

MINUTES PLANNING COMMISSION SPECIAL MEETING

October 24, 2013

City Council Chamber
One Civic Center Plaza

ROLL CALL 5:35 P.M.

Present

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CHAIR:

KUO

COMMISSIONER:

SMITH

COMMISSIONER:

SCHOTT

Absent

COMMISSIONER

GAIDO

Absent

COMMISSIONER:

NEUDORF

Also present were Eric Tolles, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Barry Curtis, Manager of Planning Services; Mark Asturias, Housing Manager; Rob Thornton, Nossaman, and Beth Hanson, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

MOMENT OF SILENCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

COMMISSION BUSINESS

PUBLIC HEARINGS

1. GENERAL PLAN AMENDMENT AND ZONE CHANGE IN PLANNING AREAS 30 AND 51 (GREAT PARK NEIGHBORHOODS)

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

Barry Curtis, Manager of Planning Services gave the staff presentation.

Brian Meyers, representative for Five Point Communities gave the applicant's presentation of the project.

The following individuals spoke on the project:

- Larry Michaels
- Carolyn Cavecche
- Carl Mariz
- Dick Owens
- Harvey Liss
- Christa Johnson, Assistant City Manager of City of Laguna Beach
- Susan Sayre
- Iyad Afalqa
- Guy Lemmon

Discussions included 1) clarification why air quality is considered an significant and unavoidable impact in the SSEIR; 2) where the level of service "E" (LOS E) currently exists in the City; 3) clarification regarding the status of water quality on the former El Toro Marine base; 4) how the landfill (IRP Site 3) has been cleared and if there is any residual contamination; 5) how wireless coverage will be handled on-site; 6) how additional residential units impact the need for fire and police services; 7) potential drawbacks for both locations Option A and Option B for the future high school; 8) the proximity of the high school under Option A to the capped landfill (IRP Site 3) and Musick Jail; 9) clarification of why "institutional use" is not listed in the conditional use section of the 8.1 TTOD zoning; 10) discussion on the future i-Shuttle routes and who will fund the transit service; 11) clarification regarding limits on the maximum building height; 12) clarification explaining why a portion of Rockfield Boulevard is being deleted; 13) how the 11-acre parcel will be entitled; 14) explanation of the density bonus units and their relationship to the unit cap for the project; 15) the project schedule and future Council hearings; 16) how the "Alternative Setback Standards" in the Zoning Ordinance Special Development Requirements will be applied; 17) clarification of the agencies involved with the Wildlife Corridor relocation; 18) explanation on the revenues and expenditures associated with and without a future hotel in the Great Park; 19) comments regarding the City of Tustin's letter to Chair Kuo and their concerns with the project; 20) IUSD's selection of school sites and how both options will be environmentally cleared; 21) discussion on why the zoning is called 8.1 Trails and Transit Oriented Development.

Chair Kuo closed the public hearing at 9:13 p.m.

ACTION: It was moved by Commissioner Smith, seconded by Commissioner Schott and unanimously approved by those present to:

- 1) Adopt RESOLUTION NO. 13-3264 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE SECOND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2022101020, 00538162-PCLE) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HERITAGE FIELDS PROJECT 2012 GENERAL PLAN AMENDMENT AND ZONE CHANGE, FILED BY FIVE POINT COMMUNITIES ON BEHALF OF HERITAGE FIELDS EL TORO, LLC; LOCATED IN PLANNING AREAS 30 AND 51
- 2) Adopt RESOLUTION NO. 13-3263 A RESOLUTION OF THE CITY COMMISSION OF THE OF PLANNING RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (00537028-PGA) TO COMBINE PLANNING AREA 30 AND AN 11-ACRE PARCEL LOCATED IN PLANNING AREA 9 INTO PLANNING AREA 51; DELETE REFERENCES TO PLANNING AREA 30 THROUGHOUT THE GENERAL PLAN: AMEND THE LAND USE DESIGNATION FOR THE 11-ACRE PARCEL TO BE ORANGE COUNTY GREAT PARK: AMEND GENERAL PLAN TABLES A-1 AND A-2 TO REFLECT SHIFTS OF INTENSITY BETWEEN RESIDENTIAL AND NON-RESIDENTIAL CATEGORIES AND ADD THE 11-ACRE PARCEL IN TABLE A-2; AMEND THE APPROPRIATE GENERAL PLAN FIGURES TO ELIMINATE ROCKFIELD BOULEVARD FROM THE EASTERN PROJECT BOUNDARY TO MARINE WAY CONTINGENT UPON APPROVAL BY THE ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA); MODIFY GENERAL PLAN OBJECTIVE B-1. TO IDENTIFY WHERE LEVEL OF SERVICE "E" IS CONSIDERED ACCEPTABLE: AMEND GENERAL PLAN FIGURE G-1 TO DEPICT THE LOCATION OF A FUTURE HIGH SCHOOL; AND REVISE GENERAL PLAN FIGURE L-2 TO DEPICT THE RELOCATED WILDLIFE CORRIDOR FEATURE; FILED BY FIVE POINT COMMUNITIES, ON BEHALF OF HERITAGE FIELDS EL TORO, LLC FOR THE GREAT PARK NEIGHBORHOODS DEVELOPMENT, IN PLANNING AREAS 30 AND 51

ACTION: It was moved by Commissioner Smith as amended to include the four actions considered by separate motion as noted below and the errata sheet provided by staff, seconded by

Commissioner Schott and unanimously approved by those present to:

3) Adopt RESOLUTION NO. 13-3262 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE CHANGE (00537029-PZC) TO REZONE AN 11-ACRE PARCEL AND THE ENTIRE PLANNING AREA 30 TO 8.1/8.1B TRAILS AND TRANSIT ORIENTED DEVELOPMENT DISTRICT AND COMBINE THESE PROPERTIES INTO PLANNING AREA 51; REZONE PROPERTY TO 1.4 PRESERVATION TO ACCOMMODATE THE RELOCATED WILDLIFE CORRIDOR FEATURE FOR SEGMENTS 2 AND 3 AND REZONE THE FORMER LOCATION OF THE WILDLIFE CORRIDOR FEATURE TO 8.1 TRAILS AND TRANSIT ORIENTED DEVELOPMENT DISTRICT; MODIFY THE RESIDENTIAL AND NON-RESIDENTIAL INTENSITY FOR A MAXIMUM 9,500 RESIDENTIAL UNITS AND 6,135,200 SQUARE FEET OF NON-RESIDENTIAL INTENSITY IN PLANNING AREA 51, AND OTHER MINOR AMENDMENTS TO THE ZONING ORDINANCE TO IMPLEMENT THE PROJECT: FILED BY FIVE POINT COMMUNITIES ON BEHALF OF HERITAGE FIELDS EL TORO, LLC FOR THE GREAT PARK NEIGHBORHOODS DEVELOPMENT; LOCATED IN PLANNING AREAS 30 AND 51

The motions and votes on the four separate actions are noted below:

1. Child Care (Section 9-51-6.J.4 of the Zoning Ordinance) – Recommend that the City Council delete the minimum site size for a child care center, which is 1.3 acres to accommodate 150 children.

(Motion by Commissioner Smith, Seconded by Schott, Vote: 3-0 to approve with Planning Commissioner Gaido and Neudorf absent)

2. Special Development Requirement (Section 9-51-6.B.14 of the Zoning Ordinance) – Recommend the Council delete the entire section that encourages the developer to place limits on the parking supplies for non-residential development by allowing parking requirements to be reduced up to 20 percent within Development Districts 3 and 6, subject to administrative relief.

(Motion by Commissioner Smith, Seconded by Schott, Vote: 3-0 to approve with Planning Commissioner Gaido and Neudorf absent)

3. District Character (Section 9-51-6.Q) – Recommend to the Council to adopt the modification to the Development District Character specifically for areas north of Marine Way in Development District 6 to allow for lower residential density if desired by the applicant (less than 20 du/acre).

(Motion by Commissioner Smith, Seconded by Chair Kuo, Vote: 3-0 to approve with Planning Commissioner Gaido and Neudorf absent)

4. Development Standards (Section 9-51-6.H) – Recommend to the Council to adopt the modification to reduce the maximum building height for residential (attached) and non-residential uses north of Marine Way to be 55 feet within Development Districts 5 and 6 and the requirements for residential, single family detached remains the same.

(Motion by Commissioner Smith, Seconded by Chair Kuo, Vote: 3-0 to approve with Planning Commissioner Gaido and Neudorf absent)

A fifth motion presented by Commissioner Smith to modify Section 9-51-6.H to reduce the maximum building height for uses zoned as 8.1 B TTOD to 90 feet in District 6 failed for lack of a second to the motion.

As a separate action, the Planning Commission recommended that the City Council recognize flexibility for IUSD to determine whether the schools provided for the project area are grades K-6 or K-8.

(Motion by Commissioner Smith, Seconded by Chair Kuo, Vote: 3-0 to approve with Planning Commissioner Gaido and Neudorf absent)

2) SECOND AMENDMENT TO THE MASTER AFFORDABLE HOUSING PLAN AND DENSITY BONUS AGREEMENT FOR HERITAGE FIELDS EL TORO, LLC GREAT PARK NEIGHBORHOODS

Chair Kuo opened the public hearing at 9:20 p.m.

Mark Asturias, Housing Manager, gave the presentation.

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

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

Adopt RESOLUTION NO. 13-3268 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING THE

SECOND AMENDMENT TO THE MASTER AFFORDABLE HOUSING PLAN, APPROVING THE DENSITY BONUS AMENDMENT APPLICATION AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE SECOND AMENDMENT TO DENSITY BONUS AGREEMENT FOR GREAT PARK NEIGHBORHOODS; FILED BY HERITAGE FIELDS EL TORO, LLC.

COMMISSION BUSINESS

STAFF REPORTS

ADJOURNMENT – 9:32 p.m., Thursday, October 24, 2013 to a Regular Planning Commission Meeting on November 7, 2013 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 10

CHAIR

DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT