



MINUTES PLANNING COMMISSION REGULAR MEETING

December 5, 2013
City Council Chamber
One Civic Center Plaza

ROLL CALL 5:42 P.M.

Present	4	COMMISSIONER:	GAIDO
		COMMISSIONER:	NEUDORF
		COMMISSIONER:	SCHOTT
		CHAIR:	KUO
Absent	1	COMMISSIONER:	SMITH

Also present were Eric Tolles, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Stephen Higa, Principal Planner; Steve Weiss, 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

In memory of Pearl Harbor Day, December 7th.

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

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

Approve the minutes of a regular Planning Commission Meeting of November 21, 2013.

2. SOUTHERN CALIFORNIA GAS COMPANY DCU PRESENTATION

Paul Simonds, Southern California Gas Company, gave the presentation on the "Advanced Meter Project".

Discussion included design of the Data Collection Units and a desire by the Planning Commission to have seen the proposal earlier in the design process.

PUBLIC HEARINGS

3. VESTING TENTATIVE TRACT MAPS 16719, 16722, 16724, 16725, 16726 AND 16727 AND ASSOCIATED MASTER PLANS IN NEIGHBORHOOD 2 OF ORCHARD HILLS (PLANNING AREA 1)

Chair Kuo opened the public hearing at 5:48 p.m.

Melissa Chao, Senior Planner, gave the staff presentation.

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

Discussion included: 1) pedestrian connectivity; 2) location of cell towers; 3) the rationale behind the two and a half foot setback and the location for the three foot setbacks; and, 4) concerns over specific conditions regarding the use of garages for vehicle parking.

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

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

- 1) Adopt RESOLUTION NO. 13-3286 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 16719 (FILE NO. 00575720-PTT) TO SUBDIVIDE 29.24 GROSS ACRES INTO 149 NUMBERED LOTS AND 73 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 149 DETACHED RESIDENTIAL CONDOMINIUM UNITS, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 2) Adopt RESOLUTION NO. 13-3287 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00575725-PMP FOR THE DEVELOPMENT OF 149

DETACHED RESIDENTIAL CONDOMINIUM UNITS, INCLUDING AN ADMINISTRATIVE RELIEF REQUEST FROM WALL HEIGHT STANDARDS, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT

- 3) Adopt RESOLUTION NO. 13-3288 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 16722 (FILE NO. 00575874-PTT) TO SUBDIVIDE 35.39 GROSS ACRES INTO 225 NUMBERED LOTS AND 66 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 224 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS AND A PRIVATE NEIGHBORHOOD PARK, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT
- 4) Adopt RESOLUTION NO. 13-3289 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00575721-PMP FOR THE DEVELOPMENT OF 224 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, INCLUDING A REQUEST FOR ALTERNATIVE SIDE AND REAR 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
- 5) Adopt RESOLUTION NO. 13-3290 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 16724 (FILE NO. 00574761-PTT) TO SUBDIVIDE 8.137 GROSS ACRES INTO 20 NUMBERED LOTS AND 13 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 90 ATTACHED RESIDENTIAL CONDOMINIUM UNITS, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 6) Adopt RESOLUTION NO. 13-3291 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00574765-PMP FOR THE DEVELOPMENT OF 90 ATTACHED RESIDENTIAL CONDOMINIUM UNITS; INCLUDING ADMINISTRATIVE RELIEF REQUEST FROM WALL HEIGHT STANDARDS, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 7) Adopt RESOLUTION NO. 13-3292 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 16725 (FILE NO. 00574763-PTT) TO SUBDIVIDE 14.987 GROSS ACRES INTO 24 NUMBERED LOTS

AND 35 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 123 ATTACHED RESIDENTIAL CONDOMINIUM UNITS AND A PRIVATE NEIGHBORHOOD PARK, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

- 8) Adopt RESOLUTION NO. 13-3293 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00574766-PMP FOR THE DEVELOPMENT OF 123 DETACHED RESIDENTIAL CONDOMINIUM UNITS, INCLUDING AN ADMINISTRATIVE RELIEF REQUEST FROM WALL HEIGHT STANDARDS, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 9) Adopt RESOLUTION NO. 13-3294 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 16726 (FILE NO. 00574771-PTT) TO SUBDIVIDE 10.202 GROSS ACRES INTO 23 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 105 ATTACHED RESIDENTIAL CONDOMINIUM UNITS, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 10) Adopt RESOLUTION NO. 13-3295 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00574777-PMP FOR THE DEVELOPMENT OF 105 ATTACHED RESIDENTIAL CONDOMINIUM UNITS, INCLUDING AN ADMINISTRATIVE RELIEF REQUEST FROM WALL HEIGHT STANDARDS, LOCATED IN ORCHARD HILLS (PLANNING AREA 1); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 11) Adopt RESOLUTION NO. 13-3296 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 16727 (FILE NO. 00575307-PTT) TO SUBDIVIDE 16.17 GROSS ACRES INTO 21 NUMBERED LOTS AND 45 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 118 DETACHED RESIDENTIAL CONDOMINIUM UNITS AND A PRIVATE NEIGHBORHOOD PARK, LOCATED IN ORCHARD HILLS (PLANNING AREA 1), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 12) Adopt RESOLUTION NO. 13-3297 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00575310-PMP FOR THE DEVELOPMENT OF 118 DETACHED RESIDENTIAL CONDOMINIUM UNITS, INCLUDING AN ADMINISTRATIVE RELIEF REQUEST FROM WALL HEIGHT

STANDARDS; LOCATED IN ORCHARD HILLS (PLANNING AREA 1),
FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

Motion carried by the following vote:

Ayes: 3 Commissioners: Neudorf, Schott, Kuo

Noes: 1 Commissioner: Gaido

Absent: 1 Commissioner: Smith

As amended to remove Standard Condition 6.8 from the Master Plan Resolutions

4. VESTING TENTATIVE TRACT MAP 17628 AND MASTER PLAN IN ORCHARD HILLS (PLANNING AREA 1)

Chair Kuo opened the public hearing at 6:48 p.m.

Melissa Chao, Senior Planner, gave the staff presentation.

Discussion included: 1) retention of a previously identified childcare site or choosing a new site, and 2) A proposal by the applicant to remove eucalyptus trees as a part of the project.

Jeff Davis, the Irvine Company, spoke on the project and addressed the childcare site issue as well as the eucalyptus windrow, noting that the windrow was replanted between five and seven years ago and that only one older and larger "heritage tree" would be removed as result of the project. Additionally he indicated the trees would be replaced on at least a one on one basis. Mr. Davis offered to continue the item to allow for additional discussion on the childcare issue.

Deirdre Kelly spoke against the removal of the childcare site.

Traci Stubbler, Community Services Supervisor-ICCP addressed the childcare issue stating the need for childcare in the area.

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

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

Continue the item to the January 16, 2014 Planning Commission meeting.

A substitute motion was made by Commissioner Gaido, seconded by Commissioner Neudorf to adopt staff recommendation to:

- 1) Adopt RESOLUTION NO. 13-3284 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 17628 (FILE NO. 00575471-PTT) TO SUBDIVIDE SEVEN GROSS ACRES INTO 10 NUMBERED LOTS AND FIVE LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 10 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS), FILED BY THE IRVINE COMMUNITY DEVELOPMENT
- 2) Adopt RESOLUTION NO. 13-3285 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00575468-PMP FOR THE DEVELOPMENT OF 10 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; INCLUDING ADMINISTRATIVE RELIEF FROM WALL HEIGHT STANDARDS, LOCATED IN PLANNING AREA 1 (ORCHARD HILLS), FILED BY THE IRVINE COMMUNITY DEVELOPMENT

Motion failed by the following vote:

Ayes: 2 Commissioners: Gaido, Neudorf

Noes: 2 Commissioners: Schott, Kuo

Absent: 1 Commissioner: Smith

Chair Kuo reopened the public hearing at 7:45 p.m.

Further discussion regarding the continuance of the item.

Chair Kuo closed the public hearing at 7:52 p.m.

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

Amend the motion to continue the item to the January 16, 2014 Planning Commission meeting with the request for input from the City's childcare Committee as well as the Community Service Commission on the issue of the loss of a 1.3 acre childcare site prior to reconsideration of the item on January 16, 2014.

Motion passed by the following vote:

Ayes: 3 Commissioners: Neudorf, Schott, Kuo

Noes: 1 Commissioner: Gaido

Absent: 1 Commissioner: Smith

Chair Kuo recessed the meeting at 7:57 p.m.

Chair Kuo reconvened the meeting at 8:15 p.m.

5. CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A FAST-FOOD ESTABLISHMENT WITH DRIVE –THROUGH IN UNIVERSITY CENTER LOCATED AT 4127 CAMPUS DRIVE IN PLANNING AREA 24 (UNIVERSITY TOWN CENTER)

Chair Kuo opened the public hearing at 8:15 p.m.

Justin Equina, Associate Planner, gave the staff report.

Discussion included: 1) how many drive-through restaurants currently exist in this center and how many centers in the City have four or more drive-through restaurants, 2) concern with conflicts between vehicles waiting in the drive-through and vehicles using parking spaces 3) concern that a bus stop is adjacent to the proposed drive-through and people waiting for the bus may be impacted by idling cars; and 4) concerns about the necessity of a drive- through at this location.

Pete Pirzadeh, representing the applicant Chick-fil-A, spoke on the item and the rationale for the drive-through. Jennifer Daw, Development Supervisor, Chick-fil-A, spoke on the drive-through and was also available to answer questions.

Chair Kuo closed the public hearing at 8:56 p.m.

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

- 1) Adopt RESOLUTION NO. 13-3298 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CHICK-FIL-A (FAST FOOD RESTAURANT WITH DRIVE-THROUGH) WITHIN AN EXISTING BUILDING PAD IN UNIVERSITY CENTER LOCATED AT 4127 CAMPUS DRIVE IN PLANNING AREA 24 (UNIVERSITY TOWN CENTER)

Motion failed by the following vote:

Ayes: 2 Commissioners: Schott, Kuo

Noes: 2 Commissioners: Gaido, Neudorf

Absent: 1 Commissioner: Smith

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

Continue the item to the January 16, 2014 Planning Commission meeting with the request that the applicant return with additional information concerning the need for a drive-through as well as options for enhancing the appearance of the Campus Drive building elevation.

Motion passed by the following vote:

Ayes: 3 Commissioners: Neudorf, Schott, Kuo

Noes: 1 Commissioner: Gaido

Absent: 1 Commissioner: Smith

6. MAJOR MODIFICATION TO ALTON MILLIKAN RESIDENTIAL DEVELOPMENT LOCATED AT 16952 MILLIKAN AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Chair Kuo opened the public hearing at 9:04 p.m.

Bill-Rodrigues, Senior Planner, gave the staff presentation.

Tim Strader, Starpointe Ventures, and Chris Cowan, Avalon Bay, were available to answer questions.

Commissioner Neudorf asked if there would be an electric vehicle charging station, and Chair Kuo asked for some background on the site and the rationale behind the project modifications, including the changes in building elevations. Additionally Chair Kuo noted that it would be nice to see an American Flag on the site.

Chair Kuo closed the public hearing 9:18 p.m.

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

Adopt RESOLUTION NO. 13-3299 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MAJOR MODIFICATION 00590127-PCPU TO CONDITIONAL USE

PERMIT 00440322-PCPU TO MODIFY THE SITE PLAN, UNIT PLANS, BUILDING HEIGHT, ARCHITECTURE, AND PARKING FOR A 156 UNIT ATTACHED RESIDENTIAL PROJECT LOCATED AT THE 16952 MILLIKAN AVENUE, PLANNING AREA 36, FILED BY AVALON BAY COMMUNITIES, INC.

COMMISSION BUSINESS

STAFF REPORTS

PLANNING COMMISSION REPORTS

Chair Kuo expressed concern that the Planning Commission was not involved with the Southern California Gas Company concerning the Data Collection Units. Commissioner Gaido asked if the League of Cities was aware of the SCGC project. Mr. Tolles suggested that a meeting with Public Works be set to address the Commission's concerns.

ADJOURNMENT – 9:22 p.m., Thursday, December 5, 2013 to a Regular Planning Commission Meeting on January 16, 2014 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: _____

1/16/14

CHAIR

DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

