



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

June 14, 2017

Conference Room L102
One Civic Center Plaza
Irvine, CA 92606

CALL TO ORDER

Zoning Administrator Tim Gehrich called the Regular Meeting of the Zoning Administrator to order at 1:30 p.m.

ROLL CALL

Present: Tim Gehrich, Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Alex Hunt, Capstone; Nancy Huynh, Kapstone; Calvin Mingione, Kapstone; Beth Hanson, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Gehrich approved the minutes of the regular meeting of the Zoning Administrator held on May 24, 2017.

PUBLIC HEARINGS

2. SIGN PROGRAM (00702063-PSS) WITH ADMINISTRATIVE RELIEF FOR MARRIOTT AND COURTYARD MARRIOTT HOTELS IN THE IRVINE SPECTRUM CENTER (PLANNING AREA 33)

Zoning Administrator Gehrich reopened the public hearing at 1:31 p.m.

Alex Hunt, Kapstone, Consultant to the City, presented the staff report and noted there was an errata sheet. Mr. Hunt reviewed the changes that had been made as requested at the last Zoning Administrator meeting, and was requesting that Sign Type 1 displaying the Marriott logo remain at 144 inches, as the size was appropriate for the size of the building.

Pete Pirzadeh, Pirzadeh & Associates, was available to answer questions. Mr. Pirzadeh also addressed Sign Type 1 noting that the scale of the building due to the size of the building and the urban concept of the center.

Zoning Administrator Gehrich closed the public hearing at 1:38 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1372**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00702063-PSS WITH ADMINISTRATIVE RELIEF FOR MARRIOTT AND COURTYARD MARRIOTT HOTELS, LOCATED AT 7905 & 7955 IRVINE CENTER DRIVE WITHIN PLANNING AREA 33 (IRVINE SPECTRUM CENTER), FILED BY PIRZADEH & ASSOCIATES INC. ON BEHALF OF SPECTRUM GATEWAY HOTELS LLC

As amended by the errata sheet.

3. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR AN ALCOHOLIC BEVERAGE CONTROL LICENSE (“TYPE 21”) FOR TARGET LOCATED IN UNIVERSITY CENTER; 4255 CAMPUS DRIVE, SUITE A150; PLANNING AREA 24

Zoning Administrator Gehrich opened the public hearing at 1:39 p.m.

Nancy Huynh, Kapstone, Consultant to the City, presented the staff report

Beth Aboulafia, representing the applicant, was available to answer questions

Zoning Administrator Gehrich closed the public hearing at 1:44 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1374**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, FINDING THAT THE “TYPE 21” OFF-SALE GENERAL LIQUOR

LICENSE (00706038-PABC) SERVES PUBLIC CONVENIENCE OR NECESSITY FOR TARGET LOCATED IN UNIVERSITY CENTER; 4255 CAMPUS DRIVE, SUITE A150; PLANNING AREA 24

4. **SIGN PROGRAM (00699516-PSS) WITH ADMINISTRATIVE RELIEF FOR THE ROYCE APARTMENTS AT PARK PLACE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

Zoning Administer Gehrich opened the public hearing at 1:39 p.m.

Alex Hunt, Kapstone, Consultant to the City, presented the staff report

Zoning Administrator Gehrich closed the public hearing at 1:44 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1377**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00699516-PSS WITH ADMINISTRATIVE RELIEF FOR THE ROYCE APARTMENTS, LOCATED AT 3301 MICHELSON DRIVE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY JL HARE ASSOCIATES ON BEHALF OF SARES REGIS GROUP

5. **SIGN PROGRAM MODIFICATION (00705863-PSS) WITH ADMINISTRATIVE RELIEF FOR EXTRA SPACE STORAGE IN IRVINE SPECTRUM 5 (PLANNING AREA 34)**

Zoning Administer Gehrich opened the public hearing at 1:55 p.m.

Calvin Mingione, Kapstone, Consultant to the City, presented the staff report and an errata sheet.

David Baab, Baab & Associates, was available to answer questions.

Zoning Administrator Gehrich closed the public hearing at 1:58 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1376**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00705863-PSS WITH ADMINISTRATIVE RELIEF FOR THE EXTRA SPACE STORAGE LOCATED AT 9280 AND 9300 RESEARCH DRIVE IN IRVINE SPECTRUM 5 (PLANNING AREA 34); FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

As amended by the errata sheet.

6. SIGN PROGRAM MODIFICATION (00705864-PSS) WITH ADMINISTRATIVE RELIEF FOR EXTRA SPACE STORAGE IN OAK CREEK (PLANNING AREA 12)

Zoning Administrator Gehrich opened the public hearing at 1:50 p.m.

Calvin Mingione, Kapstone, Consultant to the City, presented the staff report and an errata sheet.

David Baab, Baab & Associates, was available to answer questions.

Zoning Administrator Gehrich closed the public hearing at 1:58.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1375**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00705864-PSS WITH ADMINISTRATIVE RELIEF FOR THE EXTRA SPACE STORAGE LOCATED AT 20 POST AND 6401 OAK CANYON IN OAK CREEK (PLANNING AREA 12); FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

As amended by the errata sheet.

ADJOURNMENT

Zoning Administrator Gehrich adjourned the meeting at 1:33 p.m. to the Regular Meeting on June 28, 2017, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Tim Gehrich, Zoning Administrator

8/4/17
Date