



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

November 22, 2017

**Conference Room L102
One Civic Center Plaza
Irvine, CA 92606**

CALL TO ORDER

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

ROLL CALL

Present: Tim Gehrich, Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Bill Jacobs, Principal Planner; Stephanie Roxas, Associate Planner; Tiffany Lin, Assistant Planner, Katie Berg-Curtis, Kapstone; Nancy Huynh, Kapstone; 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 approved by Zoning Administrator Tim Gehrich.

Minutes of the November 8, 2017 Zoning Administrator meeting were approved by Acting Zoning Administrator Bill Jacobs.

PUBLIC HEARINGS

2. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF (00721324-PSS) FOR DISCOVERY BUSINESS CENTER LOCATED IN SPECTRUM 6 (PLANNING AREA 31)

Zoning Administrator Tim Gehrich opened the public hearing at 1:30 p.m.

Katie Berg-Curtis, Kapstone, gave the staff report.

David Baab, Baab & Associates, was available to answer questions.

Zoning Administrator Gehrich closed the public hearing at 1:38 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1396**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00721324-PSS WITH ADMINISTRATIVE RELIEF FOR DISCOVERY BUSINESS CENTER LOCATED AT 32 & 36, 38 & 42, 41 & 43, 46 & 48, 47 & 49 DISCOVERY; 6501 & 6531, 6561 & 6591 IRVINE CENTER DRIVE; 15201 & 15211, 15231-15271, 15420-15480 LAGUNA CANYON ROAD; AND 500 & 530, 510 & 520 TECHNOLOGY DRIVE IN SPECTRUM 6 (PLANNING AREA 31); FILED BY BAAB & ASSOCIATES ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

3. CONDITIONAL USE PERMIT FOR ORIENT RETREAT SPA LOCATED AT 4970 IRVINE BOULEVARD, SUITE 101 IN PLANNING AREA 8 (NORTHWOOD)

Zoning Administrator Gehrich opened the public hearing at 1:39 p.m.

Nancy Huynh, Kapstone, presented the staff report and noted that this item had been reviewed by Public Safety.

Zoning Administrator Gehrich closed the public hearing at 1:43 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1397**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00721195-PCPM) TO OPERATE A MASSAGE ESTABLISHMENT FOR ORIENT RETREAT SPA AT 4970 IRVINE BOULEVARD, SUITE 101 IN PLANNING AREA 8 (NORTHWOOD); FILED BY HERDMAN ARCHITECTURE + DESIGN, INC.

4. CONDITIONAL USE PERMIT FOR A PRIVATELY-OPERATED UTILITY FACILITY LOCATED AT 1672 REYNOLDS AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Gehrich opened the public hearing at 1:44 p.m.

Stephanie Roxas, Associate Planner, presented the staff report.

Collin Ramsey, representing Dudek, was available to answer questions. Mr. Ramsey noted there would be no outside changes made to the building. Regarding hazardous materials, OCFA has reviewed the proposal and will be involved in reviewing tenant improvements and building permits.

Zoning Administrator Gehrich closed the public hearing at 1:47 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1398**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00700550-PCPM) TO ESTABLISH A BATTERY ENERGY STORAGE SYSTEM FACILITY AT 1672 REYNOLDS AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY DUDEK ON BEHALF OF VALENCIA ENERGY STORAGE LLC

5. ADMINISTRATIVE RELIEF FOR A TEMPORARY OFF-SITE PARKING FACILITY SERVING MEDTRONIC NEUROVASCULAR IN PLANNING AREA 35 (SPECTRUM 2)

Zoning Administrator Gehrich opened the public hearing at 1:48 p.m.

Stephanie Roxas, Associate Planner, presented the staff report.

The applicant noted that this would provide closer parking for employees and less travel time for the shuttle busses. Landscaping and lighting requirements were also discussed.

Zoning Administrator Gehrich closed the public hearing at 1:53 p.m.

ACTION: Zoning Administrator Gehrich **adopted RESOLUTION NO. 17-1399**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE,

CALIFORNIA, APPROVING ADMINISTRATIVE RELIEF (00713086-PAR) FOR A TEMPORARY OFF-SITE PARKING FACILITY ON A PORTION OF THE PROPERTY LOCATED AT 14300 ALTON PARKWAY IN PLANNING AREA 35 (SPECTRUM 2); FILED BY R2A

ADJOURNMENT

Zoning Administrator Gehrich adjourned the meeting at 1:51 p.m. to the Regular Meeting on December 13, 2017, at 1:30 p.m., Irvine Civic Center, Council Chamber, One Civic Center Plaza, Irvine, California.



Tim Gehrich, Zoning Administrator

12/13/17

Date