



MINUTES ZONING ADMINISTRATOR REGULAR MEETING

November 25, 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

Staff Present: Joel Belding, Principal Planner; Nancy Huynh, Assistant Planner; Claudia Pham, Assistant Planner; Ann Wu, Associate Planner; Eric Rubery, Senior Planner; Marie Luna, Senior Planner; Kim Radding, Administrative Secretary; Claudia Siqueiros, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Connolly adopted the Minutes of the Adjourned Regular Meeting of the Zoning Administrator held on November 12, 2015, as submitted.

PUBLIC HEARINGS

2. REQUEST FOR A SIGN PROGRAM MODIFICATION (00648181-PSS) WITH ADMINISTRATIVE RELIEF FOR IMPAC CENTER IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Connolly opened the public hearing.

Nancy Huynh, Assistant Planner, presented the staff report and reviewed corrections to Sign Program references per errata sheet.

Nancy Zarralina, with Zee Signs Inc., representing the applicant, was available for questions and noted full agreement with the project conditions of approval.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1304**, and approved Sign Program Modification with Administrative Relief as amended in errata sheet and 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 (00648181-PSS) WITH ADMINISTRATIVE RELIEF FOR IMPAC CENTER LOCATED AT 19500-19540 JAMBOREE ROAD IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY ZEE SIGNS SYSTEMS INC., ON BEHALF OF SCHOLLE CORPORATION

3. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR AN ALCOHOLIC BEVERAGE CONTROL LICENSE ("TYPE 21") FOR WHOLE FOODS MARKET LOCATED IN THE LOS OLIVOS MARKETPLACE; 8525 IRVINE CENTER DRIVE; PLANNING AREA 34 (SPECTRUM 5)

Zoning Administrator Connolly opened the public hearing.

Claudia Pham, Assistant Planner, presented the staff report.

Valorie Sacks, with LiquorLicense.com, and Angus McGill with Whole Foods Market, representing the applicant, were available for questions and noted full agreement with the project conditions of approval.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1305**, and approved a Finding of Public Convenience or Necessity for an Alcoholic Beverage Control License (Type 21) subject to the findings and conditions contained in the Resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, FINDING THAT THE "TYPE 21" (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL LICENSE (00652032-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR WHOLE FOODS MARKET LOCATED WITHIN THE LOS OLIVOS MARKETPLACE AT 8525 IRVINE CENTER DRIVE IN PLANNING AREA 34 (SPECTRUM 5)

4. MAJOR MODIFICATION TO CONDITIONAL USE PERMIT (00637327-PCPM) TO EXPAND UPPER CAMPUS AT TARBUT V' TORAH WITH ADDITIVE SQUARE FOOTAGE; 5 FEDERATION WAY; PLANNING AREA 27

Zoning Administrator Connolly opened the public hearing.

Ann Wu, Associate Planner, presented the staff report.

Ginger Shulman, with LPA, Inc., representing the architect on behalf of Tarbut V' Torah, requested modification of Condition 3.28 to include architecture and underground fire lines completion prior to permit issuance and requested removal of Condition 4.12.

Associate Planner Wu agreed with the removal of Condition 4.12 and modified Condition 3.28 to require fire alarm and sprinkler completion prior to occupancy.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1306**, and approved Major Modification to Conditional Use Permit to expand the upper campus at Tarbut V'Torah with additive square footage subject to the Resolution as amended with modifications to Condition 3.28 and removal of Condition 4.12 and the findings and conditions contained in the Resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MAJOR MODIFICATION TO CONDITIONAL USE PERMIT (00637327-PCPM) TO ALLOW A 19,530 SQUARE-FOOT EXPANSION AT TARBUT V' TORAH (UPPER CAMPUS) WITH 11,528 SQUARE-FEET OF ADDITIVE SQUARE FOOTAGE; 5 FEDERATION WAY; PLANNING AREA 27, FILED BY LSA, INC. ON BEHALF OF TARBUT V' TORAH.

5. **SIGN PROGRAM MODIFICATION 00647105-PSS WITH ADMINISTRATIVE RELIEF FOR THE IRVINE REGIONAL COMMERCIAL DISTRICT IN PLANNING AREA 33 (IRVINE SPECTRUM CENTER), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES**

Zoning Administrator Connolly opened the public hearing.

Eric Rubery, Senior Planner, presented the staff report and noted a correction to language relative to Sign Type B to read as "Theme Banners".

David Baab, Baab and Associates, representing the Irvine Company, displayed examples of proposed signage.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1307**, and approved Sign Program Modification with corrected language to indicate Sign Type B as "Theme Banners" and 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 00647105-PSS WITH ADMINISTRATIVE RELIEF FOR THE IRVINE REGIONAL COMMERCIAL DISTRICT PROPERTIES LOCATED AT 100, 200, 300, 400 AND 670 SPECTRUM CENTER DRIVE WITHIN PLANNING AREA 33 (IRVINE SPECTRUM CENTER), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

6. **CONDITIONAL USE PERMIT MODIFICATION 00647798-PCPM TO ALLOW THE CHEVRON SERVICE STATION MINI-MART TO SELL BEER AND WINE FOR OFF-SITE CONSUMPTION; LOCATED AT 5425 ALTON PARKWAY IN PLANNING AREA 15 (VILLAGE OF WOODBRIDGE)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Larry Tidball, representing Stantec on behalf of Chevron, was available for questions and noted full agreement with the project conditions of approval.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1308**, and approved Conditional Use Permit Modification 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 MODIFICATION 00647798-PCPM TO ALLOW THE CHEVRON SERVICE STATION MINI-MART TO SELL BEER AND WINE FOR OFF-SITE

CONSUMPTION; LOCATED AT 5425 ALTON PARKWAY IN PLANNING AREA 15 (VILLAGE OF WOODBRIDGE); FILED BY STANTEC ON BEHALF OF CHEVRON.

Zoning Administrator Connolly adjourned the meeting at 1:59 p.m. to the Regular Meeting on Wednesday, December 9, 2015, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator

12/9/15
Date

