



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

May 24, 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; Bill Rodrigues, Senior Planner; Stephanie Roxas, Associate Planner; Alison Walker, Consultant to the City; Calvin Mingione, Kapstone, Consultant to the City; Alex Hunt, Kapstone, Consultant to the City; 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 10, 2017.

PUBLIC HEARINGS

2. SIGN PROGRAM MODIFICATION (00702517-PSS) WITH ADMINISTRATIVE RELIEF FOR WOODBRIDGE VILLAGE CENTER IN WOODBRIDGE (PLANNING AREA 15))

Zoning Administer Gehrich opened the public hearing.

Alison Walker, Kapstone, Consultant to the City, presented the staff report.

David Baab, Baab and Associates, representing the applicant was available to answer questions.

Zoning Administrator Gehrich closed the public hearing at 1:46 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1371**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00702517-PSS WITH ADMINISTRATIVE RELIEF FOR THE WOODBRIDGE VILLAGE CENTER LOCATED AT 4500 - 4820 BARRANCA PARKWAY IN WOODBRIDGE (PLANNING AREA 15); FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

As amended by the errata sheet.

Item 4 was heard at this time, followed by item 5.

3. SIGN PROGRAM (00702063-PSS) WITH ADMINISTRATIVE RELIEF FOR MARRIOTT AND COURTYARD MARRIOTT HOTELS IN THE IRVINE SPECTRUM CENTER (PLANNING AREA 33); FILED BY PIRZADEH & ASSOCIATES

Zoning Administrator Gehrich opened the public hearing at 2:05 p.m.

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

John Ernst, representing the applicant, Pirzadeh & Associates, was available to answer questions.

Discussion centered on the size of a majority of the signs. The applicant agreed to modify the size of some of the signs and will return at the following meeting with revised signage.

Zoning Administrator Gehrich closed the public hearing at 2:26 p.m.

Zoning Administrator Gehrich continued this item to the June 14, 2017 Zoning Administrator Hearing.

4. MODIFICATION (00701105-PSS) WITH ADMINISTRATIVE RELIEF TO THE ORCHARD HILLS SIGN PROGRAM TO IDENTIFY NEIGHBORHOOD 3; FILED BY BAAB & ASSOCIATES, INC.

Zoning Administrator Gehrich opened the public hearing at 1:47 p.m.

Bill Rodrigues, Senior Planner, presented the staff report.

David Baab, Baab & Associates, representing the applicant, Irvine Company was available to answer questions.

Zoning Administrator Gehrich closed the public hearing at 1:55 p.m.

Zoning Administrator Gehrich adopted **RESOLUTION NO. 17-1370**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MODIFICATION 00701105-PSS WITH ADMINISTRATIVE RELIEF TO THE ORCHARD HILLS SIGN PROGRAM TO IDENTIFY NEIGHBORHOOD 3; FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY

5. CONDITIONAL USE PERMIT FOR HINDU WORSHIP CENTER LOCATED AT 1882 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Gehrich opened the public hearing at 1:56 p.m. Stephanie Roxas, Associate Planner, presented the staff report.

Hansa Patel, the applicant, was available to answer questions and stressed that Hindu Worship Center would to be a good neighbor and that there should be no parking issues.

The following spoke in favor of the project:

- Dipak Parekh
- Hansa Patel
- Akshay Mavfatia
- Darshan Shah

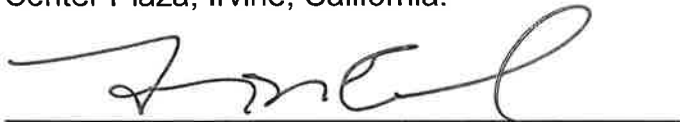
Discussion centered the parking issue and it was stressed that staff had added several conditions to the resolution to mitigate potential parking-related concerns.

Zoning Administrator Gehrich closed the public hearing at 2:01 p.m.

Zoning Administrator Gehrich adopted **RESOLUTION NO. 17-1373**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00692835-PCPM) TO ESTABLISH A HINDU WORSHIP CENTER AT 1882 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY HANSA PATEL

ADJOURNMENT

Zoning Administrator Gehrich adjourned the meeting at 2:27 p.m. to the Regular Meeting on June 14, 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