



MINUTES ZONING ADMINISTRATOR REGULAR MEETING

December 23, 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: Stephen Higa, Principal Planner; Nancy Huynh, Assistant Planner; Claudia Pham, Assistant Planner; Eric Rubery, Senior Planner; Stacy Tran, Senior Planner; Trevor Lottes, Contract Planner; Calvin Mingione, Assistant Planner; Susan Emery, Director of Community Development; 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 Regular Meeting of the Zoning Administrator held on November 25, 2015, as submitted.

PUBLIC HEARINGS

2. **REQUEST FOR A CONDITIONAL USE PERMIT (FILE NO. 0000650780-PCPM) FOR AN ALTERNATIVE HEALTH CARE PROVIDER LOCATED AT 19742 MACARTHUR BOULEVARD, SUITE 250, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX), FILED BY HALCYON HEALTH DIRECT PRIMARY CARE**

Zoning Administrator Connolly opened the public hearing.

Nancy Huynh, Assistant Planner, presented the staff report.

James Gaor, representing the applicant, was available for questions and noted full agreement with the project's conditions of approval.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1314** and granted Conditional Use Permit Modification for Halcyon Health Direct Primary Care 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 00650780-PCPM FOR AN ALTERNATIVE HEALTH CARE PROVIDER LOCATED AT 19742 MACARTHUR BOULEVARD, SUITE 250 IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY HALCYON HEALTH DIRECT PRIMARY CARE

3. **REQUEST FOR A SIGN PROGRAM MODIFICATION (00645894-PSS) WITH ADMINISTRATIVE RELIEF FOR 250 EAST YALE LOOP IN PLANNING AREA 15 (WOODBIDGE)**

Zoning Administrator Connolly opened the public hearing.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly approved to continue the item to the regular meeting of the Zoning Administrator on January 13, 2016.

4. **CONDITIONAL USE PERMIT FOR A COMMUNITY FACILITY TO OPERATE AS A SPECIAL EVENT VENUE WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING AND OFF-SITE PARKING AT 16500 SCIENTIFIC WAY IN PLANNING AREA 34 (IRVINE SPECTRUM 5)**

Zoning Administrator Connolly opened the public hearing.

Stacy Tran, Senior Planner, presented the staff report and reviewed additions of Condition 6.26, Condition 6.71, Condition 6.72, Condition 6.73 per errata

sheet and modified Condition 6.42 to reflect sale or consumption of alcoholic beverages to match closing hours.

Zoning Administrator Connolly discussed the letter submitted with the errata, by the City of Laguna Hills, requesting different closing times than contained in the staff report. Stacy Tran, Senior Planner confirmed that the City of Laguna Hills has been advised of the time differences.

Pamela Sapetto, representing the applicant, noted full agreement with the staff report and revised conditions with the exception of weekday closing time of 10 p.m. Ms. Sapetto requested closing time of 11 p.m. Ms. Sapetto also clarified that larger events, those that exceed 150 people, will be after 6:30 p.m. only. All daytime events between the hours of 9 a.m. and 3 p.m. will be smaller events which will not exceed 150 people.

Ron Geisler, with Absolute Health Care, a tenant, requested Zoning 5 clarification (Stacy Tran responded), expressed concerns about parking and excess traffic creating additional litter by patrons (Stephen Higa responded) and questioned why there is not an additional driveway to offset the anticipated increase of vehicle traffic (Stacy Tran and Stephen Higa responded).

Angel Buscemi, with Mar West Commercial, a tenant, asked for clarification on operating hours. Stacy Tran, Senior Planner, responded hours of operation are seven days a week from 9 a.m. to 11 p.m. Ms. Buscemi also expressed concern about existing driveway being narrow and questioned why an additional driveway is not being considered to alleviate the potential impact to incoming and outgoing traffic, primarily where large party buses are concerned. Zoning Administrator, Connolly, mentioned that the addition of a driveway would create a loss of four parking spaces and advised that additional onsite staff will be available for traffic direction.

Alice Nee, with Target Technology, a tenant, expressed her concerns about the existing driveway causing a safety issue due to the speed in which traffic is moving and believes adding a second driveway would alleviate this problem and be a proactive means to prevent accidents.

Julia Engen, Deputy Police Chief, with Public Safety expressed that her concerns relate to an increase in complaints by neighbors on Lake Forest caused by the increase in traffic and noise.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1316** and granted Conditional Use Permit for N-Effect Productions 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 00620517-PCPM FOR A COMMUNITY FACILITY TO ESTABLISH A SPECIAL

EVENT VENUE WITH ADMINISTRATIVE RELIEF FOR SHARED AND OFF-SITE PARKING AT 16500 SCIENTIFIC WAY IN PLANNING AREA 34 (IRVINE SPECTRUM 5); FILED BY N-EFFECT PRODUCTIONS

5. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF (00655107-PSS) FOR SIGNS AND WALL HEIGHT AT VILLA SIENA APARTMENT HOMES LOCATED AT 25 PALATINE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 33)

Zoning Administrator Connolly opened the public hearing.

Eric Rubery, Senior Planner, presented the staff report.

David Baab, with The Irvine Company, representing the applicant, was available for questions and displayed samples of proposed signage.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 15-1317** and approved request for a 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 00655107-PSS WITH ADMINISTRATIVE RELIEF FOR SIGNS AND WALL HEIGHT AT VILLA SIENA APARTMENT HOMES LOCATED AT 25 PALATINE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY BAAB & ASSOCIATES ON BEHALF OF IRVINE APARTMENT COMMUNITIES

Zoning Administrator Connolly adjourned the meeting at 1:55 p.m. to the Regular Meeting on Wednesday, January 13, 2016, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator



Date