



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

December 13, 2017

Council Chamber
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; Ann Wu, Senior Planner; Victor Mendez, Assistant Planner; Katie Berg-Curtis, Kapstone; Calvin Mingione, Kapstone; Alex Hunt, Kapstone; and Beth Hanson, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Minutes of the November 22, 2017 Zoning Administrator meeting were approved by Zoning Administrator Tim Gehrich.

As amended.

PUBLIC HEARINGS

2. SIGN PROGRAM (00722153-PSS) WITH ADMINISTRATIVE RELIEF FOR AV IRVINE IN IRVINE SPECTRUM 5 (PLANNING AREA 34)

Zoning Administrator Tim Gehrich opened the public hearing at 1:30 p.m.

Calvin Mingione, Kapstone gave the staff report.

Zoning Administrator Gehrich closed the public hearing at 1:33 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1402**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00722153-PSS WITH ADMINISTRATIVE RELIEF FOR AV IRVINE, LOCATED AT 16500 SCIENTIFIC WAY IN IRVINE SPECTRUM 5 (PLANNING AREA 34), FILED BY AV VENUE, LLC

3. SIGN PROGRAM MODIFICATION (00722297-PSS) WITH ADMINISTRATIVE RELIEF FOR PARK PLACE RETAIL CENTER IN IRVINE BUSINESS COMPLEX (PLANNING AREA 36)

Zoning Administrator Gehrich opened the public hearing at 1:33 p.m.

Calvin Mingione, Kapstone, presented the staff report.

It was noted that the sign will be facing the interior of the site and no other signage is proposed on site.

Zoning Administrator Gehrich closed the public hearing at 1:37 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1403**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00722297-PSS WITH ADMINISTRATIVE RELIEF FOR PARK PLACE RETAIL CENTER, LOCATED AT 2963 MICHELSON DRIVE IN IRVINE BUSINESS COMPLEX (PLANNING AREA 36), FILED BY JB3D, INC ON BEHALF OF LBA REALTY

4. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR AN ALCOHOLIC BEVERAGE CONTROL LICENSE ("TYPE 20") FOR MOTHER'S MARKET & KITCHEN LOCATED IN PARK PLACE; 2963 MICHELSON DRIVE; PLANNING AREA 36

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

The applicant was available to answer questions and noted that this would be the first grocery store within the census tract to sell alcoholic beverages and that 300 additional residential units are proposed for the area.

Zoning Administrator Gehrich closed the public hearing at 1:42 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1401**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, FINDING THAT THE "TYPE 20" OFF-SALE BEER AND WINE LICENSE (00722377-PABC) SERVES PUBLIC CONVENIENCE OR NECESSITY FOR MOTHER'S MARKET & KITCHEN LOCATED WITHIN PARK PLACE AT 2963 MICHELSON DRIVE IN PLANNING AREA 36

5. **SIGN PROGRAM MODIFICATION (00726093-PSS) WITH ADMINISTRATIVE RELIEF FOR FIVE POINT GATEWAY CAMPUS IN DEVELOPMENT DISTRICT 3 OF THE GREAT PARK NEIGHBORHOODS (PLANNING AREA 51)**

Zoning Administrator Gehrich opened the public hearing at 1:43 p.m.

Victor Mendez, Assistant Planner, presented the staff report.

The applicant was available to answer questions.

Zoning Administrator Gehrich noted that there was no increase in sign height, and a modest increase in length. Five Point Gateway Campus is a large campus and the signage is appropriate in size.

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

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1400**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION (00726093-PSS) WITH ADMINISTRATIVE RELIEF FOR FIVE POINT GATEWAY CAMPUS IN DEVELOPMENT DISTRICT 3 OF THE GREAT PARK NEIGHBORHOODS (PLANNING AREA 51); FILED BY GENSLER, ON BEHALF OF FIVE POINT OFFICE VENTURE I, LLC

6. **CONDITIONAL USE PERMIT (00720453-PCPM) TO ALLOW EQUIPMENT RENTAL, OUTDOOR STORAGE AND OUTDOOR VEHICLE STORAGE LOCATED AT 81 SHIELD IN PLANNING AREA 12 (OAK CREEK)**

Zoning Administrator Gehrich opened the public hearing at 1:48 p.m.

Katie Berg-Curtis, Kapstone, presented the staff report.

John Ernst, Pirzadeh and Associates, was available to answer questions. Mr. Ernst noted that the property would be cleaned up and better organized.

Zoning Administrator Gehrich asked that the resolution be amended to include that vehicles, such as trucks and heavy equipment, be stored in a "down" position that would hide equipment as much as possible.

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

ACTION: Zoning Administrator Gehrich adopted RESOLUTION NO. 17-1404, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00720453-PCPM TO ALLOW EQUIPMENT RENTAL, OUTDOOR STORAGE AND OUTDOOR VEHICLE STORAGE AT 81 SHIELD IN PLANNING AREA 12 (OAK CREEK); FILED BY PIRZADEH & ASSOCIATES, ON BEHALF OF UNITED RENTALS

As amended

ADJOURNMENT

Zoning Administrator Gehrich adjourned the meeting at 1:56 p.m. to the Regular Meeting on January 10, 2018, at 1:30 p.m., Irvine Civic Center, Conference & Training Center, One Civic Center Plaza, Irvine, California.



Timothy N. Gehrich, Zoning Administrator

1/9/17
Date