



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

APRIL 10, 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; Stephanie Frady, Senior Planner; Ann Wu, Senior Planner; Katie Berg-Curtis, 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 March 27, 2019.

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT WITH ADMINISTRATIVE RELIEF FOR THE CONVERSION OF AN OFFICE/INDUSTRIAL BUILDING TO MEDICAL/DENTAL OFFICE USE, INCLUDING A TRANSFER OF DEVELOPMENT RIGHTS AND ADMINISTRATIVE RELIEF FOR PARKING, LOCATED IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

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

Stephanie Frady, Senior Planner, presented the staff report and was available to answer questions

Pam Sapetto, Sapetto Real Estate, representing the applicant Serene Dental Center, was available to answer questions and to explain vehicle lifts and the way that they could be utilized in future IBC development. These lifts would only be used by employees. Ali Mansouri, the applicant, noted that there would be a mechanic on duty at all times.

Zoning Administrator Jacobs asked if there was any non-residential tandem parking anywhere else in the City; and expressed concern about mechanical issues and that this may set a precedence for tandem parking. Zoning Administrator asked that a condition be added that the 320 square foot mechanical/ storage space would only be used for storage.

Zoning Administrator Jacobs closed the public hearing at 148 p.m.

ACTION: Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1471**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00766273-PCPM FOR THE CONVERSION OF A 14,540 SQUARE FOOT OFFICE/INDUSTRIAL BUILDING TO 10,860 SQUARE FEET OF MEDICAL/DENTAL OFFICE USE, WITH A TRANSFER OF DEVELOPMENT RIGHTS AND ADMINISTRATIVE RELIEF FROM PARKING STANDARDS, LOCATED AT 16812 HALE AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY SERENE DENTAL CENTER

As amended to add a condition that stated only medical/storage use was permitted in the 320 square feet space and that tandem parking was to be considered as a pilot project, and not a broad acceptance or precedent setting.

3. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR AUTONATION TOYOTA IN PLANNING AREA 34 (IRVINE SPECTRUM 5)**

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

Stephanie Frady, Senior Planner, presented the staff report and was available to answer questions.

The applicant was not present.

David Baab, Baab & Associates, representing Irvine Company, spoke on the item. Autonation is subject to Irvine Company CC&Rs and there has been some inconsistencies with their signage, such as the painted sign on the side of a building, which is not permitted. Mr. Baab also requested that the signage read "Irvine Auto Center."

Zoning Administrator Jacobs noted that this request would be noted when the Zoning Ordinance is updated.

Zoning Administrator Jacobs closed the public hearing at 1:56 p.m.

ACTION: Zoning Administrator Jacobs adopted **RESOLUTION NO. 19-1470, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00773486-PSS WITH ADMINISTRATIVE RELIEF FOR AUTONATION TOYOTA, LOCATED AT 9101 RESEARCH DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5); FILED BY PREMIER SIGN SERVICE, INC. ON BEHALF OF IRVINE IMPORTS INC.**

As amended that the applicant remove the painted signage from the wall.

4 SIGN PROGRAM WITH ADMINISTRATIVE RELIEF FOR WOODBRIDGE PINES LOCATED AT 115 PINESTONE IN PLANNING AREA 15 (WOODBRIDGE)

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

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

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

Zoning Administrator Jacobs closed the public hearing at 2:02 p.m.

ACTION: Zoning Administrator Jacobs adopted **RESOLUTION NO. 19-1467, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00774555-PSS WITH ADMINISTRATIVE RELIEF FOR WOODBRIDGE PINES, LOCATED AT 115 PINESTONE IN PLANNING AREA 15 (WOODBRIDGE), FILED BY BAAB &**

ASSOCIATES ON BEHALF OF IRVINE COMPANY, APARTMENT DEVELOPMENT

5. **CONDITIONAL USE PERMIT FOR A NEW MASSAGE ESTABLISHMENT, THAI BODY WORKS, AT 2222 MICHELSON DRIVE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Zoning Administrator Jacobs opened the public hearing at 2:02 p.m.

Ann Wu, Senior Planner, presented the staff report and was available to answer questions.

The applicant, George Sanfilippo, VeWinn JWA Irvine, was available to answer questions.

Zoning Administrator Jacobs closed the public hearing at 2:06 p.m.

ACTION: Zoning Administrator Jacobs **adopted RESOLUTION NO. 19-1469**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00769083-PCPU TO ALLOW A MASSAGE ESTABLISHMENT AT 2222 MICHELSON DRIVE, SUITE 238, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY GEORGE SANFILIPPO, VEWINN INC. DBA THAI BODY WORKS JWA IRVINE

ADJOURNMENT

Zoning Administrator Jacobs adjourned the meeting at 2:06 p.m. to the Regular Meeting on April 24, 2019, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Bill Jacobs, Zoning Administrator

4/24/19

Date