



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
July 19, 2012  
City Council Chamber  
One Civic Center Plaza**

**ROLL CALL 5:30 P.M.**

Present	5	COMMISSIONER:	KUO*
		COMMISSIONER:	PIERSON
		COMMISSIONER:	SHELDON
		VICE CHAIR:	GAIDO
		CHAIR:	NEUDORF

\*Commissioner Kuo arrived at 5:34 p.m.

Also present were Eric Tolles, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Stephen Higa, Principal Planner; Ajit Thind, Rutan and Tucker; and Beth Hanson, Recording Secretary.

**ADDITIONS AND DELETIONS TO THE AGENDA**

**INTRODUCTIONS**

**PUBLIC COMMENTS**

**COMMISSION BUSINESS**

**1. APPROVAL OF MINUTES**

**ACTION:** It was moved by Commissioner Sheldon, seconded by Vice Chair Gaido to:

Approve the minutes of a regular Planning Commission Meeting of June 21, 2012.

**Motion carried by the following vote:**

**AYES:** 3 Commissioner Gaido, Sheldon, Neudorf

**ABSENT:** 1 Commissioner Kuo

**ABSTAIN: 1 Commissioner Pierson**

**PUBLIC HEARINGS**

**2. VESTING TENTATIVE TRACT MAP 17447 (00538060-PTT) AND MASTER PLAN (00538054-PMP) IN STONEGATE (PLANNING AREA 9B)**

Chair Neudorf opened the public hearing at 5:34 p.m.

Justin Aquina, Assistant Planer, gave the staff presentation.

Discussion included the possibility of adding a pedestrian connection at the northwest corner of the subdivision near the intersection of Crested Bird and Ovation to improve access to the neighborhood park.

Jeff Davis, Irvine Company, addressed pedestrian access. He noted that the pedestrian access on to Irvine Boulevard, which was previously requested by the Planning Commission, was maintained in this revised plan. This access point would provide a connection to the nearest bus stop and the Woodbury Shopping Center. On the connection at the northwest corner of the subdivision, Mr. Davis indicated the lot pattern did not lend itself to providing a direct access point to Crested Bird, however pedestrian connections may be possible near the "U" shaped parking areas within the project into the adjacent subdivision.

Chair Neudorf closed the public hearing at 5:59 p.m.

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

- 1) Adopt RESOLUTION NO. 12-3170 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP NO. 17447 (FILE NO. 00538060-PTT) TO SUBDIVIDE LOTS 7 - 12 AND LOTS E - H OF TRACT 17383 FILED IN BOOK 903, PAGES 39 THROUGH 44, INCLUSIVE; TOTALING 13.6 ACRES INTO NINE NUMBERED LOTS AND FOUR LETTERED LOTS FOR THE DEVELOPMENT OF 119 ATTACHED RESIDENTIAL CONDOMINIUM DWELLING UNITS AND ONE PRIVATE PARK; INCLUDING A REQUEST FOR A DEVIATION FROM STANDARD PLAN 200A; LOCATED WITHIN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT

As amended with the following condition: the applicant shall work with staff to evaluate the feasibility of pedestrian access between tract 17447 and 16927. To the extent that it is determined to be feasible, based on a determination of the Director of Community Development, necessary

accommodations for pedestrian access shall be made on the project plans for both subdivisions.

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

- 2) Adopt RESOLUTION NO. 12-3171 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00538054-PMP FOR THE DEVELOPMENT OF 119 ATTACHED RESIDENTIAL CONDOMINIUM DWELLING UNITS; INCLUDING ALTERNATIVE SETBACK STANDARDS AND ADMINISTRATIVE RELIEF FROM PARKING STANDARDS; LOCATED IN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

## **STAFF REPORTS**

Eric Tolles, Director of Community Development, noted that July 11, 2012 the draft EIR for the Great Park Heritage Fields project was released for public review.

Mr. Tolles also noted that at the July 10, 2012 meeting, the City Council considered two items previously heard before the Planning Commission: the appeal of the Montessori Child Care Center and the General Plan Amendment and Zoning Code Amendment for PA 33.

After hearing additional testimony on Air Quality and potential health risks, the City Council granted the applicant's appeal with a few project changes such as adding Italian Cypress along the south property line and installing MERV filters. Mr. Tolles also noted that staff will be looking at the criteria for child care centers in the mixed use areas of the City due to issues raised as a result of this project, including the possibility of requiring detailed health risk assessments. Chair Neudorf noted that public health input had been requested by the Commission relative to this project. Commissioner Sheldon also indicated environmental engineers and engineering reports concerning air quality and contaminants in the area looked at past data and are not qualified health care authorities.

Chair Neudorf requested that in the future, health risk assessments should be evaluated by professionals with public health or medical degrees or a public health background and not environmental engineers. Health experts should analyze health and vulnerability of children and the elderly.

Commissioner Neudorf stated some interest in developing a process for public health care experts, approved by the city, to review future projects.

Mr. Tolles indicated that the second City Council item of July 10<sup>th</sup> was the GPA and ZC for PA 33 Spectrum Apartments. The City Council approved the GPA and ZC. Prior to taking action on the project, the Council specifically considered the four recommendations raised by the Planning Commission. In response to Commission recommendations, the Irvine Company proposed a Special Development requirement to prepare a transit study and to make a one-time contribution of up to \$500,000 for the expansion of *i*shuttle services identified in the transit study. The Council incorporated this Special Development Requirement into the zoning.

**ADJOURNMENT** – 6:23 p.m., Thursday, July 19, 2012 to a Regular Planning Commission Meeting on August 16, 2012 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 8/16/12 Nancy Newbery  
CHAIR  
[Signature]  
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT