



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

March 13, 2013

Irvine Civic Center
One Civic Center Plaza
Community Development Department
Conference Room L102
Irvine, California

CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on March 13, 2013, in Conference Room L102, One Civic Center Plaza, Irvine, California; Associate Zoning Administrator Tim Gehrich, presiding.

ADDITIONS AND DELETIONS

There were none.

PUBLIC COMMENTS

There were no public comments.

BUSINESS

1. APPROVAL OF COMMITTEE MINUTES

RECOMMENDED ACTION:

- 1) Approved the Minutes of a regular meeting of the Zoning Administrator held on February 27, 2013.
- 2) Deferred approval of the Minutes of a regular meeting of the Zoning Administrator held on February 13, 2013.
- 3) Deferred approval of the Minutes of a regular meeting of the Zoning Administrator held on April 25, 2012.

- 4) Deferred approval of the Minutes of a regular meeting of the Zoning Administrator held on July 13, 2011.

PUBLIC HEARING(S)

2. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE QUAIL HILL SHOPPING CENTER LOCATED IN QUAIL HILL (PLANNING AREA 17)

Associate Zoning Administrator Gehrich re-opened the public hearing.

Christina Rahmani, Associate Planner, presented the staff report.

David Baab, Baab & Associates representing Irvine Company, was present and available to answer questions. David Baab also requested to speak on the Sign Program Modification designed for the Quail Hill Shopping Center.

Associate Zoning Administrator Gehrich closed the public hearing.

ACTION: Associate Zoning Administrator Gehrich moved to approve Zoning Resolution No. 13-1173, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1173 entitled: A RESOLUTION OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00560155-PSS) WITH ADMINISTRATIVE RELIEF (00562075-PAR) FOR QUAIL HILL SHOPPING CENTER LOCATED AT 6501 THROUGH 6875 QUAIL HILL PARKWAY IN PLANNING AREA 17; FILED BY BAAB AND ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

3. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR A "TYPE 21" (OFF-SALE BEER, WINE, AND LIQUOR) ALCOHOLIC BEVERAGE CONTROL LICENSE FOR THE WAL-MART STORE IN THE ALTON MARKETPLACE IN THE IRVINE TECHNOLOGY CENTER (PLANNING AREA 32)

Associate Zoning Administrator Gehrich opened the public hearing.

Christina Rahmani, Associate Planner, presented the staff report.

John Hughes, Sulfand Mehta, and John Thorson, all representing Wal-Mart, were available to answer questions.

Blake Windal, representing Irvine Company, was available to answer questions.

Tracy Owens of Gresham, Savage, Nolan & Tildan legal firm representing Wal-Mart Stores, Inc., was available to answer questions. Tracy also requested to speak on the "Type 21" License request for Wal-Mart.

Associate Zoning Administrator Gehrich requested public comments.

Associate Zoning Administrator Gehrich closed the public hearing.

ACTION: Associate Zoning Administrator Gehrich moved to approve Zoning Resolution No. 13-1174, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1174 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE FINDING THAT A "TYPE 21" OFF-SALE BEER, WINE AND LIQUOR ALCOHOLIC BEVERAGE CONTROL LICENSE (00558583-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR THE WAL-MART STORE LOCATED WITHIN THE ALTON MARKETPLACE AT 71 TECHNOLOGY DRIVE WEST IN IRVINE TECHNOLOGY CENTER (PLANNING AREA 32)

4. CONDITIONAL USE PERMIT TO OPERATE A MASSAGE ESTABLISHMENT IN PARK PLACE LOCATED IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)

Associate Zoning Administrator Gehrich opened the public hearing.

Justin Equina, Assistant Planner, presented the staff report.

Stephen Karson, Massage Envy applicant, was available to answer questions.

Cris Gaiennie, Public Safety at City of Irvine, was available to answer questions.

Melissa Chao, Senior Planner, was available to answer questions.

Associate Zoning Administrator Gehrich requested public comments.

Associate Zoning Administrator Gehrich closed the public hearing.

ACTION: Associate Zoning Administrator Gehrich moved to approve Zoning Resolution No. 13-1175, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1175 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00561082-PCPM) TO OPERATE A MASSAGE ESTABLISHMENT IN PARK PLACE LOCATED AT 2967 MICHELSON, SUITE M IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)

ADJOURNMENT

The Associate Zoning Administrator adjourned the meeting at 1:55 p.m., to a regular meeting, March 27, 2013, 1:30 p.m., City of Irvine City Hall, Conference Room L102 located at Irvine City Hall, One Civic Center Plaza, Irvine, California.



ASSOCIATE ZONING ADMINISTRATOR

3/27/13

Date