



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

JULY 24, 2019

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

CALL TO ORDER

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

ROLL CALL

Present: Stephen Higa, Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Stephanie Frady, Senior Planner; Ann Wu, Senior Planner; Hope Duran, Assistant Planner; Katie Berg-Curtis, Kapstone; Lisa Thai, Supervising Transportation Analyst; Karen Urman, Senior Transportation Analyst; Farideh Lyons, Senior Transportation Analyst; Beth Hanson, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Higa approved the minutes of the regular meeting of the Zoning Administrator held on June 26, 2019.

PUBLIC HEARINGS

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

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

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

David Baab, Baab and Associates, representing the applicant, Irvine Company Office Properties, was available to answer questions.

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

ACTION: Zoning Administrator Higa adopted **RESOLUTION No.19-1476** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00784649-PSS WITH ADMINISTRATIVE RELIEF FOR VENTURE 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

3. CONDITIONAL USE PERMIT MODIFICATION TO ADD A NEW SURFACE PARKING LOT, PEDESTRIAN CROSSING ON JERONIMO, AND AN ADDITIONAL SCHOOL BUILDING WITH A MODIFICATION TO THE CAMPUS SIGN PROGRAM FOR THE CHAPMAN UNIVERSITY HEALTH SCIENCE GRADUATE CAMPUS IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

ACTION: No action taken. Zoning Administrator Higa felt that this item should be heard by the Planning Commission at the earliest possible meeting.

4. MODIFICATION WITH ADMINISTRATIVE RELIEF TO THE IRVINE SPECTRUM SIGN PROGRAM, FOR SPECIFIED IRVINE COMPANY OFFICE AND INDUSTRIAL PROPERTIES LOCATED IN PLANNING AREAS 12, 13, 31, 32, 33, 34 and 35

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

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

The applicant, David Baab, Baab & Associates, representing Irvine Company Office Properties, was available to answer questions.

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

ACTION: Zoning Administrator Higa **adopted RESOLUTION NO. 19-1481**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MODIFICATION 00780030-PSS WITH ADMINISTRATIVE RELIEF TO THE IRVINE SPECTRUM SIGN PROGRAM FOR SPECIFIED IRVINE COMPANY OFFICE AND INDUSTRIAL PROPERTIES LOCATED IN PLANNING AREAS 12, 13, 31, 32, 33, 34 and 35; FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

5. CONDITIONAL USE PERMIT FOR THE CONVERSION OF 100,000 SQUARE FEET OF OFFICE SPACE TO MEDICAL OFFICE AT THE INTERSECT OFFICE COMPLEX, LOCATED IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Hope Duran, Assistant Planner, presented the staff report and was available to answer questions.

Zoning Administrator Higa opened the public hearing at 1:52 p.m.

Pete Pirzadeh, representing the applicant, Hines, noted that the applicant has updated the site to be more inviting to potential lease holders by updating the site landscaping with the addition of more draught tolerant plants, additional food amenities, and ride sharing options available to potential lease holders.

Zoning administrator Higa asked how any offices were leased and if there was sufficient parking.

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

ACTION: Zoning Administrator Higa **adopted RESOLUTION NO. 19-1479**, A ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00777287-PCPM FOR THE CONVERSION OF 100,000 SQUARE FEET OF OFFICE USE TO MEDICAL OFFICE USE AT THE INTERSECT OFFICE COMPLEX, LOCATED AT 17875 & 17877 VON KARMAN AND 17838 & 17872 GILLETTE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY PIRZADEH AND ASSOCIATES ON BEHALF OF HINES

6. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR HARVARD PLACE IN WESTPARK (PLANNING AREA 14)

Hope Duran, Assistant Planner, presented the staff report, noted there was an errata sheet, and was available to answer questions.

Zoning Administrator Higa opened the public hearing at 1:59 p.m.

The applicant, David Baab, Baab & Associates, representing Irvine Company Retail Properties, was available to answer questions. Mr. Baab noted this shopping center was unique as it was located between commercial and residential properties.

Zoning Administrator Higa noted that the errata sheet, which expressed concern regarding the amount of existing light the shopping center currently gives off, has been forwarded to the applicant.

Zoning Administrator Higa closed the public hearing at 2:01 p.m.

ACTION: Zoning Administrator Higa **adopted RESOLUTION NO. 19-1480** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00785914-PSS WITH ADMINISTRATIVE RELIEF FOR HARVARD PLACE, LOCATED AT 17575-17675 HARVARD AND 3050-3090 MAIN IN WESTPARK (PLANNING AREA 14); FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

7. **ADMINISTRATIVE RELIEF 00788704-PAR FOR AN INCREASE IN HEIGHT OF THE EXISTING SECURITY FENCE AND GATE ALONG THE MICHELSON FRONTAGE AT 3880 & 3900 MICHELSON DRIVE IN PLANNING AREA 19 (RANCHO SAN JOAQUIN)**

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

Zoning Administrator Higa opened the public hearing at 2:05 p.m.

The applicant, Warren Morten, on behalf of Beth Jacob Congregation, gave the background behind the request for a higher security fence. The architect, and member of the church, Abraham Sax, spoke on the fencing and alternative solutions and the reasons for the use of mesh fencing.

Discussion included the reasons why alternative solutions would not work. Fencing would be screened by landscaping; currently the fencing is not all screened by plants. Various mesh openings were discussed.

Zoning Administrator Higa closed the public hearing at 2:24 p.m.

ACTION: Zoning Administrator Higa **adopted RESOLUTION NO. 19-1483**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING ADMINISTRATIVE RELIEF 00788704-PAR FOR AN INCREASE IN HEIGHT OF THE EXISTING SECURITY FENCE AND GATE ALONG THE

MICHELSON FRONTAGE AT BETH JACOB CONGREGATION AT 3880 & 3900
MICHELSON DRIVE IN PLANNING AREA 19 (RANCHO SAN JOAQUIN);
FILED BY BETH JACOB CONGREGATION

As amended to add a condition of approval for additional landscaping along the frontage, particularly at the handicap accessible ramp into the site, at a minimum height of 6 feet, and to add a condition of approval to change the top mesh to stranded metal mesh painted the same color as the fence.

ADJOURNMENT

Zoning Administrator Higa adjourned the meeting at 2:25 p.m. to the Regular Meeting on August 14, 2019, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Stephen Higa, Zoning Administrator



Date

