



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
June 5, 2014  
City Council Chamber  
One Civic Center Plaza**

**ROLL CALL 5:36 P.M.**

|         |   |                    |        |
|---------|---|--------------------|--------|
| Present | 5 | COMMISSIONER:      | GAIDO  |
|         |   | COMMISSIONER:      | LISS   |
|         |   | CHAIR PRO TEMPORE: | SMITH  |
|         |   | VICE CHAIR         | SCHOTT |
|         |   | CHAIR:             | KUO    |

Also present were Eric Tolles, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Stephen Higa, Principal Planner; Alisha Patterson, Rutan and Tucker; and Beth Hanson, Recording Secretary.

**PLEDGE OF ALLEGIANCE**

Commissioner Smith led the Pledge of Allegiance.

**MOMENT OF SILENCE**

**INTRODUCTIONS**

Eric Tolles, Director of Community Development, introduced Alisha Patterson, Rutan and Tucker, who will be filling in for Assistant City Attorney Jeff Melching.

**ADDITIONS AND DELETIONS TO THE AGENDA**

**COMMISSION BUSINESS**

**1. APPROVAL OF MINUTES**

**ACTION:** It was moved by Commissioner Gaido, seconded by Commissioner Smith to:

Approve the minutes of a regular Planning Commission Meeting of May 15, 2014.

**Motion carried by the following vote:**

**Ayes: 4 Commissioners: Gaido, Liss, Schott, Smith**

**Absent: 1 Commissioner: Kuo**

**As amended.**

**PUBLIC HEARINGS**

**2. CONDITIONAL USE PERMIT FOR A CO-LOCATABLE (CLASS 4) WIRELESS COMMUNICATION FACILITY LOCATED AT 13241 JEFFREY ROAD IN PLANNING AREA 8 (NORTHWOOD)**

Chair Kuo opened the public hearing at 5:41 p.m.

Justin Equina, Associate Planner, gave the staff presentation.

David Robertson, resident of Northwood, expressed the following concerns: 1) the health of the Eucalyptus trees in the windrow on the adjoining property and the windrow's ability to provide camouflage for the proposed wireless facility in the future; 2) the wireless facility would be out of character with the area without the windrow, if the windrow were to be removed at some point in the future; 3) the potential negative impacts of cell phone towers on health and property values (he submitted reports documenting the negative effects on health as well as home prices caused by wireless facilities; and 4) that two improvements, the planting of trees in Pineview Park and a deceleration lane along south bound Jeffrey, were conditions of the Public Storage CUP, but were not implemented by Public Storage.

Discussion included: 1) concerns about the health of the Eucalyptus windrow, including the poor condition of the trees and the efforts to maintain the trees; 2) the differences between Class 4 (co-locatable) and Class 10 (single-carrier) Wireless facilities in the City's Ordinance; 3) concern that the conditions of approval for a nearby Class 4 wireless Conditional Use Permit are not being met, since the adjacent property owner will not make lease space available for a second carrier; 4) the feasibility/status of co-location at the proposed site, including whether the height of the proposed tower is acceptable to the co-locator; 5) the status of improvements required as a part of the Public Storage CUP, namely the planting of trees in Pineview Park and a deceleration lane along south bound Jeffrey; and, 6) potential alternative designs to the proposed eucalyptus tree to best camouflage or screen wireless facilities.

Peter Blied, the applicant, PlanCom for Verizon, addressed the issues and was available to answer any additional questions.

Chair Kuo closed the public hearing at 7:41 p.m.

**ACTION: It was moved by Commissioner Liss; seconded by Vice Chair Schott to:**

Continue the item to the June 19, 2014 Planning Commission meeting.

**Motion carried by the following vote:**

**Ayes: 4 Commissioners: Gaido, Liss, Schott, Smith**

**Noes: 1 Commissioner: Kuo**

**COMMISSION BUSINESS**

**STAFF REPORTS**

**PLANNING COMMISSION REPORTS**

Commissioner Liss noted that he would like to agendize the Concordia University site for public discussion at the June 19 meeting. Chair Kuo encouraged all Commissioners to meet with Concordia University representatives.

**ADJOURNMENT** – 7:47 p.m., Thursday, June 5, 2014 to a Regular Planning Commission Meeting on June 19, 2014 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 6/19/14

  
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CHAIR

  
\_\_\_\_\_  
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

