



**MINUTES
PLANNING COMMISSION
REGULAR MEETING
May 16, 2013
Conference Room L102
One Civic Center Plaza**

ROLL CALL 5:40 P.M.

Present	5	COMMISSIONER:	GAIDO
		COMMISSIONER:	NEUDORF
		COMMISSIONER:	SCHOTT*
		VICE CHAIR	SMITH
		CHAIR:	KUO

*Commissioner Schott arrived at 5:42

Also present were Eric Tolles, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Barry Curtis, Manager of Planning Services; Stephen Higa, Principal Planner; Bill Jacobs, Principal Planner; Kim Barlow, Jones & Mayer; and Beth Hanson, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Gaido led the Pledge of Allegiance.

MOMENT OF SILENCE

INTRODUCTIONS

Eric Tolles, Director of Community Development, introduced Kimberly Hall-Barlow, Interim Assistant City Attorney with Jones & Mayor.

ADDITIONS AND DELETIONS TO THE AGENDA

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

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

Approve the minutes of a regular Planning Commission Meeting of May 2, 2013.

As amended.

2. REVIEW FISCAL YEAR 2013-14 CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE CITY'S GENERAL PLAN

David Law, Senior Planner and Kalesha Kennedy, Budget Officer gave the staff presentation.

Discussion included: 1) service levels and preventing deterioration of City facilities, i.e. funding for rehabilitating Turtle Rock Community Park; 2) Expediting funding for Neighborhood Park 1 in the IBC; 3) moving up the Bill Barber gymnasium to the 13-14 CIP timeframe; and 4) improve pedestrian/bicycle connection between Bommer Canyon and Turtle Rock Park.

ACTION: It was moved by Commissioner Gaido, seconded by Commissioner Neudorf and unanimously approved to:

Adopt RESOLUTION NO. 13-3224 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE FINDING THE FISCAL YEAR 2013-14 CAPITAL IMPROVEMENT PROGRAM BUDGET CONSISTENT WITH THE CITY'S GENERAL PLAN

With recommendation that the City Council consider the following:

- **emphasize where appropriate rehab existing facilities prior to building new facilities**
- **rehab the exterior of existing Turtle Rock facilities and patios and consider funding an upgrade to kitchen facilities to meet Orange County Health Codes for food service**
- **recommend including the IBC based fees gymnasium at Bill Barber Park in the 2013-14 budget**
- **recommend City Council not decrease amount of money funding rehabilitation**
- **consider improving the pedestrian and bike connections between Bonner Canyon and Turtle Rock Park.**

PUBLIC HEARINGS

3. GENERAL PLAN AMENDMENT TO AMEND FIGURE B-1 OF THE CIRCULATION ELEMENT

Chair Kuo opened the public hearing at 6:22 p.m.

Barry Curtis, Manager of Planning Services, and Bill Jacobs, Principal Planner, gave the staff presentation.

Chair Kuo closed the public hearing at 6:25 p.m.

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

Adopt RESOLUTION NO. 13-3222 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 00568848-PGA TO AMEND FIGURE B-1 OF THE CIRCULATION ELEMENT TO REFLECT AMENDMENTS TO THE COUNTY OF ORANGE MASTER PLAN OF ARTERIAL HIGHWAYS; FILED BY THE CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT

4. GENERAL PLAN – DRAFT 2013 – 2021 HOUSING ELEMENT UPDATE

Chair Kuo opened the public hearing at 6:26 p.m.

Mark Asturias, Manager of Housing, gave the staff presentation.

Discussion included 1) rehabilitation loan programs; 2) current language in Opportunities for Sustainable Housing; 3) general plan today – how many units until build out; 4) elimination of residential rehabilitation program dollars, land trust housing goals, units lost (low and extremely low) due to conversion to market rate, and any units lost due to condo conversions; 5) possibility of forming a housing task force before the next housing element.

Discussion also included public input concerning housing for the developmentally disabled.

The following spoke on the item:

Carol Clayman, Advocates for Adults with Developmental Disabilities

Linda Tang, Kennedy Commission

Ben Saville, Down Syndrome Association of Orange County

Linda O'Neal, IUSD—unable to stay Paul Harvey spoke for her

Paul Harvey

Polly Musch, Housing Commission Regional Center Orange County

Nancy Donnelly, resident and Irvine Community Land Trust Board Member

Dan Stone, Housing Advisory Council for Developmentally Disabled

Chair Kuo asked if City complies with Senate Bill 812; could the City Council action to consider the formation of a task force be included in this draft housing element.

Chair Kuo closed the public hearing at 7:55 p.m.

ACTION: It was moved by Chair Kuo, seconded by Commissioner Gaido to:

Adopt RESOLUTION NO. 13-3223 - A RESOLUTION OF THE PLANNING COMMISSION APPROVING THE DRAFT 2013-21 HOUSING ELEMENT IN ITS CURRENT FORM, DIRECTING STAFF TO SUBMIT THE DRAFT 2013-21 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW AND COMMENT PURSUANT TO GOVERNMENT CODE SECTION 65585, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE DRAFT 2013-21 HOUSING ELEMENT IN ITS CURRENT FORM, SUBJECT TO MINOR MODIFICATIONS REQUIRED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE CORRESPONDING GENERAL PLAN AMENDMENT 00558612-PGA IN FURTHERANCE THEREOF

With the addition of including text to reflect: the action the City Council took on May 14 to consider forming a housing task force to review needs for the developmentally disabled; adding text to the Special Needs section to include state of California “developmentally disabled” definitions as appropriate, and to include in Program 10 an example of revenue sources such as Section 811 funding.

ACTION: A substitute motion was made by Commissioner Schott, seconded by Vice Chair Smith and unanimously approved to continue this item to the June 6 Planning Commission meeting

5. MASTER PLAN (00564099-PMP) WITH ADMINISTRATIVE RELIEF FOR THE DEVELOPMENT OF 67 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS IN STONEGATE (PLANNING AREA 9B)

Chair Kuo opened the public hearing at 8:03 p.m.

Stephen Higa, Principal Planner, gave the staff presentation.

Gina Gordon, Shea Homes, gave a brief history of Shea Homes.

Chair Kuo closed the public hearing at 8:13 p.m.

ACTION: It was moved by Commissioner Neudorf, seconded by Commissioner Gaido and unanimously approved to:

Adopt RESOLUTION NO. 13-3227 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN (00564099-PMP) WITH ADMINISTRATIVE RELIEF FOR THE DEVELOPMENT OF 67 SINGLE FAMILY DETACHED HOMES; LOCATED IN PLANNING AREA 9B (STONEGATE); FILED BY SHEA HOMES

6. EQUITY RESIDENTIAL DEVELOPMENT LOCATED AT 2501 ALTON PARKWAY IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Chair Kuo opened the public hearing at 8:14 p.m.

Joel Belding, Senior Planner, gave the staff presentation.

Discussion included: 1) project traffic generation and mitigation measures; 2) aesthetics and potential visual impacts of the project - specifically the visibility of the parking garage from surrounding sites; 3) park services for IBC residents; 4) the master planning of the IBC compared to the rest of the City; 5) the Transfer of Development Rights process and possible concentration of trips in certain areas; 6) apartment occupancy rate of 1.3 person per unit in the current General Plan and possible updates from the 2010 Census; and 7) High Density Housing in the city and impacts of these developments on the general character of the city

Lana Weiss, Community Services, addressed the issue of neighborhood parks.

Vince Chupka, architect, addressed issue of neighborhood parks.

Allison Geiman, Equity Residential, the applicant, was available to answer questions.

Chair Kuo closed the public hearing at 9:21 p.m.

A substitute motion to reopen the public hearing was made by Chair Kuo, seconded by Vice Chair Smith and unanimously approved to reopen the public hearing.

Chair Kuo reopened the public hearing at 9:30 p.m.

Chair Kuo requested information from the applicant related to project phasing.

Dustin Smith, VP Development, Equity Residential, stated they intend to develop both phases together.

Tim Strader, Starpointe Ventures and consultant to applicant, discussed items such as City park acquisition efforts, IBC circulation, IBC-trip based zoning and Transfer of Development Rights.

Chair Kuo closed the public hearing at 9:35 p.m.

ACTION: It was moved by Commissioner Gaido, seconded by Commissioner Neudorf to:

- 1) Adopt RESOLUTION NO. 13-3225 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00546421-PCPU INCLUDING A TRANSFER OF DEVELOPMENT RIGHTS AND AN AFFORDABLE HOUSING PLAN FOR THE DEVELOPMENT OF 154 ATTACHED RESIDENTIAL UNITS LOCATED AT 2501 ALTON PARKWAY, 320 FEET WEST OF THE NORTHWEST CORNER OF MILLIKAN AND ALTON PARKWAY; PLANNING AREA 36; FILED BY EQUITY RESIDENTIAL

Motion failed by the following vote:

AYES: 2 **COMMISSIONERS:** Gaido, Neudorf

NOES: 3 **COMMISSIONERS:** Schott, Smith, Kuo

As the first resolution did not pass, there was no need to vote on the second resolution

STAFF REPORTS

Eric Tolles, Director of Community Development noted that on May 14th, the City Council approved a plaque at Bommer Canyon commemorating Mary Ann Guido's contributions to open space preservation.

PLANNING COMMISSION REPORTS

Commissioner Schott noted that Saturday is the Irvine 2-11 adoption committee runway dash- a 5K and 1 mile event.

Planning Commission Minutes
May 16, 2013

ADJOURNMENT – 9:41 p.m., Thursday, May 16, 2013 to a Regular Planning Commission Meeting on June 6, 2013 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved:

6/20/13



CHAIR



DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

