



## **MINUTES PLANNING COMMISSION REGULAR MEETING**

**February 5, 2015**  
City Council Chamber  
One Civic Center Plaza

### **ROLL CALL 5:35 P.M.**

Present	5	COMMISSIONER:	BARTLETT
		CHAIR PRO TEMPORE:	DUONG
		COMMISSIONER:	GAIDO
		VICE CHAIR:	SMITH
		CHAIR:	KUO

Also present were Tim Gehrich, Acting Director of Community Development; Barry Curtis, Manager of Planning Services; Peggy Schneble, Manager of Development Services; Stephen Higa, Principal Planner; Joel Belding, Principal Planner; Jeff Melching, Assistant City Attorney; and Beth Hanson, Recording Secretary.

### **PLEDGE OF ALLEGIANCE**

Commissioner Duong led the Pledge of Allegiance.

### **MOMENT OF SILENCE**

### **INTRODUCTIONS**

Acting Director Tim Gehrich noted that Joel Belding was promoted to Principal Planner, to take the place of Steve Weiss who is now working for the County of Riverside as Director of Planning, and introduced Peggy Schneble, who will be acting as Manager of Development Services.

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

### **PUBLIC COMMENTS**

None

## **COMMISSION BUSINESS**

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

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

Approve the minutes of a regular Planning Commission Meeting of January 15, 2015.

### **2. COUNTY OF ORANGE DEVELOPMENT PROPOSALS WITHIN THE CITY OF IRVINE**

Barry Curtis, Manager of Planning Services, gave the presentation.

Discussion included how the County proposal might impact development at the Orange County Great Park, schools within Irvine and whether the City can comment on the County projects. The Commission also expressed concerns with development under County standards which are considered inferior to Irvine standards.

## **PUBLIC HEARINGS**

### **3. MAJOR MODIFICATION TO 17871 VON KARMAN MASTER PLAN IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Chair Kuo opened the public hearing at 6:03 p.m.

Joel Belding, Principal Planner, gave the staff presentation.

Chad Iverson, Menlo Equities, the applicant, was available to answer questions.

Chris Bevans, KiDA, addressed the issue of moving the gas meter for KiDA from the project site to the KiDA building.

Discussion included how much construction activity would occur and if this project was the highest and best use for this land.

Chair Kuo closed the public hearing at 6:20 p.m.

**ACTION:** It was moved by Vice Chair Smith, seconded by Chair Pro Tempore Duong and unanimously approved to:

Adopt RESOLUTION NO. 15-3375 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MAJOR MODIFICATION TO COMMERCIAL MASTER

PLAN 00607873-PMP TO MODIFY LAND USES AND SITE PLAN  
LOCATED AT 17871 VON KARMAN; PLANNING AREA 36; FILED BY  
PACIFIC DESIGN GROUP

As amended.

4. **CONDITIONAL USE PERMIT FOR A CHILD CARE CENTER AT 5725  
TRABUCO ROAD, PLANNING AREA 9A (WOODBURY)**

Chair Kuo opened the public hearing at 6:21 p.m.

Joel Belding, Principal Planner, gave the staff presentation.

Scott Ayres, the applicant, was available to answer questions.

Discussion included: 1) training of personnel and air quality concerns; 2) playground equipment and how often it is inspected for safety; 3) "green" building features for the operation; and 4) concern about the maintenance responsibility for the shared driveway with the adjacent senior center.

Chair Kuo closed the public hearing at 6:35 p.m.

**ACTION: It was moved by Commissioner Gaido, seconded by  
Chair Pro Tempore Duong and unanimously carried to:**

Adopt RESOLUTION NO. 15-3379 — A RESOLUTION OF THE  
PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA,  
APPROVING CONDITIONAL USE PERMIT 00608988-PCPU FOR A  
CHILD CARE CENTER AT 5725 TRABUCO ROAD IN WOODBURY,  
PLANNING AREA 9A, FILED BY SPECTRUM MONTESSORI

5. **SIGN PROGRAM FOR FLOYD'S 99 BARBERSHOP LOCATED IN  
CROSSROADS PLAZA AT 3972 BARRANCA PARKWAY IN  
PLANNING AREA 14 (WESTPARK)**

Chair Kuo opened the public hearing at 6:37 p.m.

Justin Equina, Associate Planner, gave the staff presentation.

Amy Hunn, the applicant, Floyd's 99 Barbershop, was available to answer questions.

Chair Kuo closed the public hearing 6:41 p.m.

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

Adopt RESOLUTION NO. 15-3381 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING THE SIGN PROGRAM (00622353-PSS) FOR FLOYD'S 99 BARBER SHOP AT THE CROSSROADS LOCATED AT 3972H BARRANCA PARKWAY IN PLANNING AREA 14 (WESTPARK); FILED BY PERMIT SERVICES

**6. HIDDEN CANYON VILLAGE IDENTIFICATION SIGN PROGRAM IN PLANNING AREA 18 SOUTH (HIDDEN CANYON)**

Chair Kuo opened the public hearing at 6:42 p.m.

Justin Equina, Associate Planner, gave the staff presentation.

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

Discussion included: 1) the size of the sign copy appeared to be large; 2) if the sign would be illuminated; and 3) if the sign could accommodate the words "City of Irvine" in smaller letters beneath the name of the project.

Chair Kuo closed the public hearing at 6:51 p.m.

**ACTION: It was moved by Chair Pro Tempore Duong, seconded by Chair Kuo and unanimously approved to:**

Adopt RESOLUTION NO. 15-3380 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING THE HIDDEN CANYON VILLAGE IDENTIFICATION SIGN PROGRAM (00616526-PSS) FOR PLANNING AREA 18 SOUTH, FILED BY OUTDOOR DIMENSIONS ON BEHALF OF TOLL BROTHERS INC.

**As amended regarding the optional addition of the words "City of Irvine" in 10 inch letters.**

**7. CONDITIONAL USE PERMIT FOR A UTILITY TOWER-MOUNTED (CLASS 6) WIRELESS COMMUNICATION FACILITY LOCATED ON AN EXISTING SOUTHERN CALIFORNIA EDISON ELECTRICAL TRANSMISSION TOWER ALONG THE WALNUT TRAIL, WEST OF YALE AVENUE AND NORTH OF SILVERWOOD IN PLANNING AREA 11 (EL CAMINO REAL)**

Chair Kuo open the public hearing at 6:52 p.m.

Justin Equina, Associate Planner, gave the staff presentation.

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

Discussion included: 1) is the entire area under Edison easement; 2) questions about the microwave dish and the timing for its replacement with fiber optic lines; 3) the possibility of shortening the time for the approval of the microwave dish; 4) the ability of co-locations at this site; and, 4) who is responsible for property maintenance of the equipment shelter, particularly related to graffiti and vandalism.

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

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

Adopt RESOLUTION NO. 15-3382 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00581778-PCPU) TO ALLOW A UTILITY TOWER-MOUNTED (CLASS 6) WIRELESS COMMUNICATION FACILITY LOCATED ON AN EXISTING SOUTHERN CALIFORNIA EDISON ELECTRICAL TRANSMISSION TOWER ALONG WALNUT TRAIL, NORTH OF SILVERWOOD AND WEST OF YALE AVENUE IN PLANNING AREA 11 (EL CAMINO REAL); FILED BY PLANCOM INC ON BEHALF OF VERIZON WIRELESS.

**As amended to shorten the time for the approval of the microwave dish to three years.**

Motion carried by the following vote:

Ayes:	4 Commissioners:	Bartlett, Duong, Gaido, Kuo
Noes:	1 Commissioner:	Smith

8. VESTING TENTATIVE TRACT MAP 17814 (00616795-PTT) AND ASSOCIATED MASTER PLAN (00616789-PMP) FOR THE DEVELOPMENT OF A 90-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT THE SOUTHWEST CORNER OF SAND CANYON AVENUE AND ROOSEVELT IN CYPRESS VILLAGE (PLANNING AREA 40)

Chair Kuo open the public hearing at 7:22 p.m.

Kathleen Haton, Senior Planner, gave the staff presentation.

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

Chair Kuo closed the public hearing at 7:40 p.m.

**ACTION:** It was moved by Vice Chair Smith, seconded by Chair Pro Tempore Duong and unanimously approved to:

1) Adopt RESOLUTION NO. 15-3377 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17814 (FILE NO. 00616795-PTT) TO SUBDIVIDE 7.04 GROSS ACRES (6.30 NET) INTO 17 NUMBERED LOTS AND 14 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 90 SINGLE-FAMILY ATTACHED RESIDENTIAL CONDOMINIUM UNITS; LOCATED AT THE SOUTHWEST CORNER OF SAND CANYON AVENUE AND ROOSEVELT IN PLANNING AREA 40 (CYPRESS VILLAGE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

2) Adopt RESOLUTION NO. 15-3378 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MASTER PLAN 00616789-PMP FOR THE DEVELOPMENT OF 90 SINGLE-FAMILY ATTACHED RESIDENTIAL CONDOMINIUM UNITS; LOCATED AT THE SOUTHWEST CORNER OF SAND CANYON AVENUE AND ROOSEVELT IN PLANNING AREA 40 (CYPRESS VILLAGE); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

## **COMMISSION BUSINESS**


## **STAFF REPORTS**

## **PLANNING COMMISSION REPORTS**

The Commission discussed the possibility of adding a third meeting in the month of April to receive presentations on items to be determined.

**ADJOURNMENT** – 7:46 p.m., Thursday, February 5, 2015 to a Regular Planning Commission Meeting on February 19, 2015 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 2/19/15

CHAIR 

  
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT