

# MINUTES PLANNING COMMISSION REGULAR MEETING June 20, 2013

City Council Chamber One Civic Center Plaza

# ROLL CALL 5:36 P.M.

Present

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; Steve Weiss, Principal Planner; Stephen Higa, Principal Planner; Bill Jacobs, Principal Planner; Kim Barlow, Jones & Mayer; and Beth Hanson, Recording Secretary.

### PLEDGE OF ALLEGIANCE

Commissioner Neudorf led the Pledge of Allegiance.

# MOMENT OF SILENCE

### INTRODUCTIONS

# ADDITIONS AND DELETIONS TO THE AGENDA

Eric Tolles, Director of Community Development announced that a memo had been received requesting a continuance of Item 6 to the July 18, 2013 meeting. Item 6, Vesting Tentative Tract Map 17495 and Master Plan in Cypress Village (Planning Area 40) was opened and continued to the July 18, 2013 Planning Commission meeting.

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

Continue Vesting Tentative Tract Map 17495 and Master Plan in Cypress Village (Planning Area 40) to the Planning Commission meeting of July 18, 2013.

# **COMMISSION BUSINESS**

# 1. APPROVAL OF MINUTES

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

Approve the minutes of regular Planning Commission Meetings of May 16, and June 6, 2013.

2. MOTION TO RECONSIDER CONDITIONAL USE PERMIT (00546421-PCPU), INCLUDING A TRANSFER OF DEVELOPMENT RIGHTS AND AN AFFORDABLE HOUSING PLAN, FOR THE DEVELOPMENT OF 154 ATTACHED RESIDENTIAL UNITS LOCATED, AT 2501 ALTON PARKWAY, 320 FEET WEST OF THE NORTHWEST CORNER OF MILLIKAN AND ALTON PARKWAY; PLANNING AREA 36

Eric Tolles, Director of Community Development introduced the motion.

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

RECONSIDER CONDITIONAL USE PERMIT (00546421-PCPU), INCLUDING A TRANSFER OF DEVELOPMENT RIGHTS AND AN AFFORDABLE HOUSING PLAN, FOR THE DEVELOPMENT OF 154 ATTACHED RESIDENTIAL UNITS LOCATED, AT 2501 ALTON PARKWAY, 320 FEET WEST OF THE NORTHWEST CORNER OF MILLIKAN AND ALTON PARKWAY; PLANNING AREA 36

### **PUBLIC HEARINGS**

3. CONDITIONAL USE PERMIT AND A TRANSFER OF DEVELOPMENT RIGHTS TO DEVELOP A 154 UNIT ATTACHED HOUSING PROJECT AT 2501 ALTON PARKWAY IN PLANNING AREA 36; FILED BY EQUITY RESIDENTIAL

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

Joel Belding, Senior Planner, gave a brief update on the project.

The following spoke on the project:

 Allison Geiman, Equity Residential, spoke regarding additional improvements to enhance pedestrian and vehicular circulation

- Vince Chupka, Humphreys and Partners Architecture, addressed Alton elevation and project visibility
- Ken Wilhelm, LSA Associates, addressed traffic volume at Alton and Jamboree
- Tim Strader, Jr, Starpointe Ventures, noted public benefits of the project
- Steven Zuckerman, Diamond Jamboree, noted he supports this project and the 2801 Alton project

Discussion included 1) video detection system, and 2) modifications to the project description (this letter stating the proposed modifications will be attached to the Planning Commission resolution.) Vice Chair Smith commended the applicant for listening and making modifications to the project, and Commissioner Schott noted that density was still a factor, and occupancy rate was too dense.

Chair Kuo closed the public hearing at 6:15 p.m.

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

1) Adopt RESOLUTION NO. 13-3225 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00546421-PCPU INCLUDING A TRANSFER OF DEVELOPMENT RIGHTS AND AN AFFORDABLE HOUSING PLAN FOR THE DEVELOPMENT OF 154 ATTACHED RESIDENTIAL UNITS LOCATED AT 2501 ALTON PARKWAY 320 FEET WEST OF THE NORTHWEST CORNER OF MILLIKAN AND ALTON PARKWAY; PLANNING AREA 36; FILED BY EQUITY RESIDENTIAL

Motion passed by the following vote:

AYES: 4 COMMISSIONERS: Gaido, Neudorf, Schott, Kuo

NOES: 1 COMMISSIONER: Smith

As amended to include attachment 4 of the staff report, as Condition 6.20.

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

2) Adopt RESOLUTION NO. 13-3226 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING PARK PLAN 00546422-PPP LOCATED AT 2501 ALTON PARKWAY 320 FEET WEST OF THE NORTHWEST CORNER OF MILLIKAN AND ALTON PARKWAY; PLANNING AREA 36; FILED BY EQUITY RESIDENTIAL

Motion passed by the following vote:

AYES: 4 COMMISSIONERS: Ga

Gaido, Neudorf, Schott, Kuo

NOES:

1 COMMISSIONER:

Smith

4. 2801 KELVIN RESIDENTIAL LOCATED AT 2801 KELVIN AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Chair Kuo opened the public hearing at 6:18 p.m.

Stacy Tran, Senior Planner, gave the staff presentation.

The following spoke on the project:

- Don MacKenzie, United Dominion Realty, the applicant
- Tim Strader, Starpointe Ventures, representing the applicant
- It was noted that Steve Zuckerman, Diamond Jamboree, LTD supports the project

Discussion included 1) whether the IBC supports alternative transportation; 2) what school districts are involved and what is the student generation rate; 3) the right-of-way dedication; 4) distribution of the affordable housing units within the project; 5) construction hours; 6) confusion of the project name and location; 2801 Kelvin is on the address wall, but fronts on Jamboree; and 7) what are parking regulations on Kelvin and Murphy and other collector streets.

Chair Kuo closed the public hearing at 6:54 p.m.

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

1) Adopt RESOLUTION NO. 13-3228 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 17616 (FILE NO. 00571509-PTT) TO SUBDIVIDE 4.9 NET ACRES INTO ONE NUMBERED LOT AND THREE LETTERED LOTS FOR CONDOMINIUM PURPOSES LOCATED AT 2801 KELVIN AVENUE IN PLANNING AREA 36, FILED BY UNITED DOMINION REALTY

With the addition of Condition 1.13 on the errata sheet and Condition 6.20 regarding construction hours.

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

2) Adopt RESOLUTION NO. 13-3229 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING PARK PLAN 00549484-PPP FOR 381 ATTACHED RESIDENTIAL UNITS LOCATED AT 2801 KELVIN AVENUE IN PLANNING AREA 36, FILED BY UNITED DOMINION REALTY

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

- 3) Adopt RESOLUTION NO. 13-3230 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00549482-PCPU INCLUDING A TRANSFER OF DEVELOPMENT RIGHTS AND AFFORDABLE HOUSING PLAN WITH DENSITY BONUS FOR DEVELOPMENT OF 381 ATTACHED RESIDENTIAL UNITS LOCATED AT 2801 KELVIN AVENUE IN PLANNING AREA 36, FILED BY UNITED DOMINION REALTY
- 5. AMENDED VESTING TENTATIVE TRACT MAP 17028, PARK PLAN, AND MASTER LANDSCAPE AND TRAILS PLAN IN PLANNING AREA 18 SOUTH.

Chair Kuo opened the public hearing at 7:02 p.m.

Bill Rodrigues, Senior Planner, gave the staff presentation.

The following spoke on the project:

- Jeff Davis, Irvine Company, spoke on the project and previous approvals of projects that included gates
- Michael Chambers, resident, voiced concerns regarding traffic, air quality, and ecological issues

Discussion included 1) location of houses on the ridgeline and if they were visible from the road; 2) emergency exit roads from the project; 3) cell sites and notification to residents of pending cell site locations — will this be disclosed to buyers; 4) pedestrian access and walkability; 5) parks - public and private - and the reasoning behind locking the gates to the park at night and the reason to maintain public access; and 6) open space concerns.

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

1) Adopt Resolution No. 13-3231 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING AMENDED VESTING TENTATIVE TRACT MAP 17028 (FILE NO. 00563029-PTT) TO CREATE 258 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT, 1 NUMBERED LOT FOR PRIVATE PARK PURPOSES, AND 80 LETTERED LOTS FOR PRIVATE STREETS, WATER QUALITY BASIN, LANDSCAPE, FUEL MODIFICATION, AND OPEN SPACE/PRESERVATION PURPOSES; LOCATED IN PLANNING AREA 18 SOUTH; FILED BY HUNSAKER AND ASSOCIATES

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

2) Adopt Resolution No. 13-3232 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING PARK PLAN (FILE NO. 00563024-PPP); LOCATED IN PLANNING AREA 18 SOUTH; FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

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

3) Adopt Resolution No. 13-3233 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER LANDSCAPE AND TRAIL PLAN (FILE NO. 00563031-PMP); LOCATED IN PLANNING AREA 18 SOUTH; FILED BY HUNSAKER AND ASSOCIATES

Chair Kuo recessed the meeting at 8:31 p.m.

Chair reconvened the meeting at 8:42 p.m.

6. VESTING TENTATIVE TRACT MAP 17495 AND MASTER PLAN IN CYPRESS VILLAGE (PLANNING AREA 40)

(Continued to the July 18, 2013 Planning Commission meeting)

7. VESTING TENTATIVE TRACT MAPS 17552 AND 17553 (00566151-PTT & 00566168-PTT) AND MASTER PLANS (00566158-PMP & 00566173-PMP) IN STONEGATE (PLANNING AREA 9B)

Chair Kuo opened the public hearing at 8:43 p.m.

Joel Belding, Senior Planner, gave the staff presentation.

Chair Kuo closed the public hearing at 8:51 p.m.

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

1) Adopt RESOLUTION NO. 13-3234 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 17552 (FILE NO. 00566151-PTT) TO SUBDIVIDE A PROJECT SITE TOTALING 9.78 NET ACRES INTO 20 NUMBERED LOTS AND 27 LETTERED LOTS FOR THE DEVELOPMENT OF 73 DETACHED RESIDENTIAL CONDOMINIUM DWELLING UNITS; LOCATED WITHIN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

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

2) Adopt RESOLUTION NO. 13-3235 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00566158-PMP FOR THE DEVELOPMENT OF 73 DETACHED RESIDENTIAL CONDOMINIUM DWELLING UNITS; LOCATED IN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

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

3) Adopt RESOLUTION NO. 13-3236 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING VESTING TENTATIVE TRACT MAP 17553 (FILE NO. 00566168-PTT) TO SUBDIVIDE A PROJECT SITE TOTALING 10.80 NET ACRES INTO 114 NUMBERED LOTS AND 11 LETTERED LOTS FOR THE DEVELOPMENT OF 114 DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS; LOCATED WITHIN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

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

4) Adopt RESOLUTION NO. 13-3237 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00566173-PMP FOR THE DEVELOPMENT OF 114 DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS; LOCATED IN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

### **COMMISSION BUSINESS**

### 8. IBC VISION PLAN REVIEW

Discussion concerning Vice Chair Smith's proposal for the Planning Commission to undertake a review of the IBC Vision Plan by appointing a two member sub-committee to review the IBC Vision Plan in a timely manner and report its findings to the Planning Commission. The Planning Commission will evaluate the sub-committee's finding and make recommendations to the City Council regarding the status of the IBC Vision Plan and any modification or updates, if deemed to be in the City's best interest. The intent is to review of the adopted plan for efficacy and to consider potential revisions, if any, that might be in order to improve the process.

ACTION: It was moved by Commissioner Schott seconded by Commissioner Gaido and unanimously approved to:

Appoint Chair Kou and Vice Chair Smith to the IBC sub-committee.

# PLANNING COMMISSION REPORTS

Commissioner Gaido noted that a child care committee meeting with specific providers and Community Services staff was held. Two more meetings will be held and then the sub-committee will report back to the Planning Commission. Commissioner Schott noted there would be a Vietnam Wall of Remembrance at Woodbridge Community Park July 18 – 21, 2013.

**ADJOURNMENT** – 9:41 p.m., Thursday, June 20 2013 to a Regular Planning Commission Meeting on July 18, 2013 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 7-18-13

CHAIR

DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT