



# MINUTES ZONING ADMINISTRATOR REGULAR MEETING

April 13, 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 1:30 p.m.

## ROLL CALL

Present: Paul Connolly, Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Eric Rubery, Senior Planner; Louis Kirk, Code Enforcement Supervisor; Susan Craft, Senior Code Enforcement Officer; Kim Radding, Administrative Secretary; David Steinkraus, Recording Secretary.

## ADDITIONS AND DELETIONS TO THE AGENDA

None.

## PUBLIC COMMENTS

None.

## BUSINESS

### 1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

#### **ACTION:**

Zoning Administrator Connolly approved the Minutes of the Regular Meetings of the Zoning Administrator held on March 9 and March 23, 2016, as submitted.

## PUBLIC HEARINGS

### 2. **CONDITIONAL USE PERMIT MODIFICATION WITH ADMINISTRATIVE RELIEF FOR AN OUTDOOR PLAYGROUND AT AN EXISTING PRESCHOOL AT 15 ORANGE TREE, PLANNING AREA 12 (OAK CREEK)**

Zoning Administrator Connolly opened the public hearing.

Eric Rubery, Senior Planner, presented the staff report and explained additional minor revisions to correct errors on the cover sheet and notes for the landscape plan:

- Case Number to be updated on all pages
- Correction to Cover Sheet Note 4 changing 20% to 15%
- Correction to Details on the Landscape Plan to update the square footage shown in Note 3 and remove Notes 4 and 5.

Zoning Administrator Connolly closed the public hearing.

**ACTION:** Zoning Administrator Connolly approved the Conditional Use Permit Modification with Administrative Relief, inclusive of the amended notations to the landscape plan, and adopted Zoning Administrator **Resolution No. 16-1332** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00665602-PCPM WITH ADMINISTRATIVE RELIEF, MODIFYING CONDITIONAL USE PERMIT 00339753-PCPM FOR AN OUTDOOR PLAYGROUND AT AN EXISTING PRESCHOOL AT 15 ORANGE TREE IN OAK CREEK, PLANNING AREA 12, FILED BY KOHITSUJI PRESCHOOL

### 3. **APPEAL OF ADMINISTRATIVE CITATION NO. 3340 ISSUED ON NOVEMBER 17, 2015, FOR VIOLATION OF SECTIONS OF THE CITY OF IRVINE ZONING CODE ORDINANCE PERTAINING TO THE UNLAWFUL OPERATION OF A HOTEL WITH TRANSIENT OCCUPANCY AT 1 ZUMA, A SINGLE FAMILY RESIDENCE**

Zoning Administrator Connolly opened the public hearing.

Susan Craft, Senior Code Enforcement Inspector, presented the staff report with contributing comments from Louis Kirk, Code Enforcement Supervisor.

P. Yu, a neighbor and friend of the appellant property owner, spoke in support of the appellant.

Zoning Administrator Connolly closed the public hearing.

**ACTION:** Zoning Administrator Connolly adopted ADMINISTRATIVE ORDER NO. 16-001 - AN ADMINISTRATIVE ORDER OF THE HEARING OFFICER FINDING IN FAVOR OF THE CITY OF IRVINE, CALIFORNIA; UPHOLDING ADMINISTRATIVE CITATION NO. 3340 FOR THE UNLAWFUL OPERATION OF A HOTEL AND TRANSIENT OCCUPANCY AT THE SINGLE FAMILY RESIDENCE LOCATED AT 1 ZUMA IN THE CITY OF IRVINE; AND CONFIRMING THE ATTACHED FINE ASSESSMENT IN THE AMOUNT OF \$200 AND RELATED ADMINISTRATIVE FEES IN THE AMOUNT OF \$240.

**4. APPEAL OF ADMINISTRATIVE CITATION NO. 3372 ISSUED ON JANUARY 27, 2016, FOR VIOLATION OF SECTIONS OF THE CITY OF IRVINE ZONING CODE ORDINANCE PERTAINING TO THE UNLAWFUL OPERATION OF A HOTEL WITH TRANSIENT OCCUPANCY AT 95 HANGING GARDEN, A SINGLE FAMILY RESIDENCE**

Zoning Administrator Connolly opened the public hearing.

Susan Craft, Senior Code Enforcement Inspector presented the staff report with contributing comments from Louis Kirk, Code Enforcement Supervisor.

P. Yu spoke as agent for the property owner stated that although the online listings for the property did not indicate a minimum stay, the rental agreement requires a 30-day minimum stay.

Zoning Administrator Connolly closed the public hearing.

- 1. ACTION:** Zoning Administrator Connolly tabled the matter to the next regular meeting of the Zoning Administrator on Wednesday, April 27 at 1:30 p.m. to provide the appellant an opportunity to present additional evidence.

**ADJOURNMENT**

Zoning Administrator Connolly adjourned the meeting at 2:10 p.m. to the Regular Meeting on April 27, 2016, 1:30 PM, City of Irvine, Conference Room L-102, One Civic Center Plaza, Irvine, California.

  
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Paul Connolly, Zoning Administrator

  
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Date