



# AGENDA

## ZONING ADMINISTRATOR REGULAR MEETING

November 12, 2014  
1:30 p.m.

Irvine Civic Center  
One Civic Center Plaza  
Conference Room L102  
Irvine, California

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**Speaker's Form/Request to Speak:** If you would like to address the Zoning Administrator on a scheduled agenda item, please complete the [Request to Speak Form](#). Speaker's Forms are located on the table at the entrance to the Conference Room. Please identify on the card your name, address, and the item on which you would like to speak and return to the Recording Secretary. The [Request to Speak Form](#) assists the Zoning Administrator in ensuring that all persons wishing to address the Zoning Administrator are recognized. Your name will be called at the time the matter is heard.

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### CALL TO ORDER

### ADDITIONS AND DELETIONS

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Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next regular meeting.

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### PUBLIC COMMENTS

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Any member of the public may address the Zoning Administrator on items within the Zoning Administrator's subject matter jurisdiction, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are scheduled for 30 minutes and are limited to three minutes per person.

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Scan this QR code for an electronic copy of the Zoning Administrator Agenda.



**BUSINESS**

**1. APPROVAL OF ZONING ADMINISTRATOR MINUTES**

**RECOMMENDED ACTION:**

Approve the Minutes of a regular meeting of the Zoning Administrator held October 22, 2014.

**PUBLIC HEARINGS**

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Public Hearings are scheduled for a time certain of 1:30 p.m. or as soon thereafter as possible. The Zoning Administrator, when considering the matter scheduled for hearing, will take the following actions: 1) Open the Public Hearing. 2) Receive staff report. 3) Accept public testimony. 4) Zoning Administrator comments and questions. 5) Take appropriate action.

If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

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**2. Request for a Conditional Use Permit to Allow a Commercial School for Youth Ages 18 and Under at 2302 Martin Court, Suite 100, in the Irvine Business Complex (IBC) (Planning Area 36)**

**RECOMMENDED ACTION:**

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1264 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00609981-PCPM TO ALLOW A COMMERCIAL SCHOOL FOR YOUTH AGES 18 YEARS AND UNDER LOCATED AT 2302 MARTIN COURT, SUITE 100, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)

**3. Finding of Public Convenience or Necessity for a “Type 21” (Off-Sale Beer, Wine and Liquor) Alcoholic Beverage Control License for the Hotel Irvine Marketplace in Jamboree Center at 17900 Jamboree Road in Planning Area 36 (Irvine Business Complex)**

**RECOMMENDED ACTION:**

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1265 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, FINDING THAT A “TYPE 21” OFF-SALE BEER, WINE AND LIQUOR ALCOHOLIC BEVERAGE CONTROL LICENSE (FILE NO. 00616391-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR THE HOTEL IRVINE MARKETPLACE LOCATED WITHIN THE HOTEL IRVINE AT 17900 JAMBOREE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)

**4. Request for a Sign Program Modification with Administrative Relief for the Square, Located at 17901-17971 MacArthur Boulevard in Planning Area 36 (Irvine Business Complex)**

**RECOMMENDED ACTION:**

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1259 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00611111-PSS WITH ADMINISTRATIVE RELIEF 00613450-PAR FOR THE SQUARE, LOCATED AT 17901-17971 MACARTHUR BOULEVARD IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY BAAB & ASSOCIATES ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

**5. Request for a Conditional Use Permit for the Conversion of an Existing Child Care Center to a Private Montessori School Located at 1055 San Marino in Planning Area 14 (Westpark)**

**RECOMMENDED ACTION:**

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1261 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00605263-PCPM FOR THE CONVERSION OF AN EXISTING CHILD CARE CENTER TO A PRIVATE MONTESSORI SCHOOL LOCATED AT 1055 SAN MARINO IN PLANNING AREA 14 (WESTPARK)

**ADJOURNMENT**

Next meeting: Zoning Administrator regular meeting, Wednesday, November 26, 2014, 1:30 p.m., in Conference Room L102, City Hall, One Civic Center Plaza, Irvine, California.

## **NOTICE TO THE PUBLIC**

The Agenda may also be accessed through the City's Web page at [www.ci.irvine.ca.us](http://www.ci.irvine.ca.us)

## **IRVINE ZONING ADMINISTRATOR GENERAL INFORMATION**

The City of Irvine Zoning Administrator is appointed by the City Council. The Zoning Administrator meets at 1:30 p.m. on the second and fourth Wednesday of each month in Conference Room L102 of the Irvine City Hall located at One Civic Center Plaza.

### **RESPONSIBILITY**

The Zoning Administrator is the City official responsible for determining whether a proposed project complies with the requirements and intent of the Zoning Ordinance. The Zoning Administrator has the authority to approve, approve with conditions or modifications, or deny various discretionary applications, all of which require a public hearing. The Zoning Administrator may request that certain applications be reviewed and acted upon by the Planning Commission.

Staff reports are available in the Community Development Department for public review and copying. Please call the Zoning Administrator support staff at 949-724-6401 for assistance or any additional information.

### **HEARING PROCEDURES**

For each hearing item on the agenda, the Zoning Administrator will open the public hearing and receive the staff report. After asking any questions of staff, the Zoning Administrator will invite interested parties, including the project applicant, to present testimony. There is a five-minute time limit to address the Zoning Administrator with your comments. Following his/her own comments, the Zoning Administrator will close the public hearing or continue the project to the next hearing if additional information is required. If the hearing is closed, the Zoning Administrator will adopt a resolution approving or denying the project. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

### **APPEALS**

Any person who owns property or resides within 500 feet of the exterior boundaries of the subject property, the applicant, or a member of the City Council may appeal the determination of the Zoning Administrator to the Planning Commission. All appeals must be in writing, state the reasons for the appeal and be submitted within 15 days of the decision to the City Clerk. A \$245 deposit shall accompany the appeal. The Planning Commission will hold a public hearing on the appeal within 60 days of receipt of the appeal. Decisions of the Planning Commission may be appealed to the City Council within 15 days.

### **AMERICANS WITH DISABILITIES ACT (ADA)**

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or participant of this meeting, you will need assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Zoning Administrator support staff at 949-724-6401 at least 48-hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

STATE OF CALIFORNIA )  
CITY OF IRVINE ) SS  
COUNTY OF ORANGE )

I declare under penalty of perjury that I, Kim Radding, am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department and on the public reader board located at One Civic Center Plaza, Irvine, California 92606, as well as on the City web site.

Dated: 11-06-14

  
Secretary