



AGENDA

ZONING ADMINISTRATOR REGULAR MEETING

**October 28, 2026
1:30 PM**

**Conference Room L-102
1 Civic Center Plaza
Irvine, CA 92606**

**PARTICIPATION VIA ZOOM
MEETING ID: 165-799-7125
PASSCODE: 750934**

**WEBSITE: zoom.us/join
TELEPHONE: 669-254-5252
or 669-216-1590**

To participate virtually, visit zoom.us/join using any web browser, or the Zoom app on smartphones or tablets, and enter the Meeting ID and Passcode noted above. To participate by telephone, dial one of the two numbers listed above and enter the same Meeting ID and Passcode. For technical assistance before or during the meeting, call 949-724-6078.

CALL TO ORDER

STAFF REPORTS

ZONING ADMINISTRATOR REPORTS

ADDITIONS, DELETIONS, AND REORDERING

Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Zoning Administrator meeting.

PUBLIC COMMENTS - NON-AGENDIZED ITEMS

Any member of the public may address the Zoning Administrator on items within the Zoning Administrator's subject matter jurisdiction but which are not listed on this agenda. If 20 or fewer requests to provide public comments are submitted, each speaker shall be limited to three minutes. If between 21 and 30 speakers submit public comments, each speaker shall be limited to two minutes. If more than 30 speakers submit public comments, each speaker shall be limited to 90 seconds. The time limit per speaker shall be established based on the number of requests to speak submitted to the Recording Secretary. Requests to speak submitted after the Recording Secretary announces the number of requests shall receive 90 seconds. These time limits may be shortened or extended, or a cumulative limit on the time for all public speakers may be imposed, at the discretion of the Zoning Administrator.

PUBLIC HEARINGS

Those wishing to address the Zoning Administrator during the Public Hearing are requested to complete a Request to Speak form and provide it to the Recording Secretary prior to the hearing. If 10 or fewer requests to provide public comments are submitted, each speaker shall be limited to three (3) minutes. If between 11 and 15 speakers submit requests to speak, each speaker shall be limited to two (2) minutes. If 16 or more requests to speak are submitted, each speaker shall be limited to 90 seconds. The time limit per speaker shall be established based on the number of requests to speak submitted to the Recording Secretary. Requests to speak submitted after the Recording Secretary announces the number of requests shall receive 90 seconds. These time limits may be shortened or extended, or a cumulative limit on the time for all public speakers may be imposed, at the discretion of the Zoning Administrator.

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation. Any matter not noted for continuance, will be posted separately.

1. CONDITIONAL USE PERMIT FOR MARINERS CHURCH NORTH-EAST IRVINE WITH ADMINISTRATIVE RELIEF FOR OFF-SITE PARKING AT 9500 TOLEDO WAY IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

RECOMMENDED ACTION:

- 1) Conduct the public hearing.
- 2) Adopt RESOLUTION NO. 26-1660 - A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00985810-PCPM FOR MARINERS CHURCH NORTH-EAST IRVINE WITH ADMINISTRATIVE RELIEF FOR OFF-SITE PARKING, LOCATED AT 9500 TOLEDO WAY IN PLANNING AREA 35 (IRVINE SPECTRUM 2); FILED BY BLAKE CRANE, ON BEHALF OF MARINERS CHURCH

2. MODIFICATION TO THE DISCOVERY PARK SIGN PROGRAM WITH ADMINISTRATIVE RELIEF IN PLANNING AREA 31 (IRVINE SPECTRUM 6)

RECOMMENDED ACTION:

- 1) Conduct the public hearing.
- 2) Adopt RESOLUTION NO. 26-1656 – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MODIFICATION 00984121-PSS TO THE DISCOVERY PARK SIGN PROGRAM WITH ADMINISTRATIVE RELIEF FROM SIGN STANDARDS, FOR PROPERTIES ADDRESSED AS 20-49 DISCOVERY; 1-6 INSPIRATION; 6501-

6591 IRVINE CENTER DRIVE; 15201, 15211, AND 15231-15555 LAGUNA CANYON; AND 500-525 TECHNOLOGY DRIVE WITH IN PLANNING AREA 31 (IRVINE SPECTRUM 6); FILED BY BAAB & ASSOCIATES INC., ON BEHALF OF DISCOVERY BUSINESS CENTER LLC

3. FINDING OF PUBLIC CONVENIENCE FOR A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL LICENSE FOR SUPER IRVINE AT 5331 UNIVERSITY DRIVE IN PLANNING AREA 20 (UNIVERSITY PARK)

RECOMMENDED ACTION:

- 1) Conduct the public hearing.
- 2) Adopt RESOLUTION NO. 26-1659 - A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, FINDING THAT A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL LICENSE (FILE NO. 00988924-PABC) PROVIDES A PUBLIC CONVENIENCE FOR SUPER IRVINE, LOCATED AT 5331 UNIVERSITY DRIVE IN PLANNING AREA 20 (UNIVERSITY PARK); FILED BY ANAHITA ARIARAD, ON BEHALF OF SUPER IRVINE

ZONING ADMINISTRATOR BUSINESS

Public comments on Zoning Administrator Business Items will be heard at the time the matters are considered. If 10 or fewer requests to speak are submitted, each speaker shall be limited to three (3) minutes per item. If between 11 and 15 speakers submit requests to speak, each speaker shall be limited to two (2) minutes per item. If 16 or more requests to speak are submitted, each speaker shall be limited to 90 seconds per item. The time limit per speaker shall be established based on the number of requests to speak announced by the Recording Secretary. Requests to speak submitted after the Recording Secretary announces the number of requests to speak shall receive 90 seconds. These time limits may be shortened or extended, or a cumulative limit on the time for all public speakers may be imposed, at the discretion of the Zoning Administrator.

4. MINUTES - 10-14-26

RECOMMENDED ACTION:

Adopt the minutes of the regular meeting of the Subdivision Committee meeting held October 14, 2026.

ADJOURNMENT

NOTICE TO THE PUBLIC

The Agenda may also be accessed through the City's Web page at cityofirvine.gov/zoningadministrator.

IRVINE ZONING ADMINISTRATOR GENERAL INFORMATION

The City of Irvine Zoning Administrator is appointed by the City Council. Regular meetings of the Zoning Administrator are held on the second and fourth Wednesday of each month at 1:30 p.m. in Conference Room L102 of the Irvine City Hall located at One Civic Center Plaza.

RESPONSIBILITY

The Zoning Administrator is the City official responsible for determining whether a proposed project complies with the requirements and intent of the Zoning Ordinance. The Zoning Administrator has the authority to approve, approve with conditions or modifications, or deny various discretionary applications, all of which require a public hearing. The Zoning Administrator may request that certain applications be reviewed and acted upon by the Planning Commission.

Staff reports are available in the Community Development Department for public review and copying. Please call the Zoning Administrator support staff at 949-724-6465 for assistance or any additional information.

HEARING PROCEDURES

For each hearing item on the agenda, the Zoning Administrator will open the public hearing and receive the staff report. After asking any questions of staff, the Zoning Administrator will invite interested parties, including the project applicant, to present testimony. There is a three-minute time limit to address the Zoning Administrator with your comments. Following his/her own comments, the Zoning Administrator will close the public hearing or continue the project to the next hearing if additional information is required. If the hearing is closed, the Zoning Administrator will adopt a resolution approving or denying the project. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Speaker's Form/Request to Speak: If you would like to address the Zoning Administrator on a scheduled agenda item, please complete the Request to Speak Form. Speaker's Forms are located on the table at the entrance to the Conference Room. Please identify on the card your name and the item on which you would like to speak and return to the Recording Secretary. The Request to Speak Form assists the Zoning Administrator in ensuring that all persons wishing to address the Zoning Administrator are recognized. It also ensures the accurate identification of meeting participants in the Zoning Administrator minutes. Your name will be called at the time the matter is heard by the Zoning Administrator. City policy is to limit public testimony to up to three minutes per speaker depending on relevant circumstances (unless the time limit is extended by the Zoning Administrator), which includes the presentation of electronic or audio visual information. Speakers may not yield their time to other persons.

Please take notice that the order of scheduled agenda items below and/or the time they are actually heard, considered and decided may be modified by the Zoning Administrator during the course of the meeting, so please stay alert.

APPEALS

Zoning Administrator decisions may be appealed to the Planning Commission in accordance with Chapter 2.5 of the Irvine Zoning Ordinance.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats and any requests for disability-related accommodations to facilitate meeting attendance or participation may be made by contacting the Community Development Department at 949-724-6465. Notification three (3) business days prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. Additionally, assisted listening devices are available at the meeting (28 CFR 35. 102-35. 104 ADA Title II).

COMMUNICATION AND ELECTRONIC DEVICES

To minimize distractions, please be sure all personal communication and electronic devices are turned off or on silent mode.

MEETING SCHEDULE

Regular meetings of the Zoning Administrator are held on the second and fourth Wednesdays of each month at 1:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Irvine Police Department
- Main Entrance of City Hall
- Lakeview Senior Center, 20 Lake Rd
- Northwood Community Center, 4521 Bryan Ave
- Rancho Senior Center, 3 Ethel Coplen Way
- William Woollett Jr. Aquatics Center, 4601 Walnut Ave
- City's web page at cityofirvine.gov/zoningadministrator

I hereby certify that the agenda for the Zoning Administrator meeting was posted in accordance with law at the main entrance of City Hall, 1 Civic Center Plaza, Irvine, California on Tuesday, October 20, 2026 by 5:30 p.m. as well as on the City's web page.

Dated: 10/20/26



Recording Secretary