

MINUTES PLANNING COMMISSION REGULAR MEETING June 21, 2012

City Council Chamber
One Civic Center Plaza

ROLL CALL 5:34 P.M.

Present

COMMISSIONER:

KUO

COMMISSIONER:

SHELDON

VICE CHAIR

GAIDO

CHAIR:

NEUDORF

Absent

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COMMISSIONER:

PIERSON

Also present were Eric Tolles, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Stephen Higa, Principal Planner; Bill Jacobs, Principal Planner; Jeff Melching, Deputy City Attorney; and Beth Hanson, Recording Secretary.

ADDITIONS AND DELETIONS TO THE AGENDA

INTRODUCTIONS

PUBLIC COMMENTS

COMMISSION BUSINESS

1. Chair Neudorf discussed limiting the use of cell phones at the dais to emergency use only and the commissioners agreed.

2. APPROVAL OF MINUTES

ACTION: It was moved by Vice Chair Gaido, seconded by Commissioner Sheldon and unanimously approved by those present to:

Approve the minutes of a regular Planning Commission Meeting of June 7, 2012.

As amended to include an additional air quality health concern to the discussion concerning the General Plan Amendment and Zone Change for lots 105 and 107/108 in Planning Area 33.

3. IRVINE BUSINESS COMPLEX TRANSPORTATION AND INFRASTRUCTURE DEVELOPMENT FEES UPDATE

Lisa Thai, Senior Transportation Analyst, gave the staff presentation.

Discussion included: 1) the applicability of the fees to new development or redevelopment and when the fees were collected; and 2) why there is a difference between IBC fees paid by a hotel compared to an extended-stay hotel.

PUBLIC HEARINGS

4. EQUITY RESIDENTIAL DEVELOPMENT LOCATED AT 16931 MILLIKAN IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Chair Neudorf opened the public hearing at 5:42 p.m.

Joel Belding, Senior Planner, gave the staff presentation.

Discussion included: 1) enhancements to the facade treatment on the west side of the parking structure to improve both the aesthetic appearance of the structure as viewed from Alton Parkway as well as the pedestrian experience once a walkway is created along this edge; 2) the location of the "main entrance/lobby area" as in relation to the corner of Alton and Millikan; 3) the assigned schools in the Tustin Unified School District to service this project; 4) the amount of natural light into the units, especially corner units fronting the interior court; and 5) the possibility of "unbundling" parking spaces from the individual units due to concerns that abundant parking makes people less likely to walk and use transit and contributes to more traffic.

The following spoke on the project:

• Tim Strader, Jr., Starpointe Ventures, representing the applicant, Equity Residential gave a brief project history. He also addressed the issue of unbundling parking spaces from the rental of units by stating in urban areas unbundling works. However, for this project unbundling will not provide the necessary rents to cover the cost of construction since the anticipated rental rates reflect the cost to construct the units and the parking spaces. Mr. Strader did indicate his willingness to discuss parking space reductions for future projects.

- Vince Chupka, Humphrey's and Partners Architects, addressed the façade treatment and the future pedestrian connection on the west side of the parking structure; and the concern related to the lack of natural light, especially in the bedrooms of corner units.
- Dustin Smith, Equity Partners the applicant, thanked the Planning Commission for considering the project. Mr. Smith agreed to a condition regarding adding a two-story high architectural element to the western face of the parking structure to enhance the aesthetics of the structure and the pedestrian experience along this edge of the building.

Chair Neudorf closed the public hearing at 6:15 p.m.

ACTION: It was moved by Vice Chair Gaido, seconded by Commissioner Sheldon and unanimously approved by those present to:

1) Adopt RESOLUTION NO. 12-3168 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00533278-PCPU INCLUDING A TRANSFER OF DEVELOPMENT RIGHTS AND AN AFFORDABLE HOUSING PLAN FOR THE DEVELOPMENT OF 190 ATTACHED RESIDENTIAL UNITS LOCATED AT NORTHWEST CORNER OF MILLIKAN AND ALTON PARKWAY; PLANNING AREA 36; FILED BY EQUITY RESIDENTIAL

As amended with the addition of the following condition: Prior to the issuance of building permits the applicant shall submit and the Director of Community Development shall have approved a concept plan for the west building elevation that incorporates a two-story high architectural element to help screen and soften the appearance of the parking structure along the western building elevation.

ACTION: It was moved by Vice Chair Gaido, seconded by Commissioner Sheldon and unanimously approved by those present to:

2) Adopt RESOLUTION NO. 12-3169 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING PARK PLAN 00533279-PPP WITHIN THE 5.1 IBC MULTI-USE ZONING DISTRICT WITH URBAN NEIGHBORHOOD OVERLAY IN PLANNING AREA 36; FILED BY EQUITY RESIDENTIAL

ADJOURNMENT –6:18 p.m., Thursday, June 21, 2012 to a Regular Planning Commission Meeting on July 19, 2012 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved:

CHAIR

DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT