



## **MINUTES PLANNING COMMISSION REGULAR MEETING**

**August 7, 2014**  
City Council Chamber  
One Civic Center Plaza

### **ROLL CALL 5:37 P.M.**

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

Also present were Eric Tolles, Director of Community Development; Barry Curtis, Manager of Planning Services; Stephen Higa, Principal Planner; Ajit Thind, Rutan and Tucker; and Beth Hanson, Recording Secretary.

### **PLEDGE OF ALLEGIANCE**

Commissioner Gaido led the Pledge of Allegiance.

### **MOMENT OF SILENCE**

### **INTRODUCTIONS**

Director of Community Development, Eric Tolles, introduced Ajin Thind, Rutan and Tucker, sitting in for Jeff Melching.

### **ADDITIONS AND DELETIONS TO THE AGENDA**

### **COMMISSION BUSINESS**

#### **1. APPROVAL OF MINUTES**

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

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

## **PUBLIC HEARINGS**

### **2. CONDITIONAL USE PERMIT FOR TWO CLASS 4 WIRELESS COMMUNICATION FACILITIES LOCATED AT THE NORTHWEST CORNER OF ENCORE AND JEFFREY ROAD IN PLANNING AREA 5B (NORTHWOOD POINT)**

Chair Kuo opened the public hearing at 5:39 p.m.

Joel Belding, Senior Planner, gave the staff presentation.

Discussion included: 1) the height of the proposed tower and would a taller tower improve coverage, especially for the second carrier; 2) concerns about the viability of a co-locator in the future; 3) design considerations to make the mono-euc appear more like an existing tree in the adjacent windrow; 4) the condition of the Eucalyptus trees in the windrow; 5) possibility of locating the mono-euc or re-designing the mono-euc to avoid the removal of a mature tree; 6) potential use of column antennae instead of the mono-euc to save adjacent trees; 7) the construction schedule for the project, if approved; and 8) ) appreciation for applicant for starting the installation of wireless infrastructure before home buyers move in

Peter Blied, Plancom/Verizon, applicant, was available to answer questions.

Jeff Davis, Irvine Company, spoke on the timing of the development and on the issue of preserving one eucalyptus tree if at all possible during the final design and construction drawing phase.

Chair Kuo closed the public hearing at 6:40 p.m.

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

Adopt RESOLUTION NO. 14-3344 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00600749-PCPU) TO ALLOW TWO CLASS 4 WIRELESS COMMUNICATION FACILITIES LOCATED IN THE MEDIAN OF ENCORE ROAD, WEST OF JEFFREY ROAD IN PLANNING AREA 5B; FILED BY PLANCOM ON BEHALF OF VERIZON WIRELESS

**With amendment to the motion that a condition be added that the Director of Community Development may authorize a tree removal permit, if during the final design and construction drawing phase, the applicant demonstrates that the tree cannot be saved with the installation of the wireless facility.**

**3. CONDITIONAL USE PERMIT 00595504-PCPU FOR A MINI-WAREHOUSE AND TRANSFER OF DEVELOPMENT RIGHTS AT 2215 ALTON PARKWAY IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

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

Marie Luna, Senior Planner, gave the staff presentation.

Paul Conzelman, Alton Self Storage, the applicant was available to answer questions.

Discussion included: 1) positive comments on the design and upgrades to the building; 2) concerns about the safety and security of the skylights; 3) on-site security measures; 4) possibility of adding solar panels to the roof; and 5) if there is space to add a flag pole for the American flag to be displayed.

Chair Kuo closed the public hearing 7:13 p.m.

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

Adopt Resolution NO.14-3343 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00595504-PCPU FOR A MINI-WAREHOUSE AND TRANSFER OF DEVELOPMENT RIGHTS TO TRANSFER 22 AM, 23 PM, AND 233 ADT DEVELOPMENT INTENSITY VALUES FROM 3333 MICHELSON DRIVE (PARK PLACE) (SENDING SITE) TO 2215 ALTON PARKWAY (RECEIVING SITE) IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)

## **COMMISSION BUSINESS**

### **STAFF REPORTS**

Eric Tolles noted that an application has been received from Concordia University for a Campus Improvement Plan application for modification to Master Conditional Use Permit. In September, the University will come before the

Planning Commission with a presentation concerning this application; there will be no increase in number of students, but a revision of the Conditional Use Permit – to update facilities, address access issues and the concerns of neighbors. Mr. Tolles also noted that the appeal of the Campus Master Plan – Broadcom – would be heard at the City Council meeting held on August 12, 2014.

**PLANNING COMMISSION REPORTS**

**ADJOURNMENT** – 7:17 p.m., Thursday, August 7, 2014 to a Regular Planning Commission Meeting on September 4, 2014 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 9-4-14 \_\_\_\_\_  
CHAIR   
  
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT