



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

September 11, 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 1:33 p.m., on August 28, 2013, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

ADDITIONS AND DELETIONS

The order in which Agendized projects were heard was changed. Item 6 was opened first, and continued to the meeting of September 25, 2013.

PUBLIC COMMENTS

There were no public comments.

BUSINESS

1. APPROVAL OF COMMITTEE MINUTES

RECOMMENDED ACTION:

- 1) The Minutes of a regular meeting of the Zoning Administrator held on August 28, 2013 were approved.

PUBLIC HEARING(S)

6. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE PARKVIEW SHOPPING CENTER IN UNIVERSITY PARK

Zoning Administrator Connolly opened the public hearing.

Zoning Administrator Connolly continued the project on request to the Zoning Administrator meeting of September 25, 2013.

2. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE CROSSROADS SHOPPING CENTER SIGN PROGRAM IN WESTPARK

Zoning Administrator Connolly opened the public hearing.

Hernan DeSantos, Senior Planner, presented the staff report.

David Baab, owner of Baab & Associates, was present and requested to speak on her project.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 13-1201, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1201 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00574886-PSS) WITH ADMINISTRATIVE RELIEF (00577366-PAR) FOR THE CROSSROADS SHOPPING CENTER SIGN PROGRAM LOCATED AT 3720 – 3996 BARRANCA PARKWAY IN PLANNING AREA 14 (WESTPARK)

3. CONDITIONAL USE PERMIT TO OPERATE AN ALTERNATIVE HEALTHCARE PROVIDER FOR CHIROPRACTIC AND ACUPUNCTURE TREATMENT SERVICES IN THE IRVINE BUSINESS COMPLEX (IBC)

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Marie Luna distributed a correction memo to the Zoning Administrator and attendees that stated there was a need to revise Condition 4.13 – MASSAGE-RELATED SERVICES of ZA Resolution No. 13-1203 by adding language.

It was noted that there was a stated time error on the first page of Zoning Administrator Resolution 13-1203; located in the first paragraph. The time should have read ... "from 8:00 a.m. and 7:00 p.m.;"

Dr. Zubin Dah, D.C., L.Ac, B.S., of the Southern California Health Center, was present and available for questions.

Cris Gaiennie, representing Public Safety, 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. 13-1203, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1203, with approved changes, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00560884-PCPM) FOR A 1,467 SQUARE-FOOT CHIROPRACTIC AND ACCUPUNCTURE THERAPY ESTABLISHMENT FOR AN ALTERNATIVE HEALTH CARE PROVIDER LOCATED IN SUITE 230, LOCATED AT 10 CORPORATE PARK IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)

4. CONDITIONAL USE PERMIT TO ADD A DRIVE-THRU FOR AN EXISTING CVS PHARMACY IN NORTHPARK PLAZA IN LOWER PETERS CANYON

Zoning Administrator Connolly opened the public hearing.

Stephanie Danner, Associate Planner, presented the staff report. A memorandum was distributed to the Zoning Administrator and those present regarding receipt of a resident email in opposition of the proposed drive-thru due to traffic and pedestrian safety concerns. The email was forwarded to the Public Works department for investigation of the concerns.

Tom Wilhelm, representing CVS Pharmacy, was present and available to answer questions.

Peter Pirzadeh and Peter Kolibaba, owners of Pirzadeh & Associates, were present and available to answer questions.

Sergio Linares, representing Irvine Company, was present and available to answer questions.

Farideh Lyons, Senior Transportation Analyst with the City of Irvine, 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. 13-1204, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1204 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00574661-PCPM) TO ADD A DRIVE-THRU FOR AN EXISTING CVS PHARMACY IN NORTH PARK PLAZA LOCATED AT 3981 IRVINE BOULEVARD IN PLANNING AREA 4 (LOWER PETERS CANYON)

5. CONDITIONAL USE PERMIT TO OPERATE A COMMUNITY FACILITY (CHEERLEADING CLUB) LOCATED IN IRVINE SPECTRUM 2

Zoning Administrator Connolly opened the public hearing.

Bill Rodrigues, Senior Planner, presented the staff report.

Pamela Sapetto, owner of Sapetto Group, Inc., was present and available to answer questions.

Michael Bufaro, representing W.H. Ferguson for the project, was available to answer questions.

Zoning Administrator Connolly requested public comments.

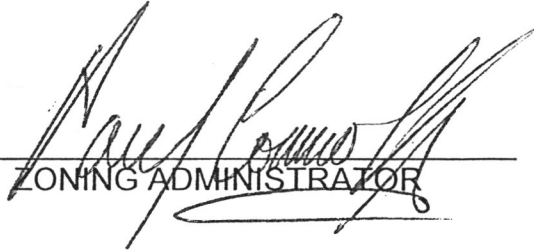
Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 13-1205, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1205 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00571975-PCPM) TO OPERATE A COMMUNITY FACILITY (CHEERLEADING CLUB) LOCATED AT 5 WATSON IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 2:03 p.m., to a regular meeting, September 25, 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



Date