



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

June 10, 2015

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

CALL TO ORDER

Zoning Administrator Paul Connolly called the regular meeting of the Zoning Administrator to order at 1:31 p.m., on June 10, 2015, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California.

Deputy Administrator Peggy Schneble was also present.

ADDITIONS AND DELETIONS

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Connolly approved the Minutes of the regular meeting of the Zoning Administrator held on May 27, 2015, with the following revisions:

Page 2, second to last and last paragraph, replace "Connelly" with "Connolly"

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT (00623440-PCPM) FOR CONVERSION OF AN EXISTING OFFICE AND INDUSTRIAL BUILDING INTO A PUBLIC STORAGE MINI-WAREHOUSE FACILITY AT 16700 RED HILL AVENUE IN PLANNING AREA 36, IRVINE BUSINESS COMPLEX (IBC)

Melissa Chao, Senior Planner, presented the staff report.

Zoning Administrator Connolly opened the public hearing.

Rose Bacinski, Bacinski & Associates, was available for questions. Bryan Miranda, Public Storage; Doug Gaspera, Public Storage; and Patrick Strader, Starpointe Ventures were also present at the hearing.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted Zoning Administrator Resolution No. 15-1285, and granted a Conditional Use Permit subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00623440-PCPM FOR A MINI-WAREHOUSE FACILITY; LOCATED AT 16700 RED HILL AVENUE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY PUBLIC STORAGE.

3. SIGN PROGRAM WITH ADMINISTRATIVE RELIEF (00631202-PSS) FOR THE PUBLIC STORAGE FACILITY LOCATED AT 16700 RED HILL AVENUE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)

Eric J. Rubery, Senior Planner, reviewed the staff report.

Zoning Administrator Connolly opened the public hearing.

Rose Bacinski, Bacinski & Associates, was available for questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly Adopted Resolution No. 15-1286, approving the Sign Program, and granted Administrative Relief subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM 00631202-PSS WITH ADMINISTRATIVE RELIEF FOR PUBLIC STORAGE LOCATED AT 16700 RED HILL AVENUE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY PUBLIC STORAGE.

4. CONDITIONAL USE PERMIT 00620374-PCPM TO OPERATE A NEW HIGH END AUTOMOTIVE DEALERSHIP WITH ANCILLARY USES LOCATED AT 14500 SCIENTIFIC IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

Bill Rodrigues AICP, Senior Planner, summarized the staff report. He provided an Errata Memorandum revising Conditions 6.23 and 6.24, as well as deleting Condition 6.19.

Zoning Administrator Connolly opened the public hearing.

Pete Pirzadeh, representing the applicant, noted agreement with the revised conditions of approval.

Tony Noroozi, representing Horiba Instruments, advised Horiba Instruments is not aware of any concerns at this time; requested the City ensure the applicant complies with all conditions to ensure they are not affected by noise and security concerns during construction; stated Horiba Instruments did not receive notice of the proposed project adjacent to their facility and requested to be notified of any and all project revisions and/or projects on this site in the future; noted he has been appointed contact person for this project; established from Zoning Administer Connolly that the Orange County Flood Control District (OCFCD) is a separate entity from the City and Horiba Instruments should contact them directly for updated information on easement issues regarding their property.

Pete Pirzadeh advised they intend to be good neighbors and comply with all construction-related conditions; noted they have met with OCFCD regarding this application and all actions within the easement are subject to OCFCD review and approval.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly Adopted Resolution No. 15-1287, granting the Conditional Use Permit subject to the findings and conditions contained in the revised resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00620374-PCPM) TO OPERATE A NEW HIGH END AUTOMOTIVE DEALERSHIP WITH ANCILLARY USES LOCATED AT 14500 SCIENTIFIC IN PLANNING AREA 34 (IRVINE SPECTRUM 5); FILED BY PIRZADEH AND ASSOCIATES.

5. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF (00633965-PSS) FOR THE LOT 105 APARTMENT HOMES LOCATED AT 7725 GATEWAY IN THE IRVINE SPECTRUM CENTER (PLANNING AREA 33)

Eric J. Rubery, Senior Planner, summarized the staff report.

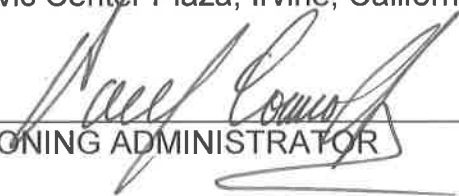
Zoning Administrator Connolly opened the public hearing.

David Baab, representing the applicant, was available for questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly Adopted Resolution No. 15-1288, approving the Sign Program Modification with Administrative Relief subject to the findings and conditions contained in the revised resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION 00633965-PSS WITH ADMINISTRATIVE RELIEF FOR THE LOT 105 APARTMENT HOMES LOCATED AT 7725 GATEWAY IN THE IRVINE SPECTRUM CENTER (PLANNING AREA 33); FILED BY BAAB & ASSOCIATES.

Zoning Administrator Connolly adjourned the meeting at 2:00 p.m. to a regular meeting on June 24, 2015, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR

DATE



7/8/15