



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

March 27, 2013

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 March 27, 2013, in Conference Room L102, One Civic Center Plaza, Irvine, California; Associate Zoning Administrator Tim Gehrich, presiding.

### ADDITIONS AND DELETIONS

There were none.

### PUBLIC COMMENTS

There were no public comments.

### BUSINESS

#### 1. APPROVAL OF COMMITTEE MINUTES

##### RECOMMENDED ACTION:

- 1) Approved the Minutes of a regular meeting of the Zoning Administrator held on March 13, 2013. (Associate Zoning Administrator Tim Gehrich)
- 2) Approved the Minutes of a regular meeting of the Zoning Administrator held on February 13, 2013.
- 3) Approved the Minutes of a regular meeting of the Zoning Administrator held on April 25, 2012.

- 4) Approved the Minutes of a regular meeting of the Zoning Administrator held on July 13, 2011.

**PUBLIC HEARING(S)**

2. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR IRVINE SPECTRUM OFFICE AND INDUSTRIAL PROPERTIES LOCATED IN SPECTRUM PLANNING AREAS**

Zoning Administrator Connolly opened the public hearing.

David Law, Senior Planner, presented the staff report.

David Baab, Baab & Associates, representing Irvine Company, was present. David Baab requested to speak on the project and he indicated that he was available for questions and/or comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 13-1176, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 13-1176 entitled:** A RESOLUTION OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00560155-PSS) WITH ADMINISTRATIVE RELIEF (00562029-PSS) WITH ADMINISTRATIVE RELIEF (00552033-PAR) FOR IRVINE SPECTRUM OFFICE AND INDUSTRIAL PROPERTIES LOCATED IN PLANNING AREAS (IRVINE SPECTRUM CENTER)

3. **CONDITIONAL USE PERMIT TO OPERATE AN ALTERNATIVE HEALTH CARE PROVIDER PHYSICAL THERAPY ESTABLISHMENT LOCATED IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Philip Lim, Apex Physical Therapy and Rehabilitation, Inc., 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 Zoning Resolution No. 13-1178, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 13-1178 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00560339-PCPM) FOR A 1,835 SQUARE-FOOT PHYSICAL THERAPY AND REHABILITATION ESTABLISHMENT FOR AN ALTERNATIVE HEALTH CARE PROVIDER LOCATED AT 1350 REYNOLDS (BUILDING B), SUITE 117, IN THE REYNOLDS BUSINESS PARK IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)

4. **CONDITIONAL USE PERMIT TO OPERATE AN ALTERNATIVE HEALTH CARE PROVIDER FOR CHIROPRACTIC AND PHYSICAL THERAPY SERVICES IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Ali Kakar, D.C., applicant, 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 Zoning Resolution No. 13-1179, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 13-1179 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00561082-PCPM) TO OPERATE AN ALTERNATIVE HEALTH CARE PROVIDER FOR A CHIROPRACTIC AND PHYSICAL THERAPY ESTABLISHMENT LOCATED AT 17775 MAIN STREET (BUILDING 95) SUITE D IN KOLL AIRPORT BUSINESS CENTER IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)

**ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 1:50 p.m., to a regular meeting, April 10, 2013, 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