



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

February 26, 2014

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 February 26, 2014, at the Irvine City Hall 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) The Minutes of a regular meeting of the Zoning Administrator held on February 12, 2014 were approved with corrections by the Associate Zoning Administrator Curtis.

**PUBLIC HEARING(S)**

**2. REQUEST FOR CONDITIONAL USE PERMIT FOR A NEW CLASS 1 WIRELESS TELECOMMUNICATION FACILITY AT THE MARKET PLACE CENTER IN LOWER PETERS CANYON**

Zoning Administrator Connolly opened the public hearing.

Stephanie Danner, Associate Planner, presented the staff report.

Peter Blied representing PlanCom, Inc. was available for questions regarding the project.

Christos Maurakis, of McShane Construction, was available for questions regarding the project.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1221, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 13-1221 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT 00590409-PCPM FOR THE INSTALLATION OF A NEW CLASS 1 UNMANNED WIRELESS TELECOMMUNICATION FACILITY ON THE ROOFTOP OF AN OFFICE BUILDING LOCATED WITHIN THE MARKET PLACE CENTER AT 410 EXCHANGE IN PLANNING AREA 4 (LOWER PETERS CANYON)

**3. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR WESTPARK PLAZA IN WESTPARK**

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Associate Planner, presented the staff report.

David Baab of Baab & Associates representing Irvine Company was available for questions regarding the project.

After discussion ensued with Zoning Administrator and applicant, the project was amended to delete "Sign Type B". All other requests were approved. Resolution No. 14-2222 will be amended to reflect the change.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1222, with amendment, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 13-1222, with amendment, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00586054-PSS) WITH ADMINISTRATIVE RELIEF (00597320-PAR) FOR THE WESTPARK SHOPPING CENTER LOCATED AT 3735-3999 ALTON PARKWAY IN PLANNING AREA 14 (WESTPARK)**

**4. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR VON KARMAN TECH CENTER IN THE IRVINE BUSINESS COMPLEX (IBC)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

David Lewis of Sign Specialists for the project was available for questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1223, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 13-1223 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION (00596320-PSS) WITH ADMINISTRATIVE RELIEF (00593942-PAR) FOR THE VON KARMAN TECH CENTER LOCATED AT 16842 VON KARMAN TECH CENTER LOCATED AT 16842 VON KARMAN AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX (IBC)**

**5. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR JAMBOREE CENTER WITHIN IRVINE BUSINESS COMPLEX (IBC)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report. An Errata was presented that Condition 6.19 of ZA Resolution 14-1224 refers to Exhibit A

being included with the Resolution. Exhibit A was inadvertently omitted and was presented to the Zoning Administrator Connolly.

Also noted on the Errata was Exhibit A on Page 3 of the previously approved sign program for Jamboree Center was approved by ZA Resolution 10-1013 on March 10, 2010 (#00496919-PSS). The Sign Program includes a legend which illustrates an area within Jamboree Center where ground signs are not subject to this Sign Program or the Zoning Ordinance.

David Baab and Associates on behalf of Irvine Company Retail Properties was present and available to speak on the project if needed.

Zoning Administrator Connolly requested public comments.


Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Resolution No. 14-1224, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 13-1224 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION 00592115-PSS WITH ADMINISTRATIVE REIEF 00598339-PAR FOR THE HOTEL BUILDING LOCATED AT 17900 JAMBOREE ROAD WITHIN JAMBOREE CENTER IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)

**ADJOURNMENT**

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

  
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ZONING ADMINISTRATOR

  
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Date