



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

March 12, 2014

Irvine Civic Center
One Civic Center Plaza
Community Development Department
Conference Room L102
Irvine, California

CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on March 12, 2014, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

ADDITIONS AND DELETIONS

There were none.

PUBLIC COMMENTS

There were no public comments.

BUSINESS

1. APPROVAL OF COMMITTEE MINUTES.

RECOMMENDED ACTION:

- 1) The Minutes of a regular meeting of the Zoning Administrator held on February 26, 2014 were approved by Zoning Administrator Connolly.

PUBLIC HEARING(S)

2. CONDITIONAL USE PERMIT WITH ADMINISTRATIVE RELIEF TO OPERATE AN AMBULANCE DISPATCH CENTER AND RETAIN THE USE OF COMPACT PARKING SPACES IN THE IRVINE INDUSTRIAL COMPLEX EAST

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Joe Chidler, representing McCormick Ambulance, was available for questions regarding the project.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1225, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 14-1225 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT (00590559-PCPM) WITH AMBULANCE DISPATCH CENTER AND RETAIN THE USE OF 17 EXISTING COMPACT PARKING SPACES AT 14 MORGAN IN THE IRVINE INDUSTRIAL COMPLEX EAST (PLANNING AREA 35)

3. REQUEST FOR A CONDITIONAL USE PERMIT WITH ADMINISTRATIVE RELIEF TO ESTABLISH A COMMERCIAL SCHOOL FOR ART INSTRUCTION FOR CHILDREN UNDER 18 YEARS OF AGE IN THE IRVINE BUSINESS COMPLEX (IBC)

Zoning Administrator Connolly opened the public hearing.

Joel Belding, Senior Planner, presented the staff report.

Iris Heffes, representing Studio H Fine Art, was present and available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1226, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1226 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00595126-PCPM WITH ADMINISTRATIVE RELIEF FOR A COMMERCIAL SCHOOL FOR ART INSTRUCTION FOR CHILDREN UNDER 18 YEARS OF AGE, LOCATED AT 2691 RICHTER AVENUE, SUITE 108 IN IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

4. REQUEST FOR A NON-VILLAGE IDENTIFICATION SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR CYPRESS VILLAGE

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Associate Planner, presented the staff report.

David Baab, representing Irvine Company, was present and available to answer questions regarding the project.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1227, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1227 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A NON-VILLAGE IDENTIFICATION SIGN PROGRAM MODIFICATION (00585519-PSS) WITH ADMINISTRATIVE RELIEF (00598832-PAR) FOR CYPRESS VILLAGE (PLANNING AREA 40)

5. CONDITIONAL USE PERMIT TO OPERATE A CHURCH WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING IN THE IRVINE BUSINESS COMPLEX (IBC)

Zoning Administrator Connolly opened the public hearing.

Ray Pascua, Senior Planner, presented the recommendation for a continuance of this project to a date uncertain to allow the applicant additional time to address concerns related to offsite shared parking for the proposed church use.

Marcus Kemmerer of Kemmerer Architects was present and available for information on the project.

Peter Lee, representing High Tower Corporation, was present and available to assist with the project.

The following parishioners were present to support the church project:

- Joseph Lee
- Esther Lee
- Hwoe Kwang Jung
- Lim Sanghun
- Mihwa Kim
- Chong Lee
- Sunboo So
- Joseph Kang
- Yun Jung Lee

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to continue the project to the Zoning Administrator meeting on March 26, 2014.

6. MINOR MODIFICATION FOR PARKING LOT IMPROVEMENTS AT THE KELVIN APARTMENTS INCLUDING ADMINISTRATIVE RELIEF FROM BOUNDARY LANDSCAPE REQUIREMENTS IN THE IRVINE BUSINESS COMPLEX (IBC)

Zoning Administrator Connolly opened the public hearing.

Trevor Lottes, Senior Planner, presented the staff report. An email communication sent from a resident, identified only as trublu4uuuu@cox.net, was introduced. The resident expressed their concern of the number of apartment projects under construction and excluding future proposals to exclude green belts.

Steve Rhodes, representing Mill Creek Residential Trust LLC for the project, was available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1229, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1229 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING MINOR MODIFICATION 00593335-PCPM FOR PARKING LOT IMPROVEMENTS AT THE KELVIN APARTMENTS INCLUDING ADMINISTRATIVE RELIEF FROM BOUNDARY LANDSCAPE REQUIREMENTS, 2850 KELVIN AVENUE IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36), FILED BY MILL CREEK RESIDENTIAL TRUST, LLC

The Zoning Administrator adjourned the meeting at 2:15 p.m., to a regular meeting, March 12, 2014 at 1:30 p.m., City of Irvine City Hall, Conference Room L102 located at Irvine City Hall, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR



Date