



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

December 10, 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 1:30 p.m., on December 10, 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

There were no public comments.

### BUSINESS

#### 1. APPROVAL OF ZONING ADMINISTRATOR MINUTES.

The Minutes of a regular meeting of the Zoning Administrator held on November 26, 2014 were approved as submitted by Zoning Administrator Connolly.

## **PUBLIC HEARINGS**

### **2. REQUEST FOR CONDITIONAL USE PERMIT MODIFICATION FOR EXPANSION OF EXISTING PUBLIC STORAGE MINI-WAREHOUSE FACILITY AND SIGN PROGRAM WITH ADMINISTRATIVE RELIEF AT 17052 JAMBOREE ROAD IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Zoning Administrator Connolly opened the public hearing.

Melissa Chao, Senior Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

Rose Bacinski, of Bacinski & Associates was present to answer questions in behalf of the applicant.

Jim Fitzpatrick, Sr. Vice President, Public Storage, spoke in support of the project and was available to answer questions.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1262 subject to the findings and conditions within the resolution and grant the requested Administrative Relief:**

**Adopted Resolution No. 14-1262 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION 00607594-PCPM FOR EXPANSION OF AN EXISTING MINI-WAREHOUSE; LOCATED AT 17052 JAMBOREE ROAD IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY PUBLIC

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1263 subject to the finding and conditions within the resolution and grant the requested Administrative Relief:**

**Adopted Resolution No. 14-1263 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00612769-PSS WITH ADMINISTRATIVE RELIEF 00622375-PAR FOR THE PUBLIC STORAGE MINI-WAREHOUSE FACILITY LOCATED AT 17052 JAMBOREE ROAD IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY PUBLIC STORAGE

**3. REQUEST FOR SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE LOS OLIVOS MARKETPLACE LOCATED AT 8673-8699 IRVINE CENTER DRIVE AND 8505-8595 RESEARCH DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report and introduced additional drawings depicting the exact proposed location of Sign Type J. In addition, Ms. Luna communicated the applicant's request to replace wording in Standard Condition 3.6 and Standard 3.7 that states "prior to issuance of building permits" with the statement "prior to issuance of sign permits"

Zoning Administrator Connolly requested public comments.

David Baab of Baab and Associates, representing the Irvine Company, spoke in support of the project and provided additional pictures of the existing site and examples of the proposed signage.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1267 subject to the findings and conditions within the resolution, including amended Standard Condition 3.6 and Standard Condition 3.7 and the modification of freeway Sign Type J and grant the requested Administrative Relief:**

**Adopted Resolution No. 14-1267 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A SIGN PROGRAM MODIFICATION (00611556-PSS) WITH ADMINISTRATIVE RELIEF (00615417-PAR) FOR LOS OLIVOS MARKETPLACE LOCATED AT 8673-8699 IRVINE CENTER DRIVE AND 8505-8595 RESEARCH DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5); FILED BY BAAB AND ASSOCIATES, ON BEHALF OF IRVINE COMPANY AND COSTCO WHOLESALE CORPORATION

**4. REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE KIDS INSTITUTE FOR DEVELOPMENT AND ADVANCEMENT (KiDA) AT 17861 VON KARMAN AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Zoning Administrator Connolly opened the public hearing.

Bill Rodrigues, Senior Planner, presented the staff report and communicated a request from the applicant to revise Condition 6.22 of the Resolution subheading of "Nature of Use" to allow for children in Kindergarten through Grade Eight.

Zoning Administrator Connolly requested public comments.

Jessica Prause of Picoco, LLC was present to answer questions and submitted a spiral bound presentation about Kids Institute for Development and Advancement.

Fariborz Maseeh of KiDA spoke in support of the project

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1268 subject to the findings and conditions within the resolution including the requested revision to Condition 6.22 and grant the requested Administrative Relief:**

**Adopted Resolution No. 14-1268 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00572407-PCPM TO ESTABLISH AND OPERATE A COMMUNITY FACILITY FOR CHILDREN WITH AUTISM AND RELATED DISORDERS LOCATED AT 17861 VON KARMAN AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

The Zoning Administrator adjourned the meeting at 2:20 p.m. to a regular meeting January 14, 2015 at 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