



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

October 24, 2012

Irvine Civic Center  
One Civic Center Plaza  
Community Development Department  
Conference Rooms 4 & 5  
Irvine, California

### CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:36 p.m., on October 24, 2012, in Conference Rooms 4 & 5, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

### ADDITIONS AND DELETIONS

There are none.

### PUBLIC COMMENTS

There were no public comments.

### BUSINESS

#### 1. APPROVAL OF COMMITTEE MINUTES

##### RECOMMENDED ACTION:

- 1) Minutes of a regular meeting of the Zoning Administrator held on September 26, 2012 were approved as amended.
- 2) Approved the Minutes of a regular meeting of the Zoning Administrator held on October 10, 2012.

**PUBLIC HEARING(S)**

**2. CONDITIONAL USE PERMIT FOR A 4,750 SQUARE FOOT FINANCIAL INSTITUTION WITH DRIVE-THRU WITHIN THE VON KARMAN PLAZA IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

Zoning Administrator Connolly opened the public hearing.

Stacy Tran, Senior Planner, presented the staff report.

Charlie Arbing, representing Chase Bank, was available to answer questions.

Nick Fotias, Awbrey Cook McGill Architects, was available to answer questions.

Chip Williams, Gensler Architects, was available to answer questions.

Melissa Chao, Senior Planner; Karen Urman, Transportation Analysis, and Tran Tran, Development Engineering; all with the City of Irvine, were involved with the project and available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1148 and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1148 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00546153-PCPM FOR A FINANCIAL INSTITUTION WITH DRIVE-THRU LOCATED AT 2244 BARRANCA PARKWAY IN THE VON KARMAN PLAZA IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

**3. REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A COMMUNITY FACILITY IN IRVINE SPECTRUM 2 (PLANNING AREA 35)**

Zoning Administrator Connolly opened the public hearing.

Christina Rahmani, Associate Planner, presented the staff report.

Margie Wakeham, representing Families Forward, was available to answer questions.

Marsha Burgess, representing Families Forward, was available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1149 and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1149 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00546153-PCPM FOR A FINANCIAL INSTITUTION WITH DRIVE-THRU LOCATED AT 2244 BARRANCA PARKWAY IN THE VON KARMAN PLAZA IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

4. **CONDITIONAL USE PERMIT TO ALLOW AVIS CAR RENTAL TO OPERATE A TEMPORARY VEHICLE LEASING AND RENTAL SATELLITE PARKING FACILITY ONLY WITH ADMINISTRATIVE RELIEF FOR LANDSCAPING AND FENCING IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Joshua Striblen, representing Avis Budley Group, was available to answer questions.

Bruce Ramm, Public Safety, was available to answer questions.

Farideh Lyons, Senior Transportation Analyst; and Melissa Chao, Senior Planner, both from the City of Irvine, were available to answer questions regarding the project.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1150 and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1150 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00551044-PCPM WITH ADMINISTRATIVE RELIEF FOR A TEMPORARY VEHICLE LEASING AND RENTAL SATELLITE PARKING FACILITY LOCATED AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

**ADJOURNMENT**

The Associate Zoning Administrator adjourned the meeting at 2:00 p.m., to a regular meeting, November 14, 2012, 1:30 p.m., City of Irvine City Hall, Conference Rooms L102 located at Irvine City Hall, One Civic Center Plaza, Irvine, California.

  
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ZONING ADMINISTRATOR

11/14/12  
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Date