# MINUTES

## ZONING ADMINISTRATOR
## REGULAR MEETING

## MAY 22, 2019

## Conference Room L102
One Civic Center Plaza
Irvine, CA 92606

## CALL TO ORDER

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

## ROLL CALL

Present:         Stephen Higa, Zoning Administrator

Staff Present:   Joel Belding, Principal Planner; Stacy Tran, Senior Planner; Tiffany Lin, Associate Planner; Hope Duran, Assistant Planner, 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 8, 2019. These minutes were approved prior

to this meeting as Zoning Administrator Gehrich was not available to attend this meeting.

## PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT FOR A NEW FINANCIAL INSTITUTION WITH DRIVE-THRU LOCATED AT 4800 BARRANCA PARKWAY AT WOODBRIDGE VILLAGE CENTER IN WOODBRIDGE (PLANNING AREA 15)**

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

   Stacy Tran, Senior Planner, presented the staff report and was available to answer questions.

   Pete Pirzadeh, Pirzadeh & Associates, was available to answer questions.

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

   **ACTION:** Zoning Administrator Higa **adopted RESOLUTION NO. 19-1475**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00763905-PCPM FOR A 3,135 SQUARE FOOT FINANCIAL INSTITUTION WITH DRIVE-THRU LOCATED AT 4800 BARRANCA PARKWAY, IN PLANNING AREA 15 (WOODBRIDGE)

3. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR CAMPUS PLAZA IN UNIVERSITY TOWN CENTER (PLANNING AREA 24)**

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

   Hope Duran, Assistant Planner, presented the staff report and was available to answer questions.

   Pete Pirzadeh, Pirzadeh & Associates, was available to answer questions.

   Zoning Administrator Higa closed the public hearing at 1:35 p.m.

   **ACTION:** Zoning Administrator Higa **adopted RESOLUTION NO. 19-1473**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 007781227-PSS WITH ADMINISTRATIVE RELIEF FOR CAMPUS PLAZA, LOCATED AT 4501 – 4547 CAMPUS DRIVE IN UNIVERSITY TOWN CENTER (PLANNING AREA 24); FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

4.  **CONDITIONAL USE PERMIT (00765334-PCPU) TO OPERATE A MONTESSORI/CHILD CARE CENTER WITH OUTDOOR PLAY AREA INCLUDING A DETERMINATION THAT THE INTENSITY FOR THE PROJECT BE CONSIDERED "ADDITIVE", AT 910 TOMATO SPRINGS IN PORTOLA SPRINGS (PLANNING AREA 6)**

Zoning Administrator Higa opened the public hearing at 1:36 p.m.

Tiffany Lin, Associate Planner, presented the staff report and noted that Condition 2.39 of the resolution should read 20 feet, not 25 feet, for the eastbound left turn lane at the Pearblossom/Portola Parkway intersection.

Zoning Administrator Higa noted that Conditional Use Permit 00786334-PCPU meets the definition for "additive" intensity which is included with approval of Resolution 19-1474.

Zoning Administrator Higa closed the public hearing at 1:45 p.m.

**ACTION:** Zoning Administrator Higa **adopted RESOLUTION NO. 19-1474**, A RESOLUTION OF THE ZONING ADMINISTRTOR A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT (00765334-PCPU) TO OPERATE A MONTESSORI CHILD CARE CENTER WITH OUTDOOR PLAY AREA, INCLUDING A DETERMINATION THAT THE INTENSITY IS CONSIDERED "ADDITIVE", AT 910 TOMATO SPRINGS IN PLANNING AREA 6 (PORTOLA SPRINGS), FILED BY SPECTRUM MONTESSORI INC. ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

## ADJOUURNMENT

Zoning Administrator Higa adjourned the meeting at 1:45 p.m. to the Regular Meeting on June 12, 2019, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.

_____              7/2/19
Stephen Higa, Zoning Administrator               Date