



MINUTES PLANNING COMMISSION REGULAR MEETING

October 17, 2013
City Council Chamber
One Civic Center Plaza

ROLL CALL 5:39 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; Stephan Higa, Principal Planner; Jeff Melching, Assistant City Attorney; Rob Thornton, Nossaman; 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 Commissioner Gaido, seconded by Commissioner Schott to:

Approve the minutes of a regular Planning Commission Meeting of October 3, 2013.

Motion carried by the following vote:

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

Abstain: 1 Commissioner: Schott

As amended as requested by Commissioner Gaido.

2. STUDY SESSION

ORANGE COUNTY GREAT PARK MASTER PLAN AND GREAT PARK NEIGHBORHOODS ENTITLEMENT

Five Point representatives gave a presentation on their proposed Business Deal to construct portions of the Great Park. Great Park CEO Mike Ellzey provided the Commission with an overview of the Orange County Great Park Master Plan that included the history of the plan and its evolution. He also discussed the Master Plan as it relates to the business deal proposed by Five Point Communities to fund and construct portions of the Great Park. Community Development staff was available and responded to questions concerning the entitlement applications. The Commission took no action on this item as it was a Study Session. The entitlement applications are scheduled to be considered by the Planning Commission at a Special Planning Commission meeting on October 24.

The following spoke on the item:

- Sharon Toji
- Ira Lewis
- Gail Lewis
- Jon Szczka
- Grant Park

At the end of the study session Commissioner Neudorf asked that the attached (PC Attachment 1) be read into the minutes and added to the record.

PUBLIC HEARINGS

3. CONDITIONAL USE PERMIT FOR A CLASS 4 CO-LOCATABLE WIRELESS COMMUNICATION FACILITY IN PLANNING AREA 40 (CYPRESS VILLAGE)

4.

Chair Kuo opened the public hearing at 8:05 p.m.

Stacy Tran, Senior Planner, gave the staff presentation.

The Commission discussed other possible alternative locations and Verizon's coverage objectives.

Peter Blied, the applicant, spoke on the project and addressed the project and the proposed alternative.

Chair Kuo closed the public hearing at 8:49 p.m.

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

Adopt RESOLUTION NO. 13-3258 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00544306-PCPU TO INSTALL A CLASS 4 WIRELESS COMMUNICATION FACILITY WITH ASSOCIATED EQUIPMENT IN A LANDSCAPE LOT (TRACT 17394, LOT H) ON SOUTH SIDE OF ROOSEVELT BETWEEN VISIONS AND BAY TREE IN CYPRESS VILLAGE (PLANNING AREA 40); FILED BY VERIZON WIRELESS

ACTION: A substitute motion was moved by Vice Chair Smith, seconded by Commissioner Neudorf to:

Continue the item to the November 7, 2013 Planning Commission meeting.

Motion carried by the following vote:

Ayes: 3 Commissioners: Gaido, Neudorf, Smith

Noes: 2 Commissioners: Schott, Kuo

4. MODIFICATION TO BROOKFIELD MASTER PLAN FOR PREVIOUSLY APPROVED VESTING TENTATIVE TRACT MAP 16702 IN NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS)

Chair Kuo opened the public hearing at 8:55 p.m.

Stephanie Danner, Associate Planner, gave the staff presentation.

Jeff Davis, Irvine Company, introduced Bart Hayashi, representing the developer Brookfield Homes, who was available to answer any questions. Chair Kuo closed the public hearing 9:09 p.m.

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

Adopt Resolution No. 13-3259 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MODIFICATION 00575469-PMP TO BROOKFIELD MASTER PLAN (00404799-PMP) FOR THE DEVELOPMENT OF 72 DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS IN TENTATIVE TRACT MAP 16702 (00404797-PTT); INCLUDING A REQUEST FOR AN ALTERNATIVE SETBACK STANDARD FOR THE REAR YARD ON SPECIFIED LOTS AND ADMINISTRATIVE RELIEF FROM THE MAXIMUM HEIGHT STANDARD FOR WALLS AND WALL PILASTERS, AND FROM THE MAXIMUM HEIGHT STANDARD FOR THE ENTRY COURTYARD WALL ON SPECIFIED LOTS; LOCATED WITHIN PLANNING AREA 1 (ORCHARD HILLS) NORTHWEST OF THE INTERSECTION OF CULVER DRIVE AND PORTOLA PARKWAY; FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

5. VESTING TENTATIVE TRACT MAP 17619 AND MASTER PLAN IN ORCHARD HILLS (PLANNING AREA 1)

Chair Kuo open the public hearing at 9:10 p.m.

Melissa Chao, Senior Planner, gave the staff report.

Discussion included 1) Eucalyptus windrows, size of replacement trees and ratio of trees to be replaced, 2) walkability and connections to the bike trail; 3) the option to have an all energy efficient home if desired – i.e. solar panels as standard with an “opt out” situation; and 4) The necessity of Standard Condition language requiring parking in the garage. A review of standard conditions should be conducted to evaluate conditions being placed on builders.

Jeff Davis, representing the Irvine Company, was available to answer questions.

Chari Kuo closed the public hearing at 9:40 p.m.

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

- 1) Adopt Resolution No. 13-3260 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 17619 (FILE NO. 00574481-PTT) TO SUBDIVIDE 14.543 GROSS ACRES INTO 72 NUMBERED LOTS AND 30 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 72 SINGLE-FAMILY DETACHED HOMES; LOCATED IN ORCHARD

HILLS (PLANNING AREA 1); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

- 2) Adopt Resolution No. 13-3261 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00574479-PMP FOR THE DEVELOPMENT OF 72 SINGLE-FAMILY DETACHED HOMES; INCLUDING A REQUEST FOR ALTERNATIVE SETBACK STANDARDS AND ADMINISTRATIVE RELIEF REQUEST FROM VISITOR PARKING AND WALL HEIGHT STANDARDS; LOCATED IN ORCHARD HILLS (PLANNING AREA 1); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

As amended the Eucalyptus trees be replaced on a two to one basis.

5. **VESTING TENTATIVE TRACT MAP 17607 (00572913-PTT) AND MASTER LANDSCAPE AND TRAILS PLAN (00572915-PMP) AND PARK PLAN (00573479-PPP) IN PORTOLA SPRINGS (PLANNING AREA 6)**

Chair Kuo open the public hearing at 9:42 p.m.

Joel Belding, Senior Planner, gave the staff report.

Discussion included: 1) working with FivePoint Communities on pedestrian connectivity to their development to the south and 2) questions regarding the noise study and its relationship to the development to the north and the need for a sound wall.

Chari Kuo closed the public hearing at 9:59 p.m.

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

- 1) Adopt RESOLUTION NO. 13-3265 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 17607 (00572913-PTT) TO SUBDIVIDE 55.8 ACRES INTO 10 NUMBERED LOTS AND 4 LETTERED LOTS FOR THE DEVELOPMENT OF UP TO 575 RESIDENTIAL DWELLING UNITS; LOCATED WITHIN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
- 2) Adopt RESOLUTION NO. 13-3266 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER LANDSCAPE AND TRAILS PLAN (00572915-PMP); LOCATED IN

PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE
COMMUNITY DEVELOPMENT COMPANY

- 3) Adopt RESOLUTION NO. 13-3267 – A RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF IRVINE APPROVING PARK PLAN
(00573479-PPP) IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY
IRVINE COMMUNITY DEVELOPMENT COMPANY

COMMISSION BUSINESS

STAFF REPORTS

Eric Tolles, Director of Community Development, noted that the West Irvine Batting
Cage item will be brought to the Planning Commission on November 7, 2013.

PLANNING COMMISSION REPORTS

Commissioner Neudorf was interested in affordable housing – how many have
obtained affordable housing and who has applied in the last five years and if the
Commission would like to explore this in the future. The Commission agreed that
this would be beneficial information. Vice Chair Smith noted there is an ALS walk
on Saturday and that Mike Ward has a team. Chair Kuo noted that Newsweek
had named top high schools in America and that Irvine is in the top two percent.

ADJOURNMENT – 10:05 p.m., Thursday, October 17, 2013 to a Special
Planning Commission Meeting on October 24, 2013 at 5:30 p.m., City of Irvine,
City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 11/7/13 
CHAIR

DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

Attachment:
PC Attachment 1

I thank Commissioner Gaido for requesting that the planning commission get a chance to learn about all of the various plans in play at this study session tonight.

We are in a very constrained and complicated position. We are being asked to make a recommendation to the city council on this entitlement application while there are (at least) four potentially hugely impactful variables operating in the background. These include: the location of the high school; the future plans for Musick jail; the proposed Adjacent Landowner's Agreement (ALA); and the resultant alteration of the currently adopted Master Plan of the Great Park.

In my opinion, there is simply too much information that we do not have to make a reasoned recommendation at this point.

Such as:

Specifics about designs, costs, benefits, operation, maintenance, future directions

The phasing plan for presentations, approvals, permits, occupancy, etc?

Clarity about the consequences of each action taken

Plans to ensure:

- ongoing public involvement

- sustainability- energy, water, air quality, and transportation management

- connectivity and options for active transportation and transit

- community health, engagement and interaction

- success of the park and preservation of the public's vision

- benefits and flexibility for future generations

This is a pivotal project that represents an enormous opportunity for all of Orange County. If we wish to continue to be a beacon for exemplary planning and innovation, we need to consider what the next generation or two will want, as well as what they will need. And yet, we are being rushed to take action. I was stunned to be pressured into a special meeting, and that it was to take place with only 3/5 of the planning commission available.

I am still trying to make special accommodations to be present at the meeting on October 24th because I feel it is my responsibility to represent the public and ensure that good decisions are made on our community's behalf. I look forward to taking the necessary time and gathering the necessary information to guide us toward a development that is a success for all stakeholders, now and in the future.

