



AGENDA

ZONING ADMINISTRATOR REGULAR MEETING

March 25, 2015
1:30 p.m.

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

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.

CALL TO ORDER

ADDITIONS AND DELETIONS

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.

PUBLIC COMMENTS

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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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 March 11, 2015.

PUBLIC HEARINGS

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.

2. 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

RECOMMENDED ACTION:

- 1) Re-Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Administrative Order 15-001

3. CONDITIONAL USE PERMIT MODIFICATION (00598146-PCPM) FOR EXPANSION OF AN EXISTING MINI-WAREHOUSE STORAGE FACILITY WITH ADMINISTRATIVE RELIEF AT 2892 KELVIN AVENUE IN IRVINE BUSINESS COMPLEX (IBC), PLANNING AREA 36, FILED BY STORAGE WEST SELF STORAGE

RECOMMENDED ACTION:

- 1) Re-Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 15-1270 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION (00598146-PCPM) FOR EXPANSION OF AN EXISTING MINI-WAREHOUSE STORAGE FACILITY WITH ADMINISTRATIVE RELIEF AT 2892 KELVIN AVENUE IN IRVINE BUSINESS COMPLEX (IBC), PLANNING AREA 36, FILED BY STORAGE WEST SELF STORAGE

- 4. CONTINUANCE REQUEST TO APRIL 22: SIGN PROGRAM MODIFICATION (00627409-PSS) WITH ADMINISTRATIVE RELIEF (00622873-PAR) FOR HOAG HOSPITAL IRVINE, LOCATED AT 16200-16300 SAND CANYON AVENUE IN PLANNING AREA 13 (SPECTRUM 4)**

RECOMMENDED ACTION:

- 1) Re-Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Continue public hearing to April 22, 2015.

- 5. ADMINISTRATIVE RELIEF FOR PARKING LOT MODIFICATIONS ASSOCIATED WITH CONDITIONAL USE PERMIT 00603881-PCPU (FILE NO. 00629730-PAR), LOCATED AT 2182 AND 2192 DUPONT DRIVE, 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. 15-1278 entitled:

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING ADMINISTRATIVE RELIEF FOR PARKING LOT MODIFICATIONS ASSOCIATED WITH CONDITIONAL USE PERMIT 00603881-PCPU (FILE NO. 00629730-PAR), LOCATED AT 2182 AND 2192 DUPONT DRIVE, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX), FILED BY TIDES HOSPITALITY, LLC

ADJOURNMENT

Next meeting: Zoning Administrator regular meeting, Wednesday, April 8, 2015, 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

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, Cris Russo, 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: March 19, 2015 Cris Russo
Secretary