



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

May 22, 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 May 22, 2013, in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, 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 May 8, 2013.

PUBLIC HEARING(S)

2. ADMINISTRATIVE RELIEF TO EXCEED THE SIDE YARD WALL AND FENCE HEIGHT STANDARD AT THE EXISTING RESIDENCE LOCATED IN PORTOLA SPRINGS

Zoning Administrator Connolly re-opened the public hearing.

Hernan DeSantos, Senior Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 13-1183, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1183 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING ADMINISTRATIVE RELIEF FROM WALL AND FENCE STANDARDS (00568660-PAR) FOR A 9-FOOT 6-INCH HIGH PORTICO WITH ENTRY GATE AT THE EXISTING RESIDENCE; FILED BY YUFEN HSIAO, HOMEOWNER; LOCATED AT 5 DEER TRACK IN PLANNING AREA 6 (PORTOLA SPRINGS)

3. CONDITIONAL USE PERMIT TO ALLOW A DENTAL OFFICE IN THE IRVINE BUSINESS COMPLEX (IBC)

Zoning Administrator Connolly opened the public hearing.

Darrell Chin, Associate Planner, presented the staff report.

Ken Wilhelm, representing LSA Architects, was present and available to answer questions.

Mr. L. Nadal, of Nadal Realty, was present and available to answer questions.

Pam Sapetto and Andrea Maloney, both representing Sapetto Group, Inc., were present and available to answer questions.

Karen Urman, of Transportation Analysis department at the City of Irvine, 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. 13-1181, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1181 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00562451-PCPM TO ALLOW A DENTAL OFFICE FOR DENTAL CARE; LOCATED AT 26 CORPORATE PARK IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

4. **SIGN PROGRAM FOR THE LOT 105 APARTMENT HOMES AND MODIFICATIONS WITH ADMINISTRATIVE RELIEF TO SIGN PROGRAMS FOR THE VILLAGE APARTMENTS AND THE PARK APARTMENTS IN THE IRVINE SPECTRUM CENTER**

Zoning Administrator Connolly opened the public hearing.

Joel Belding, Senior Planner, presented the staff report.

David Baab, representing the Irvine Company, was present 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 Zoning Resolution No. 13-1185, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1185 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM (00556345-PSS) FOR THE LOT 105 APARTMENT HOMES LOCATED AT 7725 GATEWAY DRIVE IN THE IRVINE SPECTRUM CENTER, AND MODIFICATIONS WITH ADMINISTRATIVE RELIEF (00571790-PAR) TO SIGN PROGRAMS (00390776-PSS & 00454574-PSS) FOR THE VILLAGE APARTMENTS AND THE PARK APARTMENTS IN THE IRVINE SPECTRUM CENTER (PLANNING AREA 33)

5. **CONDITIONAL USE PERMIT WITH ADMINISTRATIVE RELIEF TO OPERATE A COMMUNITY FACILITY FOR SPORTS TRAINING & PRACTICE ACTIVITIES IN THE IRVINE BUSINESS COMPLEX (IBC)**

Zoning Administrator Connolly opened the public hearing.

Trevor Lottes, Senior Planner, presented the staff report.

Rick Wood, representing WBSA Architects, was available to answer questions regarding the project.

Rick Watson, representing Wildfire, was available to answer questions regarding the project.

Clifton Chami, of Derbam and Altair, was present 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 Zoning Resolution No. 13-1186, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1186 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00565734-PCPM WITH ADMINISTRATIVE RELIEF TO OPERATE A COMMUNITY FACILITY FOR SPORTS TRAINING & PRACTICE ACTIVITIES AT 16680 ARMSTRONG AVENUE IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

6. **CONDITIONAL USE MODIFICATION TO ADJUST THE FLOOR PLAN AT AN EXISTING MESSAGE ESTABLISHMENT LOCATED IN THE DIAMOND JAMBOREE CENTER IN THE IRVINE BUSINESS CENTER (IBC) (PLANNING AREA 36)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Bruce Chen, owner of the massage establishment, was present and available to answer questions.

Kim Quach, of M.H.G.C., was available to answer questions.

Pam Sapetto and Andrea Maloney, both representing Sapetto Group, Inc., were present and available to answer questions.

Cris Gaiennie, representing Public Safety, was present 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. 13-1187, with an Amendment to Condition 6.22, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1187 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT MODIFICATION 00564712-PCPM TO MODIFY CONDITIONAL USE PERMIT 0054712-PCPM TO ADJUST THE FLOOR PLAN AT AN EXISTING MASSAGE ESTABLISHMENT LOCATED AT 2700 ALTON PARKWAY, UNIT 235, IN THE DIAMOND CENTER IN THE IRVINE BUSINESS CENTER (IBC) (PLANNING AREA 36)

7. CONDITIONAL USE PERMIT TO OPERATE A MASSAGE ESTABLISHMENT LOCATED IN THE WOODBURY TOWN CENTER

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Bruce Chen, owner of the massage establishment, was present and available to answer questions.

Kim Quach, of M.H.G.C., was available to answer questions..

Pam Sapetto and Andrea Maloney, representing Sapetto Group, Inc., were present and available to answer questions.

Cris Gaiennie, representing Public Safety with the City of Irvine, was present to answer questions.

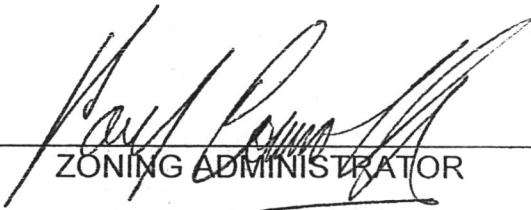
ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 13-1189, with an Amendment to Condition 6.22, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1189 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A

CONDITIONAL USE PERMIT 00567089-PCPM TO OPERATE A MASSAGE ESTABLISHMENT LOCATED AT 6262 IRVINE BOULEVARD IN THE WOODBURY TOWN CENTER (PLANNING AREA 9-A)

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 2:15 p.m., to a regular meeting, June 12, 2013, 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

2/17/14

Date