



# **MINUTES ZONING ADMINISTRATOR REGULAR MEETING**

**November 23, 2016**

**Irvine City Hall  
Conference Room L102  
One Civic Center Plaza**

## **CALL TO ORDER**

Associate Zoning Administrator Tim Gehrich called the Regular Meeting of the Zoning Administrator to order at 1:30 p.m.

## **ROLL CALL**

Present: Tim Gehrich, Associate Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Stephanie Roxas, Associate Planner; Katie Berg-Curtis, Contract Planner; Kim Radding, Recording Secretary

## **ADDITIONS AND DELETIONS TO THE AGENDA**

None.

## **PUBLIC COMMENTS**

None.

## **BUSINESS**

### **1. APPROVAL OF ZONING ADMINISTRATOR MINUTES**

Associate Zoning Administrator Gehrich adopted the Minutes of the Regular Meeting of the Zoning Administrator held on November 9, 2016.

**PUBLIC HEARINGS**

**2. *CONDITIONAL USE PERMIT FOR FARMER BOYS RESTAURANT LOCATED AT 17380 RED HILL AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)***

Associate Zoning Administrator Gehrich opened the public hearing.

Katie Berg-Curtis, Contract Planner, presented the staff report.

Thomas Shollin of BP Resort LLC spoke in support of the project.

Associate Zoning Administrator Gehrich noted that the conditions indicated on page four of the staff were not properly referenced, but are listed accurately in the proposed Resolution as 6.21, 6.22 and 6.23 to allow the City to require corrective measures should parking conditions deviate from the park study assumption.

Associate Zoning Administrator Gehrich closed the public hearing.

**ACTION:** Associate Zoning Administrator Gehrich adopted **RESOLUTION NO. 16-1358** — A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00689420-PCPU TO ESTABLISH A FARMER BOYS RESTAURANT, INCLUDING ADMINISTRATIVE RELIEF FOR SHARED PARKING, LOCATED AT 17380 RED HILL AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY BP RESORT LLC

**3. *CONDITIONAL USE PERMIT FOR OC MUSIC AND ARTS LOCATED AT 17620 FITCH AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)***

Associate Zoning Administrator Gehrich opened the public hearing.

Stephanie Roxas, Associate Planner, presented the staff report.

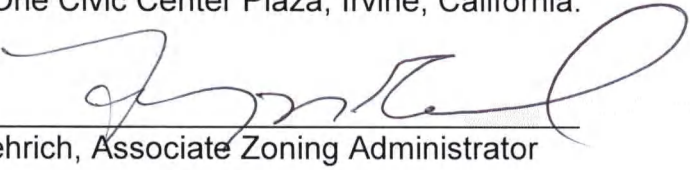
Douglas Freeman and Charlie Zhang represented the applicant and spoke in support of the project and in agreement with the conditions contained within the proposed Resolution.

Associate Zoning Administrator Gehrich closed the public hearing.

**ACTION:** Associate Zoning Administrator Gehrich adopted **RESOLUTION NO. 16-1360**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00681849-PCPM) TO ESTABLISH THE OC MUSIC AND ARTS COMMUNITY FACILITY AT 17620 FITCH AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY ZION INVESTMENTS FUND LLC

**ADJOURNMENT**

Associate Zoning Administrator Gehrich adjourned the meeting at 1:50 p.m. to the Regular Meeting on December 14, 2016, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.

  
\_\_\_\_\_  
Tim Gehrich, Associate Zoning Administrator

12/14/16  
Date