



# MINUTES

## ZONING ADMINISTRATOR REGULAR MEETING

February 13, 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; Katie Berg-Curtis, Kapstone; Alex Hunt, 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

Zoning Administrator Jacobs deferred approval of the minutes of the regular meeting of the Zoning Administrator held on January 23, 2019 to a future Zoning Administrator meeting.

## **PUBLIC HEARINGS**

### **2. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR PARKVIEW CENTER LOCATED AT 5301-5359 UNIVERSITY DRIVE IN PLANNING AREA 20 (UNIVERSITY PARK))**

Zoning Administrator Jacobs opened the public hearing at 1:32 p.m.

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

David Baab, Baab and Associates, the applicant, was available to answer questions. Mr. Baab noted that Parkview Center was built in the 1970's, has always been a unique center, and these changes are in keeping with this Center.

Zoning Administrator Jacobs noted that the size, compatibility, and flexibility of signage improve the wayfinding in this unique center.

Zoning Administrator Jacobs closed the public hearing at 1:39 p.m.

**ACTION:** Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1458 - A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00757133-PSS WITH ADMINISTRATIVE RELIEF FOR PARKVIEW CENTER, LOCATED AT 5301-5359 UNIVERSITY DRIVE WITHIN PLANNING AREA 20 (UNIVERSITY PARK), FILED BY DAVID BAAB & ASSOCIATES ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES**

### **3. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR ELEMENTS LOCATED AT 1000 ELEMENTS WAY IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

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

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

The applicant, Ann Marie Kane, Garden Communities, was available to answer questions

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

Zoning Administrator Jacobs noted that the vertical signage, a relatively new sign design, is consistent in size with vertical signs along Jamboree and that

increasing the size of the monument sign is in keeping with the size of the project.

**ACTION:** Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1459** - A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00761583-PSS WITH ADMINISTRATIVE RELIEF FOR ELEMENTS, LOCATED AT 1000 ELEMENTS WAY WITHIN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX), FILED BY GARDEN COMMUNITIES

4. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR SKYLOFT APARTMENTS LOCATED AT 2700 MAIN STREET IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

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

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

The applicant, Stephen Kelly, Clear Sign & Design, Inc. was available to answer questions.

Zoning Administrator Jacobs closed the public hearing at 1:48 p.m.

Zoning Administrator Jacobs noted that the size of the project warrants two separate monument signs as there are two separate entrances which are not connected.

**ACTION:** Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1460** - A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00766929-PSS WITH ADMINISTRATIVE RELIEF FOR SKYLOFT APARTMENTS, LOCATED AT 2700 MAIN STREET WITHIN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX), FILED BY CLEAR SIGN & DESIGN, INC.

5. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR CYPRESS VILLAGE SHOPPING CENTER IN NORTHWOOD (PLANNING AREA 8)**

Zoning Administrator Jacobs opened the public hearing at 1:49 p.m.

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

David Baab, Baab and Associates, was available to answer questions and went over the signage changes.

Zoning Administrator Jacobs closed the public hearing at 1:55 p.m.

**ACTION:** Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1461**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00769841-PSS WITH ADMINISTRATIVE RELIEF FOR CYPRESS VILLAGE SHOPPING CENTER, LOCATED AT 14001-14271 JEFFREY ROAD IN NORTHWOOD (PLANNING AREA 8); FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

**6. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR EASTER SEALS IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Zoning Administrator Jacobs opened the public hearing at 1:55 p.m.

Alex Hunt, Kapstone, presented the staff report and was available to answer questions.

Mr. Mark Flory, Easter Seals, was available to answer questions.

Zoning Administrator Jacobs closed the public hearing at 1:57 p.m.

**ACTION:** Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1462**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00773516-PSS WITH ADMINISTRATIVE RELIEF FOR EASTER SEALS, LOCATED AT 1063 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY SIGN CONCEPTS ON BEHALF OF EASTER SEALS

**ADJOURNMENT**

Zoning Administrator Jacobs adjourned the meeting at 1:58 p.m. to the Regular Meeting on February 27, 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

2/28/19  
Date