



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

November 12, 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 1:31 p.m., on November 12, 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 ZONING ADMINISTRATOR MINUTES.

Zoning Administrator Connolly approved the Minutes of a regular meeting of the Zoning Administrator held on October 22, 2014 as submitted.

**PUBLIC HEARINGS**

**2. REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL SCHOOL FOR YOUTH AGES 18 AND UNDER AT 2302 MARTIN COURT, SUITE 100, IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

Stan Weiler of Howes, Weiler & Associates was present to answer questions on behalf of the applicant.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Administrator Resolution No. 14-1264 and grant the requested Conditional Use Permit subject to the findings and conditions contained within the resolution.**

**Adopted Resolution No. 14-1264 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00609981-PCPM, A COMMERCIAL SCHOOL FOR YOUTH 18 YEARS AND UNDER LOCATED AT 2302 MARTIN COURT, SUITE 100, IN PLANNING ARE 36 (IRVINE BUSINESS COMPLEX) (IBC)

**3. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR A "TYPE 21" (OFF-SALE, BEER, WINE AND LIQUOR) ALCOHOLIC BEVERAGE CONTROL LICENSE FOR THE HOTEL IRVINE MARKETPLACE IN JAMBOREE CENTER AT 17900 JAMBOREE ROAD IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

Michael Ayaz of the Law Office of Rick A. Blake spoke as the representative for the applicant and stated agreement to the conditions of approval as proposed.

Cris Gaiennie, City of Irvine Public Safety, was present to answer questions and expressed agreement with the conditions as stated in the Resolution.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Administrator Resolution No. 14-1265 and make a finding of convenience or necessity as indicated therein.**

**Adopted Resolution No. 14-1265 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, FINDING THAT A "TYPE 21" OFF-SALE BEER, WINE AND LIQUOR ALCOHOLIC BEVERAGE CONTROL LICENSE (FILE NO. 00616391-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR THE HOTEL IRVINE MARKETPLACE LOCATED WITHIN THE HOTEL IRVINE AT 17900 JAMBOREE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)(IBC)

4. **REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE SQUARE, LOCATED AT 17901-17971 MACARTHUR BOULEVARD 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.

David Baab, Baab & Associates on behalf of the Irvine Company, presented information in support of the project.

Steve Weiss, Principal Planner, contributed comments regarding the multiple monument sign design and vertical sign size.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Administrator Resolution No. 14-1259 and approve the requested sign modification with Administrative Relief.**

**Adopted Resolution No. 14-1259 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00611111-PSS WITH ADMINISTRATIVE RELIEF 00613450-PAR FOR THE SQUARE, LOCATED AT 17901-17971 MACARTHUR BOULEVARD IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY BAAB & ASSOCIATES ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

**5. REQUEST FOR A CONDITIONAL USE PERMIT FOR THE CONVERSION OF AN EXISTING CHILD CARE CENTER TO A PRIVATE MONTESSORI SCHOOL LOCATED AT 1055 SAN MARINO IN PLANNING AREA 14 (WESTPARK)**

Zoning Administrator Connolly opened the public hearing.

Stephanie Frady, Associate Planner, presented the staff report and two emails submitted by members of the public expressing concerns about vehicles associated with the project parking within the residential streets. In response to these concerns Stephanie Frady recommended a modification to the Resolution to include Condition 6.23. This Condition provides that the Director of Community Development determines parking issues are negatively affecting the project site or adjacent properties and the property owner may be required to submit a plan that identifies specific measures to resolve these problems within 30 days of notification by the City.

Zoning Administrator Connolly requested public comments.

Pete Pirzadeh of Pirzadeh & Associates addressed this issue, by stating that it is their intent to instruct all staff of the child care center to park on-site in the spaces provided and, by the conclusion of this conversion, there will be an excess of parking. Mr. Pirzadeh stated that if corrective action needs to be taken, 30 days may not be a sufficient amount of time to complete the required work. He requested that the proposed Condition 6.23 be revised to allow 60 days to make modifications if necessary.

Jackie Kerszenbaum, Irvine resident, expressed concern that the long-term nature of the project may negatively affect the value of her property, with parking in the neighborhood and disruption from continual construction for eight years.

Stephanie Frady clarified that there will be no additional square footage added to the existing structure and the majority of the modifications will take place internally without affecting the outside of the structure. She also stated that at the conclusion of the project there will be a reduced number of students attending the site.

The Zoning Administrator determined that the amount of time to correct parking issues that may arise (30 days) should remain, but directed that Condition 6.23 be modified to allow staff the ability to grant more time if needed, as the Director of Community Development may determine. Further, the Zoning Administrator stated that the applicant must reinforce to the staff and parents at LePort School to park in the parking lot, and not on the residential streets.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Administrator Resolution No. 14-1261, and grant the Conditional Use Permit subject to the revised additional Conditions contained therein.**

**Adopted Resolution No. 14-1261 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00605263-PCPM FOR THE CONVERSION OF AN EXISTING CHILD CARE CENTER TO A PRIVATE MONTESSORI SCHOOL LOCATED AT 1055 SAN MARINO IN PLANNING AREA 14 (WESTPARK)

The Zoning Administrator adjourned the meeting at 2:14 p.m. to a regular meeting November 26, 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.

  
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ZONING ADMINISTRATOR

  
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DATE