



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

November 8, 2017

Conference Room L102
One Civic Center Plaza
Irvine, CA 92606

CALL TO ORDER

Acting Zoning Administrator Bill Jacobs called the Regular Meeting of the Zoning Administrator to order at 1:32 p.m.

ROLL CALL

Present: Bill Jacobs, Acting Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Lou Kirk, Code Enforcement Supervisor; Tiffany Lin, Assistant Planner, Alex Hunt, Kapstone, Consultant to the City; Beth Hanson, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Minutes of the October 25, 2017 Zoning Administrator meeting were continued to the meeting scheduled for November 22, 2017.

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT (00699930-PCPM) TO ALLOW THREE MANUFACTURED STRUCTURES FOR UP TO FIVE YEARS LOCATED AT 15835 HARVARD AVENUE IN PLANNING AREA 38 (WESTPARK II)**

Acting Zoning Administer Jacobs reopened the public hearing at 1:32 p.m.

Continued to a date uncertain.

3. **SIGN PROGRAM MODIFICATION (00721900-PSS) WITH ADMINISTRATIVE RELIEF FOR THE ROYCE APARTMENTS AT PARK PLACE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

Acting Zoning Administrator Jacobs opened the public hearing at 1:34 p.m.

Alex Hunt, Kapstone, presented the staff report.

Acting Zoning Administrator Jacobs closed the public hearing at 1:36 p.m.

ACTION: Acting Zoning Administrator Jacobs **Adopted RESOLUTION NO. 17-1394**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00721900-PSS WITH ADMINISTRATIVE RELIEF FOR THE ROYCE APARTMENTS, LOCATED AT 3301 MICHELSON DRIVE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY JL HARE ASSOCIATES ON BEHALF OF VILLAGE AT PARK PLACE LP

4. **SIGN PROGRAM (00718520-PSS) WITH ADMINISTRATIVE RELIEF FOR HYATT HOUSE EXTENDED STAY HOTEL IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

Acting Zoning Administrator Jacobs opened the public hearing at 1:36 p.m.

Alex Hunt, Kapstone, presented the staff report.

Karla Alvarez, Swain Sign Inc, noted this request was made as an adjacent parking structure would obstruct the visibility of a second sign without administrative relief.

Acting Zoning Administrator Jacobs closed the public hearing at 1:40 p.m.

ACTION: Acting Zoning Administrator Jacobs **adopted RESOLUTION NO. 17-1395**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00718520-PSS WITH

ADMINISTRATIVE RELIEF FOR HYATT HOUSE EXTENDED STAY HOTEL LOCATED AT 2320 NORTH MAIN STREET IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY SWAIN SIGN INC. ON BEHALF OF H.E. IRVINE, LLC

5. **APPEAL OF ADMINISTRATIVE CITATION NOS. 3435 AND 3444 ISSUED ON AUGUST 16, 2017, AND AUGUST 23, 2017, FOR VIOLATION OF SECTIONS OF THE CITY OF IRVINE ZONING CODE PERTAINING TO THE UNLAWFUL OPERATION OF A HOTEL/MOTEL USE WITH TRANSIENT OCCUPANCY AT 5 E. TRENTON, A SINGLE FAMILY RESIDENCE**

Acting Zoning Administrator Jacobs opened the public hearing at 1:41.

Lou Kirk, Code Enforcement Supervisor, presented the staff report.

The following spoke on the item:

- Brian Shear, Becker Law Group
- Scott Couchman
- Hoan Vu
- John Ernest
- Thomas Sutherland
- Kamaram Nouri
- Victoria Davis

Acting Zoning Administrator Jacobs closed the public hearing at 2:28 p.m.

ACTION: Acting Zoning Administrator Jacobs **adopted ADMINISTRATIVE ORDER NO. 17-010** – AN ADMINISTRATIVE ORDER OF THE HEARING OFFICER FINDING IN FAVOR OF THE CITY OF IRVINE, CALIFORNIA; UPHOLDING ADMINISTRATIVE CITATION NOS. 3435 AND 3444 FOR THE UNLAWFUL OPERATION OF A HOTEL/MOTEL USE WITH TRANSIENT OCCUPANCY AT THE SINGLE FAMILY RESIDENCE LOCATED AT 5 E. TRENTON IN THE CITY OF IRVINE; AND CONFIRMING THE ATTACHED FINE ASSESSMENTS IN THE AMOUNT OF \$700 AND RELATED ADMINISTRATIVE FEES IN THE AMOUNT OF \$2400

ADJOURNMENT

Acting Zoning Administrator Jacobs adjourned the meeting at 2:31 p.m. to the Regular Meeting on November 22, 2017, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Bill Jacobs Acting Zoning Administrator

11/22/17
Date

