



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

September 26, 2018

Conference Room L102
One Civic Center Plaza
Irvine, CA 92606

CALL TO ORDER

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

ROLL CALL

Present: Bill Jacobs, Associate Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Tiffany Lin, Assistant Planner; Hope Duran, Assistant Planner; Alex Hunt, 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

Minutes of the August 22, 2018 Zoning Administrator meeting were approved by Associate Zoning Administrator Jacobs.

Minutes of the September 12, 2018 Zoning Administrator meeting were approved by Associate Zoning Administrator Jacobs.

2. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR AN ALCOHOLIC BEVERAGE CONTROL LICENSE (“TYPE 21”) FOR PRIME NOW LLC LOCATED IN AN EXISTING WAREHOUSE AND DELIVERY FACILITY, LOCATED AT 2006 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX))

Associate Zoning Administrator Jacobs opened the public hearing at 1:30 p.m.

Tiffany Lin, Assistant Planner, presented the staff report.

The applicant was available to answer questions and noted that this was a secondary use as most of their products are delivered.

Associate Zoning Administrator Jacobs closed the public hearing at 1:34 p.m.

ACTION: Acting Zoning Administrator Gehrich **adopted RESOLUTION NO. 18-1433.** Adopt RESOLUTION NO. 18-1433, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, FINDING THAT THE “TYPE 21” (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL LICENSE (00748972-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR PRIME NOW LLC LOCATED IN AN EXISTING WAREHOUSE AND DELIVERY FACILITY AT 2006 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

3. CONDITIONAL USE PERMIT WITH ADMINISTRATIVE RELIEF FOR BODY RHYTHMS, A MASSAGE ESTABLISHMENT, LOCATED AT 4902 IRVINE CENTER DRIVE IN PLANNING AREA 11 (EL CAMINO REAL)

Associate Zoning Administrator Gehrich opened the public hearing at 1:34 p.m.

Alex Hunt, Kapstone, gave the staff report .and noted that he had received a call from a resident expressing concerns, but after hearing this was an existing establishment and had been open for four year and would be operating as normal withdrew his complaint.

The applicant, David Mescon, Body Rhythms, thanked staff and the City for approval of his project and was available to answer questions.

Associate Zoning Administer Jacobs closed the public hearing at 1:39 p.m.

ACTION: Acting Zoning Administrator Gehrich **adopted RESOLUTION NO. 18-1434,** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00745091-

PCPM FOR THE ESTABLISHMENT OF BODY RHYTHMS, A MASSAGE ESTABLISHMENT, WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING, LOCATED AT 4902 IRVINE CENTER DRIVE, SUITE 104, IN PLANNING AREA 11 (EL CAMINO REAL); FILED BY BODY RHYTHMS.

4. SIGN PROGRAM WITH ADMINISTRATIVE RELIEF FOR THE SPECTRUM TERRACE OFFICE CAMPUS IN PLANNING AREA 17 (QUAIL HILL)

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

Alex Hunt, Kapstone, gave the staff report and noted that he had received one response to the public notice that had been mailed expressing concern that the proposed signage might detract from the residential character of the area.

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

Associate Zoning Administrator Jacobs noted that the exterior signs for the project were in compliance and that due to the size and scale of the project there was a necessity for more interior signage for adequate wayfinding.

Associate Zoning Administrator Jacobs closed the public hearing at 1:52 p.m.

ACTION: Associate Zoning Administrator Jacobs **adopted RESOLUTION NO. 18-1435**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00753938-PSS WITH ADMINISTRATIVE RELIEF FOR THE SPECTRUM TERRACE OFFICE CAMPUS IN PLANNING AREA 17 (QUAIL HILL); FILED BY BAAB & ASSOCIATES ON BEHALF OF THE IRVINE COMPANY

5. VARIANCE REQUEST FOR REDUCED SOLAR CARPORT SETBACKS AT 100 PACIFICA IN PLANNING AREA 33

Associate Zoning Administer Jacobs opened the public hearing at 1:52 p.m.

Calvin Mingione, Kapstone, gave the staff report.

The applicant was available to answer questions.


Associate Zoning Administrator Jacobs closed the public hearing at 1:52 p.m.

ACTION: Associate Zoning Administrator Jacobs **adopted RESOLUTION NO. 18-1436**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VARIANCE REQUEST 00757397-PVA TO ALLOW REDUCED SETBACKS FOR A SOLAR CARPORT INSTALLATION

AT 100 PACIFICA IN PLANNING AREA 33; FILED BY DOLPHIN PARTNERS, INC.

ADJOURNMENT

Associate Zoning Administrator Jacobs adjourned the meeting at 1:57 p.m. to the Regular Meeting on October 10, 2018, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Bill Jacobs, Associate Zoning Administrator

11/14/18
Date