



MINUTES ZONING ADMINISTRATOR REGULAR MEETING

February 24, 2016

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 1:32 p.m.

ROLL CALL

Present: Paul Connolly, Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Marie Luna, Senior Planner; Stephen Higa, Principal Planner; Stephanie Roxas, Associate Planner; Elaine Yang, Assistant Planner; Kim Radding, 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 February 10, 2016, as submitted.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND EQUIPMENT, INCLUDING VEHICLE STORAGE AT 47 TESLA IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report and provided the Zoning Administrator with excerpts from the General Development Standard and Land Use Regulations Section 3-37-33. 5.4 General Industrial and Chapter 3-20 Outdoor Storage and Equipment Areas.

Written correspondence expressing opposition to the project submitted by Carol Price on behalf of Ninyo & Moore was received into record.

Martina Caron spoke in support of the project and was available to answer questions on behalf of the applicant.

Carol Price of Ninyo & Moore spoke in opposition to the project.

Clayton Caron and Robert Caron of Drilco, Inc. were available to answer questions.

Avram Ninyo of Ninyo & Moore spoke in opposition to the project.

Tim Kirkham, Right-of-Way Administrator for the City of Irvine Department of Public Works answered questions regarding tree varieties that can be used for screening and their growth rates.

Zoning Administrator Paul Connolly addressed the applicant and representatives of Ninyo & Moore with potential resolutions to points of disagreement raised about the screening of the applicant property.

Zoning Administrator Connolly closed the public hearing;

ACTION: Zoning Administrator Connolly tabled the matter to the next regular meeting of the Zoning Administrator on Wednesday, March 9, 2016 at 1:30 p.m.

3. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR AN OFF-SALE GENERAL LIQUOR LICENSE ("TYPE 21") FOR RITE AID PHARMACY LOCATED IN THE LOS OLIVOS MARKETPLACE; 8509 IRVINE CENTER DRIVE; PLANNING AREA 34 (SPECTRUM 5)

Zoning Administrator Connolly opened the public hearing.

Stephanie Roxas, Associate Planner, presented the staff report.

Keri Hellinga of Rite Aid Pharmacy was available to answer questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly issued a finding of public convenience or necessity and adopted Zoning Administrator **Resolution No. 16-1324**, 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 LIQUOR LICENSE (00659711-PABC) SERVES PUBLIC CONVENIENCE OR NECESSITY FOR RITE AID LOCATED WITHIN THE LOS OLIVOS MARKETPLACE AT 8509 IRVINE CENTER DRIVE IN PLANNING AREA 34 (SPECTRUM 5)

4. SIGN PROGRAM 00658353-PSS WITH ADMINISTRATIVE RELIEF FOR 5501-5797 ALTON PARKWAY IN PLANNING AREA 12 (OAK CREEK), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

Zoning Administrator Connolly opened the public hearing.

Elaine Yang, Assistant Planner, presented the staff report.

David Baab of Baab & Associates, representing Irvine Company Retail Properties, spoke in support of the project and presented photographs and renderings of the proposed signage.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 16-1325** approving the Sign Program with Administrative Relief subject to the finds and conditions contained in the Resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00658353-PSS WITH ADMINISTRATIVE RELIEF FOR 5501-5797 ALTON PARKWAY, WITHIN PLANNING AREA 12 (OAK CREEK), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

Zoning Administrator Connolly adjourned the meeting at 2:30 p.m. to the Regular Meeting on Wednesday, March 9, 2016, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator



Date