



MINUTES ZONING ADMINISTRATOR REGULAR MEETING

June 22, 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; Lou Kirk Code Enforcement Supervisor ; Susan Craft, Senior Code Enforcement Inspector; Ann Wu, Associate Planner; Calvin Mingione, Associate Planner; David Steinkraus, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Connolly approved the Minutes of the Regular Meeting of the Zoning Administrator held on May 25, 2016.

PUBLIC HEARINGS

2. SIGN PROGRAM 00668206-PSS WITH ADMINISTRATIVE RELIEF FOR 15275-15459 CULVER DRIVE IN PLANNING AREA 10 (WALNUT VILLAGE), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

Zoning Administrator Connolly opened the public hearing.

Ann Wu, Associate Planner, summarized the staff report.

David Baab, as representative for the Irvine Company, spoke in support of the project and provided a presentation of graphics.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted **RESOLUTION NO. 16-1342**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00668206-PSS WITH ADMINISTRATIVE RELIEF FOR 15275-15459 CULVER DRIVE, WITHIN PLANNING AREA 10 (WALNUT VILLAGE), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

3. CONDITIONAL USE PERMIT FOR TWO MANUFACTURED STRUCTURES AT 2541 WHITE ROAD IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Connolly opened the public hearing.

Calvin Mingione, Associate Planner, summarized the staff report.

Chip Temple, representative of Shur-Lok, present for questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted **RESOLUTION NO. 16-1341** with a five-year term limit, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00641959-PCPM TO ALLOW TWO MANUFACTURED STRUCTURES WITHIN THE PARKING LOT AREA FOR A PERIOD OF UP TO FIVE YEARS AT 2541 WHITE ROAD, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY SHUR-LOK COMPANY

4. APPEAL OF ADMINISTRATIVE CITATION NO. 3373 ISSUED ON FEBRUARY 25, 2016, FOR VIOLATION OF SECTIONS OF THE IRVINE ZONING CODE ORDINANCE PERTAINING TO THE UNLAWFUL OPERATION OF A HOTEL WITH TRANSIENT OCCUPANCY AT 157 ROADRUNNER, A SINGLE FAMILY RESIDENCE (CONTINUED FROM THE REGULAR MEETING OF MAY 25, 2016)

Hearing Officer Connolly opened the public hearing.

Susan Craft, Senior Code Enforcement Inspector, summarized the staff report.

Jeremy Jass of Jass Law, representing the appellants, spoke on behalf of the appellants in opposition to the citation.

Lou Kirk, Code Enforcement Supervisor, clarified a few concerns.

Alisha Patterson, Assistant City Attorney, clarified a few concerns and spoke in support of upholding the citation.

Jorge Zamora, appellant, answered questions asked by Hearing Officer Connolly.

Jeremy Jass called Susan Craft as a witness.

Jeremy Jass called Jorge Zamora as a witness.

Jorge Zamora submitted a contract showing a one-time vacation rental of more than 31 days.

Jorge Zamora spoke about his concerns with the Zoning Code not being clear.

Lou Kirk responded to Jorge Zomora's concerns.

Courtney Santos, college student at UCI, spoke about short-term rentals and asked that no fines be given for a six-month period until City Council makes a decision about the Zoning Code regarding short-term rentals.

Amy Wilcox, a neighbor of 157 Roadrunner, presented concerns about the appellant's use of his property for short-term rentals.

Tom Knox, a neighbor of 157 Roadrunner, presented concerns about the appellant's use of his property for short-term rentals.

The son of Keith Owens spoke on behalf of his father who is a neighbor of 157 Roadrunner and presented concerns about the appellant's use of his property for short-term rentals.

William Lin, a neighbor of 157 Roadrunner, presented concerns about the appellant's use of his property for short-term rentals.

Hearing Officer Connolly read an email of Trish Alanis, a neighbor of 157 Roadrunner who presented concerns about the appellant's use of his property for short-term rentals.

Jorge Zamora responded to Amy Wilcox's comments.

Amy Wilcox responded to Jorge Zamora.

Jorge Zamora responded again to Amy Wilcox.

Courtney Santos addressed more concerns about short-term rentals in general.

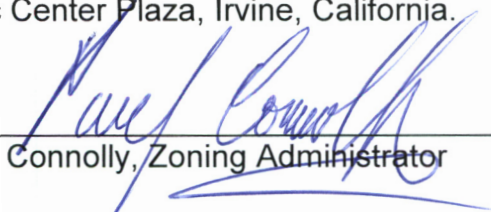
Hearing Officer Connolly responded to Courtney Santos stating that her concerns should be directed to City Council.

Hearing Officer Connolly closed the public hearing.

ACTION: Subject to revisions to the Administrative Order by the Hearing Officer, City Staff and the City Attorney's Office, Hearing Officer Connolly supports the issuance of the Administrative Citation No. 3373 adopted **ADMINISTRATIVE ORDER NO. 16-003 - AN ADMINISTRATIVE ORDER OF THE HEARING OFFICER FINDING IN FAVOR OF THE CITY OF IRVINE, CALIFORNIA; UPHOLDING ADMINISTRATIVE CITATION NO. 3373 FOR THE UNLAWFUL OPERATION OF A HOTEL AND TRANSIENT OCCUPANCY AT THE SINGLE FAMILY RESIDENCE LOCATED AT 157 ROADRUNNER IN THE CITY OF IRVINE; AND CONFIRMING THE ATTACHED FINE ASSESSMENT IN THE AMOUNT OF \$100 AND RELATED ADMINISTRATIVE FEES IN THE AMOUNT OF \$240.**

ADJOURNMENT

Zoning Administrator Connolly adjourned the meeting at 2:52 p.m. to the Regular Meeting on July 13, 2016, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator



Date