



MINUTES ZONING ADMINISTRATOR REGULAR MEETING

September 9, 2015

Irvine City Hall
Conference Room L102
One Civic Center Plaza

CALL TO ORDER

Zoning Administrator Paul Connolly called the regular meeting of the Zoning Administrator to order at 1:30 p.m.

ROLL CALL

Present: Paul Connolly, Zoning Administrator
Tim Gehrich, Deputy Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Justin Equina, Associate Planner;
Calvin Mingione, Assistant Planner; Ann Wu, Associate Planner;
Eileen White, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

- 1) Zoning Administrator Connolly approved the Minutes of the regular meeting of the Zoning Administrator held on July 8, 2015, as submitted.
- 2) Deputy Zoning Administrator Gehrich approved the Minutes of the regular meeting of the Zoning Administrator held on July 22, 2015, as submitted.

PUBLIC HEARINGS

2. SIGN PROGRAM 00639054-PSS WITH ADMINISTRATIVE RELIEF FOR 200 SPECTRUM CENTER DRIVE IN PLANNING AREA 33 (IRVINE SPECTRUM CENTER), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

Zoning Administrator Connolly opened the public hearing.

Calvin Mingione, Assistant Planner, presented the staff report.

David Baab, Baab & Associates, reviewed the proposal and displayed sample signage; requested approval for the oversized Valet Directional Sign.

Zoning Administrator Connolly closed the public hearing; opined that the smaller Valet Directional Sign proposed by staff is adequate for its purpose.

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1298**, and approved Sign Program with Administrative Relief with the staff recommendation for the design of the Valet Sign, 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 00639054-PSS WITH ADMINISTRATIVE RELIEF FOR 200 SPECTRUM CENTER DRIVE WITHIN PLANNING AREA 33 (IRVINE SPECTRUM CENTER), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

3. CONDITIONAL USE PERMIT FOR AN ALTERNATIVE HEALTH CARE PROVIDER WITHIN THE EXISTING OFFICE BUILDING AT 41 CORPORATE PARK IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Connolly opened the public hearing.

Calvin Mingione, Assistant Planner, reviewed the staff report.

Ben Choi, representing Radix Acupuncture & Chiropractic, was available for questions.

Zoning Administrator Connolly closed the public hearing; established from staff that Public Safety had not expressed any concerns regarding the proposal.

ACTION: Zoning Administrator Connolly Adopted **Resolution No. 15-1297**, approving the Conditional Use Permit subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00641309-PCPM FOR AN ALTERNATIVE HEALTH CARE PROVIDER IDENTIFIED AS RADIX ACUPUNCTURE &

CHIROPRACTIC LOCATED WITHIN THE EXISTING OFFICE BUILDING AT 41 CORPORATE PARK IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY RADIX ACUPUNCTURE & CHIROPRACTIC

4. **MODIFICATION TO CONDITIONAL USE PERMIT (00635298-PCPM) WITH ADMINISTRATIVE RELIEF TO EXPAND A MONTESSORI CHILD CARE CENTER INTO ADJACENT 1,808 SQUARE FOOT TENANT SPACE IN THE LOS OLIVOS MARKETPLACE; 8673 IRVINE CENTER DRIVE; PLANNING AREA 34**

Zoning Administrator Connolly opened the public hearing.

Ann Wu, Assistant Planner, reviewed the staff report.

Pete Kolibaba, Pirzadeh & Associates, was present on behalf of The Irvine Company and Spectrum Montessori; noted the project construction will be coordinated with the nearby park construction to ensure unified operations.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly Adopted **Resolution No. 15-1299**, approving the Modification to Conditional Use Permit 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 MODIFICATION TO CONDITIONAL USE PERMIT (00635298-PCPM) WITH ADMINISTRATIVE RELIEF TO EXPAND A MONTESSORI CHILD CARE CENTER INTO ADJACENT 1,808 SQUARE FOOT TENANT SPACE IN THE LOS OLIVOS MARKETPLACE; 8673 IRVINE CENTER DRIVE; PLANNING AREA 34, FILED BY PIRZADEH & ASSOCIATES, INC. ON BEHALF OF SPECTRUM MONTESSORI

5. **REQUEST FOR A SIGN PROGRAM MODIFICATION (00615265-PSS) WITH ADMINISTRATIVE RELIEF (00646639-PAR) FOR WESTPARK PLAZA; LOCATED AT 3735-3999 ALTON PARKWAY IN PLANNING AREA 14 (WESTPARK)**

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner, reviewed the staff report.

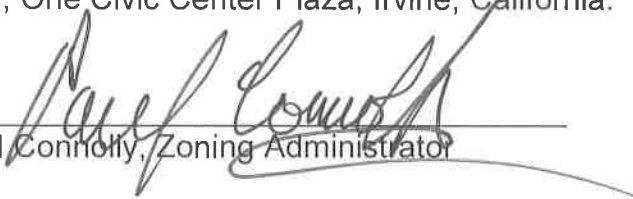
David Baab, Baab & Associates, displayed photos of existing and proposed signage.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly Adopted **Resolution No. 15-1300**, approving the 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 (00615265-PSS) WITH ADMINISTRATIVE RELIEF (00646639-PAR) FOR WESTPARK PLAZA; LOCATED AT 3735-3999 ALTON PARKWAY IN PLANNING AREA 14 (WESTPARK) FILED BY BAAB & ASSOCIATES ON BEHALF OF THE IRVINE COMPANY

Zoning Administrator Connolly adjourned the meeting at 2:03 p.m. to a regular meeting on September 23, 2015, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator

9/23/15

Date