



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

July 8, 2015

Irvine City Hall
One Civic Center Plaza
Conference Room L102
Irvine, California

CALL TO ORDER

Zoning Administrator Paul Connolly called the regular meeting of the Zoning Administrator to order at 1:30 p.m., on July 8, 2015, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California.

Deputy Administrator Peggy Schneble was also present.

ADDITIONS AND DELETIONS

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Connolly approved the Minutes of the regular meeting of the Zoning Administrator held on June 10, 2015, as submitted.

Deputy Zoning Administrator Schneble approved the Minutes of the regular meeting of the Zoning Administrator held on June 24, 2015, as submitted.

PUBLIC HEARINGS

2. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE LOS OLIVOS MARKETPLACE LOCATED AT 8501-8699 IRVINE CENTER DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

Marie Luna, Senior Planner, presented the staff report.

Zoning Administrator Connolly opened the public hearing.

David Baab, Baab & Associates, displayed examples of proposed signage.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted Zoning Administrator Resolution No. 15-1291, and Sign Program Modification with Administrative Relief subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION (00634287-PSS) WITH ADMINISTRATIVE RELIEF (00639417-PAR) FOR LOS OLIVOS MARKETPLACE LOCATED AT 8501-8699 IRVINE CENTER DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5), FILED BY BAAB AND ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

3. **SIGN PROGRAM 00634761-PSS WITH ADMINISTRATIVE RELIEF FOR HOAG HEALTH CENTER IRVINE, LOCATED AT 16105-16405 SAND CANYON AVENUE IN PLANNING AREA 12 (OAKCREEK), FILED BY LPA, INC. ON BEHALF OF HOAG HEALTH CENTER IRVINE**

Zoning Administrator Connolly opened the public hearing.

Eric Rubery, Senior Planner, reviewed the staff report.

Jeffrey Fagot, resident and board member on Aldea Homeowners Association, spoke on behalf of the Association. He requested a barrier between Aldea and the subject property to provide relief from negative visual, noise and traffic impacts; advised the formal hedge and trees currently installed are not adequate to effectively screen the adjoining properties from each other.

Zoning Administrator Connolly noted he is unable to make a determination regarding any screening of the project as any issues regarding screening or landscaping were not advertised to be considered at this public hearing; opined that the landscaping plan associated with the project seems adequate and will continue to grow and thicken; advised Mr. Fagot to keep in touch with Senior Planner Rubery to ensure compliance with development guidelines and landscape plans as the project progresses.

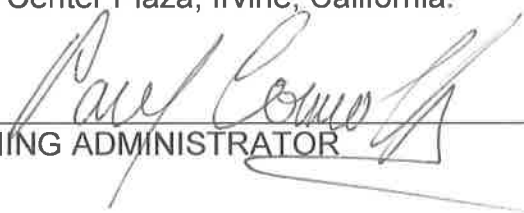
Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly Adopted Resolution No. 15-1290, approving the Sign Program with Administrative Relief subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA APPROVING SIGN PROGRAM 00634761-PSS WITH ADMINISTRATIVE RELIEF FOR HOAG HEALTH CENTER IRVINE, LOCATED AT 16105-16405 SAND CANYON AVENUE WITHIN PLANNING AREA 12 (OAKCREEK), FILED BY LPA, INC. ON BEHALF OF HOAG HEALTH CENTER IRVINE

Zoning Administrator Connolly inquired as to whether consideration had been given to modifying the sign regulations. Joel Belding, Principal Planner, noted that in light of a recent Supreme Court ruling, the City is in discussions with the City Attorney's office to determine the implications for the City's sign regulations. Zoning Administrator Connolly noted that modifying the sign regulations to address the number of administrative relief requests required for typical sign program would reduce the amount of work required for these types of requests.

David Baab, Baab & Associates, supported revising sign program code to make the process less onerous for applicants, who are required to obtain Administrative Relief for minor deviations from existing code.

Zoning Administrator Connolly adjourned the meeting at 2:05 p.m. to a regular meeting on July 22, 2015, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR

9/9/15

DATE