



MINUTES PLANNING COMMISSION ADJOURNED SPECIAL MEETING

December 17, 2015

City Council Chamber
One Civic Center Plaza

ROLL CALL 4:40 P.M.

Present:	COMMISSIONER:	PATTY BARTLETT
	COMMISSIONER:	MARY ANN GAIDO
	CHAIR PRO TEMPORE:	JOHN DUONG
	VICE CHAIR:	GREG SMITH
	CHAIR:	ANTHONY KUO

Also present were Susan Emery, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Barry Curtis, Manager of Planning Services; Stephen Higa, Principal Planner, Joel Belding, Principal Planner; Darlene Nicandro, Principal Planner; Katie Berg-Curtis, Project Development Administrator; Cheryl Lea, Assistant Transportation Analyst; Bill Rodrigues, Senior Planner; Eric Rubery, Senior Planner; Stacy Tran, Senior Planner; Kathleen Haton, Senior Planner; Hernan DeSantos, Senior Planner; Ann Wu, Associate Planner; Jeff Melching, Assistant City Attorney; Beth Hanson, Recording Secretary

PLEDGE OF ALLEGIANCE

Chair Pro Tem Duong led the Pledge of Allegiance.

INTRODUCTIONS

None

PUBLIC COMMENTS

None

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

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

Approve the minutes of a regular Planning Commission Meeting of December 3, 2015.

2. JEFFREY OPEN SPACE TRAIL AND BRIDGE PRESENTATION

Katie Berg-Curtis, Project Development Administrator gave a staff presentation on preliminary design alternatives for the JOST Project, extending from the I-5 Freeway to Barranca Parkway. The City's CIP Budget allocates funding for the preliminary engineering phase of the project. The commission considered various trail and bridge alternatives but did not take any action, as it was a receive and file item only. Gary Warkntin, Consultant was available to answer questions.

Chair Kuo recessed the meeting at 5:26 p.m.

Chair Kuo reconvened the meeting at 5:49 p.m.

PUBLIC HEARINGS

3. PARK PLAN MODIFICATION 00650533-PPK FOR 360 FUSION RESIDENTIAL PROJECT LOCATED AT 17321 MURPHY AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Chair Kuo opened the public hearing at 5:50 p.m.

Eric Rubery, Senior Planner, gave the staff presentation. Stephen Higa, Principal Planner, was also available to answer any questions.

Bill Vardoulis, Adams Streeter, representing the applicant spoke in support of the project and was available to answer questions.

Chair Kuo closed the public hearing at 5:58 p.m.

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

Adopt RESOLUTION NO. 15-3484 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING PARK PLAN AND PARK DESIGN MODIFICATION 00650533-PPK FOR 360 FUSION RESIDENTIAL LOCATED AT 17321 MURPHY AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX [IBC]); FILED BY FUSION PROPERTY OWNER LLC

4. 2525 MAIN STREET RESIDENTIAL PROJECT AND OFFICE PROPERTY REMODEL LOCATED NORTH OF MAIN STREET, EAST OF CARTWRIGHT, AND SOUTH OF DA VINCI IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Chair Kuo opened the public hearing at 5:58 p.m.

Bill Rodrigues, Senior Planner, gave the staff presentation. Stephen Higa, Principal Planner, was also available to answer any questions.

Tim Strader, Starpointe Ventures, representing the applicant J & R Main Street, LLC, was available to answer questions.

Discussion included: 1) access into the parking structure from Main Street; 2) the design and location on the Tot Lot and Dog Park; 3) student generation and school services; and, 4) delivery truck access and parking for the office building.

Chair Kuo closed the public hearing at 6:53 p.m.

Chair Kuo reopened the public hearing at 6:55

Chair Kuo closed the public hearing at 6:58

ACTION: It was moved by Vice Chair Smith, seconded by Chair Tem Duong, to:

1) Adopt RESOLUTION NO. 15-3485 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17806 (00613808-PTT) TO SUBDIVIDE 7.52-GROSS ACRES INTO TWO NUMBERED LOTS (LOT 1 ONLY FOR CONDOMINIUM PURPOSES); LOCATED NORTH OF MAIN STREET, EAST OF CARTWRIGHT ROAD, SOUTH OF DA VINCI AT 2525 MAIN STREET IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY J & R MAIN STREET LLC

2) Adopt RESOLUTION NO. 15-3486 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING PARK PLAN (00621412-PPP) LOCATED AT 2525 MAIN STREET; LOCATED NORTH OF MAIN STREET, EAST OF CARTWRIGHT ROAD, SOUTH OF DA VINCI AT 2525 MAIN STREET IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY J & R MAIN STREET LLC

3) Adopt RESOLUTION NO. 15-3487 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (00613801-PCPU) FOR A PROJECT CONSISTING OF 272 RESIDENTIAL UNITS INCLUDING AN AFFORDABLE HOUSING PLAN WITH DENSITY BONUS AND A TRANSFER OF DEVELOPMENT RIGHTS; AND

FOR A REMODEL TO THE OFFICE DEVELOPMENT THAT INCLUDES A NEW BUILDING FAÇADE AND ADDITION OF A FREESTANDING SIX STORY PARKING STRUCTURE; LOCATED NORTH OF MAIN STREET, EAST OF CARTWRIGHT ROAD, SOUTH OF DA VINCI AT 2525 MAIN STREET IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY J & R MAIN STREET LLC

Motion passed by the following vote:

AYES: 4 Commissioners: Bartlett, Duong, smith, Kuo

NOES: 1 Commissioner: Gaido

Chair Kuo changed the order of the agenda to hear item 6 at this time.

5. VESTING TENTATIVE TRACT MAPS AND MASTER PLANS FOR TRACTS 17952 THROUGH 17957, AND A MASTER PLAN FOR TRACT 17855, LOCATED IN EASTWOOD (PLANNING AREA 5B)

Chair Kuo opened the public hearing at 9:44 p.m.

Ann Wu. Associate Planner, gave the staff presentation. Joel Belding, Principal Planner, was also available to answer any questions.

Chair Kuo closed the public hearing at 9:53 p.m.

ACTION: It was moved by Chair Kuo, seconded by Chair Pro Tem Duong, and unanimously approved by those present to:

3) Adopt RESOLUTION NO. 15-3472 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17952 (FILE NO. 00645517-PTT) TO CREATE 23 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 27 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 7.37 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

4) Adopt RESOLUTION NO. 15-3473 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17955 (FILE NO. 00645524-PTT) TO CREATE 20 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 26 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 6.68 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

- 5) Adopt RESOLUTION NO. 15-3474 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MASTER PLAN 00645794-PMP FOR THE DEVELOPMENT OF 129 ATTACHED CONDOMINIUM RESIDENTIAL UNITS WITHIN TRACTS 17952 AND 17955; LOCATED IN PLANNING AREA 5B (EASTWOOD), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 6) Adopt RESOLUTION NO. 15-3475 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17953 (FILE NO. 00645518-PTT) TO CREATE 33 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 50 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.47 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
- 7) Adopt RESOLUTION NO. 15-3476 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17956 (FILE NO. 00645525-PTT) TO CREATE 34 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 39 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 10.06 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
- 8) Adopt RESOLUTION NO. 15-3477 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MASTER PLAN 00645795-PMP FOR THE DEVELOPMENT OF 167 DETACHED CONDOMINIUM RESIDENTIAL UNITS WITHIN TRACTS 17953 AND 17956; LOCATED IN PLANNING AREA 5B (EASTWOOD), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY
- 9) Adopt RESOLUTION NO. 15-3478 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17954 (FILE NO. 00645523-PTT) TO CREATE 16 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 29 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 10.02 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
- 10) Adopt RESOLUTION NO. 15-3479 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 17957 (FILE NO. 00645529-PTT) TO CREATE 12 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 20 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 7.16 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

11) Adopt RESOLUTION NO. 15-3480 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MASTER PLAN 00645803-PMP FOR THE DEVELOPMENT OF 157 DETACHED CONDOMINIUM RESIDENTIAL UNITS WITHIN TRACTS 17954 AND 17957; LOCATED IN PLANNING AREA 5B (EASTWOOD), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

12) Adopt RESOLUTION NO. 15-3482 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MASTER PLAN 00645468-PMP FOR THE DEVELOPMENT OF 169 SINGLE FAMILY DETACHED RESIDENTIAL UNITS WITHIN TRACTS 17855; LOCATED IN PLANNING AREA 5B (EASTWOOD), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

6) LOS OLIVOS PHASE 2 LOCATED AT THE NORTHWEST CORNER OF BAKE PARKWAY AND IRVINE CENTER DRIVE IN PLANNING AREA 39 (LOS OLIVOS)

Chair Kuo opened the public hearing at 6:59 p.m.

Stacy Tran, Senior Planner gave the staff presentation. Stephen Higa, Principal Planner was also available to answer any questions.

Jeff Davis, Irvine Company, made a presentation and was available to answer questions. Mike Le Blanc, Irvine Company, addressed questions regarding population generation figures as it relates to future school facilities.

Discussion primarily centered on issues pertaining to school facility planning in the area.

The following spoke on this issue:

Michael Chambers
Steve Miller
Nasiba Makarem
Tracey Hill
Kenneth Clarke
David Selby
Cheryl Selby
Ann Craciun
Liz Reed
Sheila Witzling
Kimberly Counell
Rachel Klugman
Kristi Smemo
Arlene Stokes
Anja Clarke

Marc Pannier
Andrew Pimentant

Chair Kuo closed the public hearing at 9:31 p.m.

ACTION: It was moved by Chair Kuo, seconded by Vice Chair Smith to:

Continue the item to the February 4, 2016 Planning Commission meeting to have the opportunity for residents to attend one of the January IUSD school board meetings (scheduled for January 12 and January 26).

A substitute motion was made by Chair Pro Tem Duong, seconded by Commissioner Bartlett to adopt the original motion, including the conditions on the errata sheet:

Motion failed by the following vote:

AYES: 2 Commissioners: Bartlett, Duong

NOES: 3 Commissioners: Gaido, Smith, Kuo

A vote on the original motion made by Chair Kuo, seconded by Vice Chair Smith to:

Continue the item to the February 4, 2016 Planning Commission was unanimously approved

7) VESTING TENTATIVE TRACT MAPS IN DEVELOPMENT DISTRICTS 5 AND A PORTION OF 6 (00648088-PTT), 1-NORTH (00647883-PTT) AND 1-SOUTH (00647880-PTT) LOCATED IN GREAT PARK NEIGHBORHOODS, PLANNING AREA 51

Chair Kuo opened the public hearing at 9:55 p.m.

Kathleen Haton, Senior Planner, and Hernan DeSantos, Senior Planner, gave the staff presentation. Darlene Nicandro, Principal Planner, was also available to answer questions.

Discussion included: 1) the timing for the Master Plans to be available for review; 2) clarification on why the errata sheet eliminates Condition 1.9; 3) timing on the completion of Marine Way, particularly if it will be completed prior to occupancy of the proposed units; and, 4) issues concerning soil contamination in proximity to the future fifth High School, school site.

Chair Kuo closed the public hearing at 10:53 p.m.

ACTION: It was moved by Chair Kuo, seconded by Vice Chair Smith to:

- 1) Adopt RESOLUTION NO. 15-3488 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 17940 (FILE NO. 00648088-PTT) TO SUBDIVIDE APPROXIMATELY 448 GROSS-ACRES INTO 76 NUMBERED LOTS AND 11 LETTERED LOTS FOR THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, MULTI-USE PURPOSES AND A K-8 SCHOOL, LOCATED IN DEVELOPMENT DISTRICT 5 AND A PORTION OF DEVELOPMENT DISTRICT 6 OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES MANAGEMENT, INC. ON BEHALF OF HERITAGE FIELDS EL TORO, LLC
- 2) Adopt RESOLUTION NO. 15-3489 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 17939 (FILE NO. 00647883-PTT) TO SUBDIVIDE APPROXIMATELY 62 GROSS-ACRES INTO 23 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL, PRIVATE PARK, PLACE OF WORSHIP AND CHILDCARE PURPOSES, LOCATED IN DEVELOPMENT DISTRICT 1-NORTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES MANAGEMENT, INC. ON BEHALF OF HERITAGE FIELDS EL TORO, LLC
- 3) Adopt RESOLUTION NO. 15-3490 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING AMENDED VESTING TENTATIVE TRACT MAP NO. 17368 (FILE NO. 00647880-PTT) TO SUBDIVIDE APPROXIMATELY 73 GROSS-ACRES INTO 31 NUMBERED LOTS AND 7 LETTERED LOTS FOR THE DEVELOPMENT OF MULTI-USE, MEDICAL AND SCIENCE, AND COMMUNITY COMMERCIAL PURPOSES, LOCATED IN DEVELOPMENT DISTRICT 1-SOUTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES MANAGEMENT, INC. ON BEHALF OF HERITAGE FIELDS EL TORO, LLC

Motion passed by the following vote:

AYES: 4 Commissioners: Bartlett, Duong, Smith, Kuo

NOES: 1 Commissioner: Gaido

As amended by the errata sheet.

COMMISSION BUSINESS

None

STAFF REPORTS

Tim Gehrich, Deputy Director of Community Development, noted that the next Planning Commission meeting would be January 21, 2016.

PLANNING COMMISSION REPORTS

None

ADJOURNMENT – 10:54 p.m., Thursday, December 17 2015, to a Regular Planning Commission Meeting on January 21, 2016 at 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: _____

1/21/16 
CHAIR


DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT