



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

January 23, 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; 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 approved the minutes of the regular meeting of the Zoning Administrator held on January 9, 2019.

PUBLIC HEARINGS

2. SIGN PROGRAM MODIFICATION (00765903-PSS) WITH ADMINISTRATIVE RELIEF FOR THE PARK PLACE RETAIL CENTER IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)

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

Alex Hunt, Kapstone, presented the staff report.

Austin Evelo, JB3D, the applicant, was available to answer questions.

Zoning Administrator Jacobs closed the public hearing at 1:33 p. m.

Zoning Administrator Jacobs noted that the table in the staff report needed to be revised to note the change in the increased number of wall signs on the same frontage for which Administrative Request in being requested.

ACTION: Zoning Administrator Jacobs adopted **RESOLUTION NO. 19-1457**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00765903-PSS WITH ADMINISTRATIVE RELIEF FOR THE PARK PLACE RETAIL CENTER IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY JB3D ON BEHALF OF LBA REALTY17-1372

As amended

3. SIGN PROGRAM WITH ADMINISTRATIVE RELIEF FOR 9740 AND 9750 IRVINE BOULEVARD IN IRVINE SPECTRUM 2 (PLANNING AREA 35)

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

Calvin Mingione, Kapstone, presented the staff report

Austin Evelo, JB3D, the applicant, was available to answer questions

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

Zoning Administrator Jacobs noted that this was a very large site and set back from the right-of way and this would provide needed wayfinding for the site.

ACTION: Zoning Administrator Jacobs adopted **RESOLUTION NO. 19-1456** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00759145-PSS WITH ADMINISTRATIVE RELIEF FOR 9740 AND 9750 IRVINE BOULEVARD IN

IRVINE SPECTRUM 2 (PLANNING AREA 35); FILED BY JB3D ON BEHALF OF LBA REALTY

4. **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 1:39 p.m.

Tiffany Lin, Associate Planner, presented the staff report

Pete Pirzadeh, Pirzadeh and Associates, and Jeff Davis, Irvine Company, were available to answer questions. Mr. Pirzadeh gave a history of the area and noted that it was and is zoned General Industrial. Mr. Davis also spoke on the process and that the applicant has met with the residents and agreement was reached on a number of issues which included changing the closing hours from 10 p.m. to 7 p.m. The applicant is aware of the additional concerns of the surrounding residents and is reaching out to them to address their concerns. The following residents spoke on this item:

- . David B. Coulter
- Marcy Garrett
- Sherri Orr
- Jeffrey Fuller

Zoning Administrator Jacobs closed the public hearing at 2:25 p.m.

Joel Belding, Principal Planner confirmed the Zoning Administrator has authority to approve Transfer of Development Rights (TDR) for items subject to Zoning Administrator approval and confirmed that TDR's proposed for this project were occurring within the same Traffic Analysis Zone (TAZ)

Zoning Administrator Jacobs reviewed the required findings for approval and noted the project was-consistent with all applicable development standards. Zoning Administrator noted that the applicant has the ability to appeal this item to the Planning Commission within 15 days of the hearing.

ACTION: Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1453** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION 00745085-PCPM FOR A MINI-WAREHOUSE AT 2960 WARNER AND TRANSFER OF DEVELOPMENT RIGHTS FROM 2960 WARNER TO 2965 WARNER AND FROM 2960 WARNER TO 3125 WARNER IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36).

ACTION: Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1454** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION 00771248-PCPM FOR A MINI-WAREHOUSE AT 2965 WARNER AND A TRANSFER OF DEVELOPMENT RIGHTS FROM 2960 WARNER TO 2965 WARNER IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36).

ACTION: Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1455** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION 00771256-PCPM FOR A MINI-WAREHOUSE AT 3125 WARNER AND A TRANSFER OF DEVELOPMENT RIGHTS FROM 2960 WARNER TO 3125 WARNER AND FROM 2815 WARNER TO 3125 WARNER IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36).

With the addition that all facilities would close at 7 p.m. not 10 p.m.

ADJOURNMENT

Zoning Administrator Jacobs adjourned the meeting at 2:26 p.m. to the Regular Meeting on February 13, 2019, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Bill Jacobs, Zoning Administrator

3/14/19

Date