



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

October 8, 2014

Irvine City Hall
One Civic Center Plaza
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 October 8, 2014, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

ADDITIONS AND DELETIONS

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF COMMITTEE MINUTES.

The Minutes of a regular meeting of the Zoning Administrator held on September 10, 2014 were approved as submitted by Zoning Administrator Connolly.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT FOR THE OPERATION OF A VEHICLE IMPOUND YARD ASSOCIATED WITH A TOWING COMPANY, LOCATED AT 16372 CONSTRUCTION CIRCLE EAST, UNIT 9, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Connolly opened the public hearing.

Stephanie Frady, Associate Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

Stephanie Frady, Associate Planner read an email submitted by Michelle Teng opposing approval of the Conditional Use Permit.

Maggie Kavoussi of Extreme Towing, was present and answered questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1253 and grant Conditional Use Permit 00610116-PCPM subject to the findings and conditions contained in the resolution:

Adopted Resolution No. 14-1253 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00610116-PCPM FOR THE OPERATION OF A VEHICLE IMPOUND YARD ASSOCIATED WITH A TOWING COMPANY LOCATED AT 16372 CONSTRUCTION CIRCLE, UNIT 9, IN PLANNING AREA 36.

3. PARK PLACE OFFICE/APARTMENT HOMES SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF LOCATED AT THE NORTHEAST CORNER OF JAMBOREE ROAD AND MICHELSON DRIVE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Raynald Pascua, Senior Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

John Bishop of JB3D was present to answer questions.

Steve Weiss, Principal Planner, commented generally on development ongoing in the Park Place area.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1254 subject to the findings and conditions contained within the resolution and grant approval of the requested sign program modification with Administrative Relief subject to the plans and applications submitted.

Adopted Resolution No. 14-1254 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION (009610451-PSS) WITH ADMINISTRATIVE RELIEF (00614838) FOR THE APARTMENT HOMES PORTION OF PARK PLACE, LOCATED AT 3333 MICHELSON DRIVE IN PLANNING AREA 36; FILED BY JB3D, ON BEHALF OF LBA REALTY

4. CONDITIONAL USE PERMIT FOR THE OPERATION OF AN ALTERNATIVE HEALTH CARE PROVIDER; LOCATED AT 18818 TELLER AVENUE, SUITE 170 IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Connolly opened the public hearing.

Stephanie Frady, Associate Planner, presented the report.

Zoning Administrator Connolly requested public comments.

Tom Bakman, Restoration Healthcare was present to answer questions.

Douglas Franz of Douglas Franz Architects requested the Zoning Administrator amend Condition 6.22 to clarify that the suite does not currently feature a fire sprinkler system.

Frank Romagnano of Dolphin Partners, Inc. confirmed, on behalf of the building owner, that there are currently no fire sprinklers in the suite.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1255 granting the requested Conditional Use Permit subject to the findings and conditions contained within the resolution including Condition 6.22 as amended.

Adopted Resolution No. 14-1255 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00612386-PCPM FOR THE OPERATION OF AN ALTERNATIVE HEALTH CARE PROVIDER OFFERING RESTORATIVE AND PREVENTATIVE HEALTH CARE LOCATED AT 18818 TELLER AVENUE, SUITE 170, IN PLANNING AREA 36; FILED BY THOMAS BAKMAN OF RESTORATION HEALTHCARE

5. **REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ALTERNATIVE HEALTH CARE PROVIDER LOCATED AT 19742 MACARTHUR BOULEVARD, SUITE 115, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) FILED BY CDL ASSOCIATES**

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Associate Planner, presented the report.

Zoning Administrator Connolly requested public comments.

David Ghannadi, representing Sarah Jebreil Dental Esthetics was present to answer questions.

Steve Weiss, Principal Planner, commented on the reduced parking requirements associated with alternative health care uses.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1256 and grant the requested Conditional Use Permit, subject to the findings and conditions contained within the resolution:

Adopted Resolution No. 14-1256 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00606514-PCPM FOR AN ALTERNATIVE HEALTH CARE PROVIDER LOCATED AT 19742 MACARTHUR BOULEVARD, SUITE 115, IN PLANNING ARE 36 (IRVINE BUSINESS COMPLEX)

The Zoning Administrator adjourned the meeting at 2:10 p.m. to a regular meeting November 12, 2014 at 1:30 p.m., City of Irvine City Hall, Conference Room L102 located at Irvine City Hall, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR



DATE