



MINUTES PLANNING COMMISSION REGULAR MEETING

September 19, 2013

City Council Chamber
One Civic Center Plaza

ROLL CALL 5:32 P.M.

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

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; Jeff Melching, Assistant City Attorney; and Beth Hanson, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Schott led the Pledge of Allegiance.

MOMENT OF SILENCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

ACTION: It was moved by Vice Chair Smith, seconded by Commissioner Schott to:

Approve the minutes of a regular Planning Commission Meeting of September 5, 2013.

Motion carried by the following vote:

Ayes: 4 Commissioners: Gaido, Schott, Smith, Kuo

Absent: 1 Commissioner: Neudorf

PUBLIC HEARINGS

2. **VESTING TENTATIVE TRACT MAP 17621 (00573510-PTT) TO SUBDIVIDE A PORTION OF LOT 3 OF TRACT 17420 IN THE CITY OF IRVINE, COUNTY OF ORANGE, AS FILED IN BOOK 907, PAGES 43-50, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER, TOTALING 20.14-ACRES INTO 88 NUMBERED LOTS AND 65 LETTERED LOTS FOR THE DEVELOPMENT OF UP TO 160 RESIDENTIAL DWELLING UNITS AND A PRIVATE NEIGHBORHOOD PARK; PLANNING AREA**

Chair Kuo opened the public hearing at 5:33 p.m.

Item was continued to the October 3, 2013 Planning Commission meeting.

3. **CONDITIONAL USE PERMIT WITH ADMINISTRATIVE RELIEF AND TRANSFER OF DEVELOPMENT RIGHTS FOR A 170 ROOM EXTENDED STAY HOTEL LOCATED AT 2381 MORSE AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Chair Kuo opened the public hearing at 5:35 p.m.

Joel Belding, Senior Planner, gave the staff presentation.

Discussion included: 1) comments about the architecture of the building; 2) availability of affordable housing for future hotel employees; 3) concern about the safety of underground parking, in particular whether the project would include proper lighting and video surveillance in the parking garage; 3) comments about the hotel shuttle service and its relationship to the parking space ratios; 4) an explanation of the project's parking study and the parking space per room ratio; 5) the project's energy efficiency features; and 6) providing on-site shared bicycles. Chair Kuo suggested that it would be a great idea if there was a flag pole to display the American flag.

Narendra Patel, the applicant, spoke on the project and addressed Planning Commissioners questions.

Chair Kuo closed the public hearing at 6:11 p.m.

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

Adopt RESOLUTION NO. 13-3248 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00569400-PCPU WITH ADMINISTRATIVE RELIEF AND TRANSFER OF DEVELOPMENT RIGHTS TO DEVELOP A FIVE-STORY, 170-ROOM EXTENDED STAY HOTEL LOCATED AT 2381 MORSE AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY PACIFIC COAST HOSPITALITY

As amended by the errata sheet to add Condition 3.46.

COMMISSION BUSINESS

3. INCLUSIONARY HOUSING ORDINANCE

Mark Asturias, Housing Manager, gave the staff presentation.

Mr. Asturias reviewed a previous motion presented by Commissioner Gaido that recommended amendments to the Ordinance. The Commission discussed the amendments and suggestions and directed that staff return to the Commission with a report regarding the City's current status on existing housing policies and ordinances; and secondarily, conduct a Planning Commission study session involving stakeholders from throughout the housing community.

STAFF REPORTS

Eric Tolles updated the Planning Commissioners concerning the PA 5B appeal and the Batting Cages code amendment that will be going to City Council on September 24.

PLANNING COMMISSION REPORTS

Commissioner Gaido noted that the Planning Commissioners had been invited to attend a lunch reception to celebrate the upcoming Grand Opening of Pavilion Park, the first of the Great Park Neighborhoods.

ADJOURNMENT – 8:07 p.m., Thursday, September 19, 2013 to a Regular Planning Commission Meeting on October 3, 2013 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 10/31/13



CHAIR



DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

