



MINUTES PLANNING COMMISSION REGULAR MEETING

May 1, 2014
City Council Chamber
One Civic Center Plaza

ROLL CALL 5:39 P.M.

Present	4	COMMISSIONER:	LISS
		COMMISSIONER:	SMITH
		VICE CHAIR	SCHOTT
		CHAIR	KUO
Absent	1	COMMISSIONER	GAIDO

Also present were Eric Tolles, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Stephan Higa, Principal Planner; Bill Jacobs, Principal Planner; Jeff Melching, Assistant City Attorney; 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

Eric Tolles, Director of Community Development, noted that Item 3, Parkland Appraisal for the Irvine Business Complex, is listed under Public Hearings, but is actually Commission Business, not a public hearing.

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

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

Approve the minutes of a regular Planning Commission Meeting of April 17, 2014.

As amended.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT MODIFICATION FOR A WIRELESS COMMUNICATION FACILITY (CLASS 4 - CO-LOCATION) LOCATED AT 4949 ALTON PARKWAY IN PLANNING AREA 15 (WOODBIDGE)

Chair Kuo opened the public hearing at 5:44 p.m.

Justin Equina, Associate Planner, gave the staff presentation.

Discussion included 1) the height of the wireless facility – would the signal improve if the monopine was taller; 2) when does the CUP expire and what are the repercussions if the facility becomes absolute; and 3) four branches versus three branches per vertical foot.

Tim Page, and Robert Punsplang, Crown Castle, spoke on the item and were available to answer questions.

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

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

Adopt RESOLUTION NO. 14-3327 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT MODIFICATION (00570732-PCPU) TO ALLOW CO-LOCATION ON A MONOPINE WIRELESS COMMUNICATION FACILITY AT THE GREEK ORTHODOX CHURCH LOCATED AT 4949 ALTON PARKWAY IN PLANNING AREA 15; FILED BY CROWN CASTLE ON BEHALF OF AT&T

As amended to Condition 3.27 (2) to reflect “at least three branches per vertical foot”.

COMMISSION BUSINESS

3. PARKLAND APPRAISAL FOR THE IRVINE BUSINESS COMPLEX

Bill Jacobs, Principal Planner, gave the staff presentation.

The following individuals spoke on this item:

- Dee Snow, Garden Communities
- Tim Strader, Starpoint Ventures
- Pam Sapetto, Sapetto Real Estate Solutions

The Commission continued the item to a date uncertain with Commissioner Gaido absent. Prior to taking this item up in the future, the Commission requested additional briefings from staff in order to achieve a better understanding of the City's Park Land Appraisal process.

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

Continue the item to a date uncertain in order to achieve a better understanding of the City's Park Land Appraisal process.

COMMISSION BUSINESS

STAFF REPORTS

PLANNING COMMISSION REPORTS

Commissioner Liss noted that on April 10 he met with Community Development staff as well as Jeff Davis and Jeff Loftus on requiring MERV filters in child care centers. Jeff Davis suggested that the filters be replaced every three months. Joe Kirkpatrick, Chief Building official will follow up and this will be presented to the Planning Commissioners at a future meeting. Commissioner Liss also attended a meeting with Public Works on traffic signal synchronization on April 23. As a result of this meeting synchronization of traffic signals will be maintained consistently from 7 a.m. to 8 p.m., not just during peak traffic hours. On April 28 Commissioner Liss met with Concordia concerning issues regarding potential violation of CUP and discussion of future plans. Commissioner Liss suggested that the Commissioners meet with Concordia. Chair Kuo noted that he and Vice Chair Schott also meet with Concordia and attended a presentation at Concordia.

ADJOURNMENT – 7:15 p.m., Thursday, May 1, 2014 to a Regular Planning Commission Meeting on May 15, 2014 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 5/15/14


CHAIR


DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT