



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

July 25, 2012  
1:30 PM

Irvine Civic Center  
One Civic Center Plaza  
Community Development Department  
Conference Room L102  
Irvine, California

### CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on July 25, 2012, in Conference Room L102, One Civic Center Plaza, Irvine, California; Associate Zoning Administrator Stephen Higa, presiding.

### ADDITIONS AND DELETIONS

None.

### PUBLIC COMMENTS

There were no public comments.

### BUSINESS

### PUBLIC HEARING (S)

1. **CANYON MEDICAL PLAZA SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF IN IRVINE SPECTRUM 6 (PLANNING AREA 31)**

Zoning Administrator Connolly opened the public hearing.

Christina Rahmani, Associate Planner presented the staff report.

Greg Love, C & C Signs, was present and available to answer questions.

Kristin Rodriguez, Allergy & Asthma Association of Southern California, was present and available to answer questions.

Zoning Administrator Connolly requested public comments. There were none.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1132, and granted the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1132 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00543058-PSS) WITH ADMINISTRATIVE RELIEF (0054269-PAR) FOR CANYON MEDICAL PLAZA LOCATED AT 15785 IN PLANNING AREA 31; FILED BY C&C SIGNS, ON BEHALF OF ALLERGY AND ASTHMA ASSOCIATES

**2. CONDITIONAL USE PERMIT TO ALLOW A MASSAGE ESTABLISHMENT IN THE WESTPARK CROSSROADS CENTER IN WESTPARK (PLANNING AREA 14)**

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner presented the staff report. Justin also introduced a memorandum correcting an errors found in Condition 6.21 of the Zoning Administrator Resolution No. 12-1133. The Condition 6.21 should read as follows:

“All employees, including massage technicians, shall at all times during which they are on the premises of the establishment, wear fully opaque clothing providing complete covering from the mid-thigh (**and no higher**) to **at least no more than** three inches below the collarbone.”

Staff also identified a scrivener’s error found in the staff report under the heading of “Issues”. Paragraph 2 should read:

“The massage estaglishment will operate seven days a week from ~~7:00~~ **8:00** a.m. to 10:00 p.m.....”

Tommie J. Wren (“TJ”), Massage Luxe Spa, was present and available to answer questions.

Cris Gaiennie, Public Safety Department of City of Irvine, was present and available to answer questions.

Zoning Administrator Connolly requested public comments. There were none.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1133, with the correction of scrivener's errors, and granted the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1133, with changes, entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00544496-PCPM) FOR A 2,963 SQUARE MASSAGE ESTABLISHMENT LOCATED AT 3800 BARRANCA, SUITE E, IN THE WESTPART CROSSROADS CENTER IN PLANNING AREA 14 (WESTPARK)

**3. NON-VILLAGE IDENTIFICATION SIGN PROGRAM WITH ADMINISTRATIVE RELIEF IN LOS OLIVOS (PLANNING AREA 39)**

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner presented the staff report. A memorandum was presented by Justin outlining a scrivener's error found in the staff report under the heading of "Analysis". Paragraph 2 should read as follows:

"The proposed sign program will establish the design criteria for the signs identifying the apartment complex, directional signs, model home flags, apartment leasing information, and future model home complexes in Phase 2. Staff supports the proposed signs not requiring Administrative Relief."

David Baab, on behalf of Irvine Company, requested to speak regarding the project requirements.

Susan Montgomery and Jimmy Nguyen, for the Irvine Company, were present and available to answer questions.

Zoning Administrator Connolly requested public comments. There were none.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1134, and granted the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1134 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM (00544760-PSS) WITH ADMINISTRATIVE RELIEF (00548743-PAR) FOR THE

APARTMENT COMPLEX SIGNS WITHIN LOS OLIVOS VILLAGE IN PLANNING AREA 39; FILED BY BAAB AND ASSOCIATES ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

**4. SIGN PROGRAM WITH ADMINISTRATIVE RELIEF FOR THE TUTTLE-CLICK FORD LINCOLN AUTO DEALERSHIP IN THE IRVINE SPECTRUM 2 (PLANNING AREA 35)**

Zoning Administrator Connolly opened the public hearing.

Omar Masry, Associate Planner, presented the staff report.

Zephen Bode, Bode's Sign Services, was present and available to answer questions.

Margie Bode, Bode's Sign Services, was present and available to answer questions.

David Baab, Baab and Associates, was present and available to answer questions.

Tony Sara, Kunzik and Sara, was present and available to answer questions.

Zoning Administrator Connolly requested public comments. There were none.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1135, and granted the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1135 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM (00549483-PSS) WITH ADMINISTRATIVE RELIEF (00546958-PAR) FOR THE TUTTLE-CLICK FORD LINCOLN AUTO DEALERSHIP; LOCATED AT 43 AUTO CENTER DRIVE IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

**5. CONDITIONAL USE PERMIT TO MODIFY IRVINE BMW & MINI DEALERSHIPS ON RESEARCH DRIVE GENERALLY BETWEEN INQUIRY AND SCIENTIFIC IN THE IRVINE SPECTRUM 5 (PLANNING AREA 34)**

Zoning Administrator Connolly opened the public hearing.

Bill Rodrigues, Senior Planner, presented the staff report.

David Baab, Baab and Associates, was present and available to answer questions.

Robert Deck, Shelly Auto Group, was present and available to answer questions.

Cindy Dopf, MarWest, was present and available to answer questions.

Rich Garcia, Whitely Association, was present and available to answer questions.

Zoning Administrator Connolly requested public comments. There were none.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1136, and granted the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1136 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00543272-PCPM) WITH ADMINISTRATIVE RELIEF TO MODIFY AND EXPLAND IRVINE BMW & MINI ON RESEARCH DRIVE GENERALLY BETWEEN INQUIRY AND SCIENTIFIC IN PLANNING AREA 34 (IRVINE SPECTRUM 5); FILED BY DAVID BAAB OF BAAB AND ASSOCIATES

**6. SIGN PROGRAM WITH ADMINISTRATIVE RELIEF FOR IRVINE BMW AND IRVINE MINE DEALERSHIPS ON RESEARCH DRIVE GENERALLY BETWEEN INQUIRY AND SCIENTIFIC IN IRVINE SPECTRUM 5 (PLANNING AREA 34)**

Zoning Administrator Connolly opened the public hearing.

Bill Rodrigues, Senior Planner, presented the staff report.

David Baab, Baab and Associates, was present and requested to speak regarding the project to the Committee.

Bob Deck, Shelly Auto Center, was present and available to answer questions.

Zoning Administrator Connolly requested public comments. There were none.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1137, and granted the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1137 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROPGRAM (00544430-PSS) WITH ADMINISTRATIVE RELIEF (00549454-PAR) FOR

IRVINE BMW AND IRVINE MINI DEALERSHIPS ON RESEARCH DRIVE  
GENERALLY BETWEEN INQUIRY AND SCIENTIFIC IN PLANNING AREA 34  
(IRVINE SPECTRUM 5)

**ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 2:20 p.m., to a regular meeting, August 8, 2012, 1:30 p.m., City of Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.

  
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ZONING ADMINISTRATOR

  
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Date