



MINUTES ZONING ADMINISTRATOR REGULAR MEETING

March 9, 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; Stephen Higa, Principal Planner; Ann Wu, Associate Planner; Calvin Mingione, Associate Planner; Melissa Chao, Senior Planner; Debra Langford, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

ACTION:

Zoning Administrator Connolly adopted the Minutes of the Regular Meeting of the Zoning Administrator held on February 24, 2016, as

submitted.

PUBLIC HEARINGS

2. ADMINISTRATIVE RELIEF (00654661-PAR) FOR PARKING FOR LOW PERCENTAGE OF USABLE BUILDING SPACE FOR MASIMO CORPORATION AT 52 DISCOVERY IN PLANNING AREA 31 (IRVINE SPECTRUM 6)

Zoning Administrator Connolly opened the public hearing.

Melissa Chao, Senior Planner, presented an errata sheet in which the applicant requested this item be continued to the next regular meeting.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly continued the matter to the next regular meeting of the Zoning Administrator on Wednesday, March 23, 2016 at 1:30 p.m.

3. CONDITIONAL USE PERMIT (00647015-PCPM) TO OPERATE A "TYPE 47" ALCOHOL AND BEVERAGE CONTROL (ABC) LICENSE AFTER MIDNIGHT (UNTIL 2 AM) AT 14160 CULVER DRIVE IN PLANNING AREA 11 (EL CAMINO REAL)

Zoning Administrator Connolly opened the public hearing.

Ann Wu, Associate Planner, presented the staff report

Margaret Taylor of Apex LA, representing Baekjoeng Korean BBQ, spoke in favor of the project.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 16-1326** approving the Conditional Use Permit entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00647015-PCPM FOR BAEKJEONG KOREAN BBQ TO OPERATE A "TYPE 47" ALCOHOL BEVERAGE CONTROL (ABC) LICENSE AFTER MIDNIGHT (UNTIL 2 AM), LOCATED AT 14160 CULVER DRIVE IN PLANNING AREA 11; FILED BY APEX LA

4. CONDITIONAL USE PERMIT FOR THE DREAMS OF AMERICA COMMUNITY FACILITY AT 14 GOODYEAR, SUITE 110 IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

Zoning Administrator Connolly opened the public hearing.

Calvin Mingione, Associate Planner, presented the staff report.

Tala Fazeli, representative for Dreams of America, spoke in favor of the project.

Robert Salsido of Dreams of America, was available to answer questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 16-1327** approving the Conditional Use Permit entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00648752-PCPM FOR THE ESTABLISHMENT OF THE DREAMS OF AMERICA COMMUNITY FACILITY AT 14 GOODYEAR, SUITE 110 IN PLANNING AREA 35 (IRVINE SPECTRUM 2); FILED BY DREAMS OF AMERICA

5. 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 re-opened the public hearing.

Stephen Higa, Principal Planner, presented the staff report.

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

Margaret Taylor of Apex LA, representing Drilco, spoke in favor of the project.

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

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


David Baab, representing the Irvine Company, was available to answer questions.

Zoning Administrator Connolly closed the public hearing.

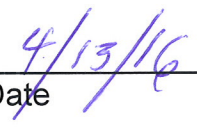
ACTION: Zoning Administrator Connolly adopted Zoning Administrator **Resolution No. 16-1323** approving the Sign Program with Administrative Relief subject to the finds and conditions contained in the Resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00614080-PCPM TO ALLOW OUTDOOR STORAGE AND EQUIPMENT, INCLUDING VEHICLE STORAGE WITHIN THE REAR PORTION OF THE SITE LOCATED AT 47 TESLA IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

ADJOURNMENT

Zoning Administrator Connolly adjourned the meeting at 2:01 p.m. to the Regular Meeting on March 23, 2016, 1:30 PM, City of Irvine, Conference Room L-102, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator



Date