



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

October 9, 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; Sienna Kuo, Planning Intern; Mike McCoy, Consultant, Public Safety; Diane Vu, Senior Planner; Hope Duran, Assistant Planner; Stephanie Takigawa, Housing Specialist; Beth Hanson, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Higa approved the minutes of the regular meeting of the Zoning Administrator held on September 11, 2019.

PUBLIC HEARINGS

2. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE IRVINE MARKET PLACE COMMERCIAL CENTER LOCATED IN PLANNING AREA 4 (LOWER PETERS CANYON)

Slenna Kuo, Planning Intern, presented the staff report and was available to answer questions.

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

The applicant Chase Gilmore, Irvine Company Retail Properties, noted the signs would not be readily visible from the street due to the presence of the pad buildings and the parking lot trees.

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

ACTION: Zoning Administrator Higa adopted RESOLUTION NO. 19-1490 A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00793833-PSS WITH ADMINISTRATIVE RELIEF FOR THE IRVINE MARKET PLACE COMMERCIAL CENTER LOCATED AT 13100-13792 JAMBOREE ROAD IN PLANNING AREA 4 (LOWER PETERS CANYON); FILED BY BAAB & ASSOCIATES.

3. CONDITIONAL USE PERMIT FOR A NEW COMMUNITY FACILITY, THE MITCHELL ANTHONY THEATER, WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING LOCATED AT 9259 RESEARCH DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

Sienna Kuo, Planning Intern, presented the staff report and noted there was an errata sheet containing public correspondence concerning this item. Ms. Kuo was available to answer questions.

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

The applicant, Mitchell Anthony, Mitchell Anthony Enterprise, spoke on this item.

The following spoke against the item: Michael Alti, Attorney for Koll Center III Association; James Shin; Pastor of the neighboring Church (IGM); and Ragi Abraham, Assistant Manager, for Koll III Owners Association.

Zoning Administrator Higa closed the public hearing at 2:16 p.m.

Zoning Administrator Higa denied Resolution No.19-1491 due to the applicant's inability to demonstrate that adequate parking can be provided for the project. Zoning Administrator Higa noted there are many outstanding issues that are unresolved, including shared parking issues between the owner's association and individual tenants and their ability to share parking between owners.

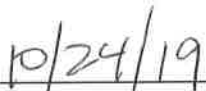
ACTION: Zoning Administrator Higa denied **RESOLUTION NO. 19-1491**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00763244-PCPM FOR THE ESTABLISHMENT OF THE MITCHELL ANTHONY THEATER, A COMMUNITY FACILITY, WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING LOCATED AT 9259 RESEARCH DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5); FILED BY MITCHELL ANTHONY ENTERPRISES.

ADJOURNMENT

Zoning Administrator Higa adjourned the meeting at 2:17 p.m. to the Regular Meeting on October 23, 2019, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Stephen Higa, Zoning Administrator



Date

