



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

January 28, 2015

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

CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:35 p.m., on January 28, 2015, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

ADDITIONS AND DELETIONS

None.

PUBLIC COMMENTS

There were no public comments.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES.

The Minutes of a regular meeting of the Zoning Administrator held on January 14, 2015 were adopted as submitted by Zoning Administrator Connolly.

PUBLIC HEARINGS

2. ADMINISTRATIVE HEARING CONTINUANCE REQUEST – APPEAL OF ADMINISTRATIVE CITATION #3253 ISSUED ON OCTOBER 3, 2014 FOR THE OPERATION OF A BOARDING HOUSE WITHOUT A CONDITIONAL USE PERMIT AND TRANSIENT OCCUPANCY LOCATED AT 58 MODESTO

Zoning Administrator Connolly re-opened the public hearing.

Jan Helf, Code Enforcement Supervisor, and Susan Craft, Senior Code Enforcement Officer, were present to answer questions.

Zoning Administrator Connolly closed the public hearing

ACTION: Zoning Administrator Connolly moved to grant the request for continuance to the regular meeting of the Zoning Administrator on March 25, 2015.

3. REQUEST FOR SIGN PROGRAM WITH ADMINISTRATIVE RELIEF TO ALLOW A SIGN COPY ON TEMPORARY MODEL HOME FLAGS LOCATED IN PLANNING AREA 18 SOUTH (HIDDEN CANYON), FILED BY OUTDOOR DIMENSIONS

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Associate Planner, presented the staff report.

Josh Welty of Toll Brothers was present to answer questions

Judy Larsen, was present to inquire about the water that will be provided to the Hidden Canyon development and was given contact information for City staff that will provide the information.

Janelle, resident of the Laguna Village Homeowners Association, expressed concerns about the congestion caused by construction related traffic on Lake Forest Drive into the Hidden Canyon development.

Josh Welty of Toll Brothers addressed the concerns expressed by Janelle.

Zoning Administrator Connolly closed the public hearing.

Zoning Administrator Connolly requested the applicant and staff confer revise Condition 6.20 to provide a for periodic review of the removal of the flags. It was jointly determined the applicant shall remove the temporary model home flags 24 months after completion of the first model home. The applicant may request two 12-month extensions thereafter subject to the approval of the Director of Community Development.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Administrator Resolution No. 15-1271 subject to the findings and conditions including the revisions to Condition 6.20 as stated:

Adopted Resolution No. 15-1271 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A SIGN PROGRAM (00616513-PSS) WITH ADMINISTRATIVE RELIEF (00626100-PAR) TO ALLOW A SIGN COPY ON TEMPORARY MODEL HOME FLAGS LOCATED IN PLANNING AREA 18 SOUTH (HIDDEN CANYON), FILED BY OUTDOOR DIMENSIONS

4. REQUEST FOR CONDITIONAL USE PERMIT FOR A SMALL COLLECTION FACILITY LOCATED AT 115 TECHNOLOGY DRIVE IN PLANNING AREA 32 (IRVINE SPECTRUM), FILED BY PERMIT ADVISORS

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Associate Planner, presented the staff report.

Jesse Velsquez, representing rePLANET, was present to answer questions.

Zoning Administrator Connolly closed the public hearing

ACTION: Zoning Administrator Connolly moved to adopt Zoning Administrator Resolution No. 15-1272 subject to the findings and conditions contained within the resolution:

Adopted Resolution No. 15-1272 entitled:
A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00618835-PCPM) FOR A SMALL COLLECTION FACILITY LOCATED AT 115 TECHNOLOGY DRIVE IN PLANNING AREA 32 (IRVINE SPECTRUM 3), FILED BY PERMIT ADVISORS

The Zoning Administrator adjourned the meeting at 1:50 p.m. to a regular meeting February 11, 2015 at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR



DATE