



AGENDA

ZONING ADMINISTRATOR REGULAR MEETING

September 10, 2014
1:30 PM

Irvine Civic Center
One Civic Center Plaza
Conference Room L102
Irvine, California

Speaker's Form/Request to Speak: If you would like to address the Administrator on a scheduled agenda item, please complete the Request to Speak Form. Speaker's Forms are located on the table at the entrance to the Conference Room. Please identify on the card your name, address, and the item on which you would like to speak and return to the Recording Secretary. The Request to Speak Form assists the Administrator in ensuring that all persons wishing to address the Administrator are recognized. Your name will be called at the time the matter is heard.

CALL TO ORDER

ADDITIONS AND DELETIONS

Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Committee meeting.

PUBLIC COMMENTS

Any member of the public may address the Administrator on items within the Administrator's subject matter jurisdiction, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are scheduled for 30 minutes and are limited to 3 minutes per person.

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the Zoning Administrator Agenda.



1. RECOMMENDED ACTION:

- 1) Approve the Minutes of a regular meeting of the Zoning Administrator held August 27, 2014.

PUBLIC HEARINGS

Public Hearings are scheduled for a time certain of 1:30 p.m. or as soon thereafter as possible. The Zoning Administrator, when considering the matter scheduled for hearing, will take the following actions: 1) Open the Public Hearing. 2) Receive staff report. 3) Accept public testimony. 4) Zoning Administrator comments and questions. 5) Take appropriate action.

If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

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

RECOMMENDED ACTION:

- 1) Re-Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1247 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION 00603467-PSS WITH ADMINISTRATIVE RELIEF (00607049-PAR) FOR THE IRVINE MARKET PLACE COMMERCIAL CENTER LOCATED IN PLANNING AREA 4

3. CONSTRUCTION OF A NEW DECK AT THE VIZIO COMPLEX REQUIRING ADMINISTRATIVE RELIEF FROM THE REQUIRED LANDSCAPE SETBACK LOCATED AT 35 AND 39 TESLA IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

RECOMMENDED ACTION:

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1248 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING ADMINISTRATIVE RELIEF (FILE NO. 00602151-PAR) TO ALLOW CONSTRUCTION OF AN 85-FOOT LONG DECK ALONG BUILDING ADDRESSED AS 39 TESLA WHICH WILL ENCROACH UP TO THE PROPERTY LINE AND BE WITHIN THE REQUIRED FIVE FOOT WIDE LANDSCAPE BUFFER

4. REQUEST FOR A CONDITIONAL USE PERMIT FOR A NEW CLASS 1 WIRELESS TELECOMMUNICATION FACILITY AT THE WOODBURY TOWN CENTER IN PLANNING AREA 9A (WOODBURY)

RECOMMENDED ACTION:

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1249 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00604086-PCPM FOR THE INSTALLATION OF A NEW CLASS 1 WIRELESS TELECOMMUNICATION FACILITY INSIDE AN ARCHITECTURAL FEATURE OF A FOOD/RETAIL BUILDING WITHIN THE WOODBURY TOWN CENTER LOCATED AT 6400 IRVINE BOULEVARD IN PLANNING AREA 9A (WOODBURY)

5. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR NON-VILLAGE IDENTIFICATION SIGNS IN PORTOLA SPRINGS WITHIN PLANNING AREA 6 (PORTOLA SPRINGS)

RECOMMENDED ACTION:

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1250 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (FILE NO. 00611704-PSS) TO APPROVED SIGN PROGRAM 00412657-PSS WITH ADMINISTRATIVE RELIEF (FILE NO. 00612985-PAR)

6. CONDITIONAL USE PERMIT FOR THE OPERATION OF FULL BLESSING CHURCH WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING LOCATED AT 15520 ROCKFIELD BOULEVARD, UNITS C AND D IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

RECOMMENDED ACTION:

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1251 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00583234-PCPM FOR THE OPERATION OF FULL BLESSING CHURCH WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING LOCATED AT 15520 ROCKFIELD BOULEVARD, UNITS C AND D IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

7. CONDITIONAL USE PERMIT TO OPERATE A MASSAGE FACILITY (REVIVAL SPA) LOCATED IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

RECOMMENDED ACTION:

- 1) Open public hearing.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 14-1252 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00607930-PCPM TO OPERATE A MASSAGE ESTABLISHMENT LOCATED AT 8689 IRVINE CENTER DRIVE, SUITE 110, LOCATED IN THE LOS OLIVOS MARKETPLACE SOUTH RETAIL CENTER IN PLANNING AREA 34

ADJOURNMENT

Next meeting: Zoning Administrator regular meeting, Wednesday, September 24, 2014, 1:30 p.m., in Conference Room L102, City Hall, One Civic Center Plaza, Irvine, California.

NOTICE TO THE PUBLIC

The Agenda may also be accessed through the City's Web page at www.ci.irvine.ca.us

IRVINE ZONING ADMINISTRATOR GENERAL INFORMATION

The City of Irvine Zoning Administrator is appointed by the City Council. The Zoning Administrator meets at 1:30 p.m. on the second and fourth Wednesday of each month in Conference Room L102 of the Irvine City Hall located at One Civic Center Plaza.

RESPONSIBILITY

The Zoning Administrator is the City official responsible for determining whether a proposed project complies with the requirements and intent of the Zoning Ordinance. The Zoning Administrator has the authority to approve, approve with conditions or modifications, or deny various discretionary applications, all of which require a public hearing. The Zoning Administrator may request that certain applications be reviewed and acted upon by the Planning Commission.

Staff reports are available in the Community Development Department for public review and copying. Please call the Zoning Administrator support staff at 949-724-6401 for assistance or any additional information.

HEARING PROCEDURES

For each hearing item on the agenda, the Zoning Administrator will open the public hearing and receive the staff report. After asking any questions of staff, the Zoning Administrator will invite interested parties, including the project applicant, to present testimony. There is a five-minute time limit to address the Zoning Administrator with your comments. Following his/her own comments, the Zoning Administrator will close the public hearing or continue the project to the next hearing if additional information is required. If the hearing is closed, the Zoning Administrator will adopt a resolution approving or denying the project. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

APPEALS

Any person who owns property or resides within 500 feet of the exterior boundaries of the subject property, the applicant, or a member of the City Council may appeal the determination of the Zoning administrator to the Planning Commission. All appeals must be in writing, state the reasons for the appeal and be submitted within 15 days of the decision to the City Clerk. A \$245 deposit shall accompany the appeal. The Planning Commission will hold a public hearing on the appeal within 60 days of receipt of the appeal. Decisions of the Planning Commission may be appealed to the City Council within 15 days.

AMERICANS WITH DISABILITIES ACT (ADA)

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or participant of this meeting, you will need assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Zoning Administrator support staff at 949-724-6401 at least 48-hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

STATE OF CALIFORNIA)
CITY OF IRVINE) SS
COUNTY OF ORANGE)

I declare under penalty of perjury that I am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department, One Civic Center Plaza, Irvine, California 92606.

Dated: 09-02-14


Secretary