



# MINUTES

## ZONING ADMINISTRATOR REGULAR MEETING

**January 9, 2019**

Conference Room L102  
One Civic Center Plaza  
Irvine, CA 92606

### **CALL TO ORDER**

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

### **ROLL CALL**

Present: Bill Jacobs, Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Tiffany Lin, Assistant Planner; Berg-Curtis, Kapstone; Calvin Mingione, 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 November 28, 2018 Zoning Administrator meeting were approved by Zoning Administrator Jacobs.

Minutes of the December 12, 2018 Zoning Administrator meeting were approved by Zoning Administrator Jacobs.

2. **CONDITIONAL USE PERMIT MODIFICATION (00745085-PCPM, 00771248-PCPM, AND 00771256-PCPM) FOR A MINI-WAREHOUSE AND TRANSFER OF DEVELOPMENT RIGHTS AT 2960, 2965, AND 3125 WARNER AVENUE RESPECTIVELY IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

Zoning Administrator Jacobs reopened the public hearing at 1:30 p.m.

Zoning Administrator Jacobs continued this item to the January 23, 2019 meeting

3. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR EXECUTIVE PARK LOCATED AT 2-9 EXECUTIVE CIRCLE AND 20-38 EXECUTIVE PARK IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Katie Berg-Curtis, Kapstone, gave the staff report and was available to answer questions.

Zoning Administrator Jacobs opened the public hearing at 1:31 p.m.

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

Zoning Administrator Jacobs noted that the signs were either internal to the site or were screened from public view.

Zoning Administrator Jacobs closed the public hearing at 1:35 p.m.

**Adopt RESOLUTION NO. 19-1450 - A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00763608-PSS WITH ADMINISTRATIVE RELIEF FOR EXECUTIVE PARK, LOCATED AT 2-9 EXECUTIVE CIRCLE AND 20-38 EXECUTIVE PARK WITHIN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX), FILED BY DAVID BAAB & ASSOCIATES ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES**

4. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR TARBUT V' TORAH IN TURTLE RIDGE (PLANNING AREA 27)**

Calvin Mingione gave the staff report and was available to answer question

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

Ginger Shulman, LPA, Inc. was available to answer questions.

Zoning Administrator Jacobs noted there would be no visibility from the major right-of-way.

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

**Adopt RESOLUTION NO. 19-1452**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00758688-PSS WITH ADMINISTRATIVE RELIEF FOR TARBUT V' TORAH, LOCATED AT 5 FEDERATION WAY AND 5200 BONITA CANYON DRIVE IN TURTLE RIDGE (PLANNING AREA 27); FILED BY LPA, INC. ON BEHALF OF TARBUT V' TORAH

**5. CONDITIONAL USE PERMIT MODIFICATION FOR THE OASIS COMMUNITY FACILITY AT 2700 ALTON PARKWAY SUITE 237 IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Calvin Mingione, Kapstone, gave the staff report and was available to answer questions.

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

Mr. Adnan Hindiyeh, the applicant, was available to answer questions. Mr. Hindiyeh noted that the number of computers was the only change that was being made.


Zoning Administrator Jacobs noted that the Oasis facility would not be open during peak hours (operating hours would be 10 a.m. - 4 p.m. and 7 p.m., to 2 a.m.) and the parking study noted that there would be no negative impact regarding parking.

Zoning Administrator Jacobs closed the public hearing at 1:60 p.m.

**Adopt RESOLUTION NO. 19-1451**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION 00763610-PPA FOR THE INCREASE IN COMPUTERS AT THE OASIS COMMUNITY FACILITY; LOCATED AT 2700 ALTON PARKWAY SUITE 237 IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY THE OASIS

**ADJOURNMENT**

Zoning Administrator Jacobs adjourned the meeting at 1:46 p.m. to the Regular Meeting on January 23, 2019 at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.

  
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Bill Jacobs, Zoning Administrator

1/23/19  
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Date

