



# **MINUTES**

## **PLANNING COMMISSION REGULAR MEETING**

**May 3, 2018**  
**City Council Chamber**  
**One Civic Center Plaza**  
**Irvine, CA 92606**

### **CALL TO ORDER**

Chair Smith called the regular meeting of the Planning Commission to order at 5:36 p.m.

### **ROLL CALL**

Present:	COMMISSIONER:	PATTY BARTLETT
	COMMISSIONER:	ANTHONY KUO
	CHAIR PRO TEMPORE:	JOHN DUONG
	VICE CHAIR:	DUSTIN NIRSCHL
	CHAIR:	GREG SMITH

Staff Present: Tim Gehrich, Deputy Director of Community Development; Alisha Patterson, Assistant City Attorney; Kerwin Lau, Manager of Planning Services; Steve Holtz, Manager of Neighborhood Services; Charles Kovac, Housing Administrator; Joel Belding, Principal Planner; Bill Rodrigues, Principal Planner; Sherman Jones, Senior Planner; Farideh Lyons, Senior Transportation Analyst; Ann Wu, Senior Planner; Stacy Tran, Senior Planner; Tiffany Lin, Assistant Planner; David Steinkraus, Recording Secretary

### **PLEDGE OF ALLEGIANCE**

Vice Chair Nirschl led the Pledge of Allegiance.

## **INTRODUCTIONS**

None

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

None

## **PUBLIC COMMENTS**

None

## **COMMISSION BUSINESS**

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

**ACTION:** It was moved by Commissioner Kuo, seconded by Vice Chair Nirschl, and unanimously approved, to:

Adopt the minutes of the Planning Commission meeting held on April 19, 2018.

## **PUBLIC HEARINGS**

### **2. 2017 HOUSING LEGISLATION PRESENTATION**

Item started at 5:37 p.m.

Charles Kovac, Housing Administrator, and Julie Romey, Keyser Marston Associates – Consultant to the City, gave the staff presentation.

Discussion included: 1) how the current and future housing legislation may affect the City of Irvine; 2) clarification of some of the housing bills presented; and, 3) Planning Commission's interest in receiving regular on-going updates on future housing legislation.

### **3. GILLETTE APARTMENT PROJECT AT 17832 AND 17840 GILLETTE AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Chair Smith opened the public hearing at 6:32 p.m.

Greg Weiler, Palmieri Tyler, representing the applicant, was present for comments and questions.

**ACTION:** It was moved by Chair Smith, seconded by Commissioner Bartlett, and approved by the following vote, to:

Continue the item to the July 19, 2018 Planning Commission meeting.

AYES 4 COMMISSIONERS: BARTLETT, DUONG,  
NIRSCHL, SMITH,

NOES 1 COMMISSIONERS: KUO

ABSTAIN 0 COMMISSIONERS:

ABSENT 0 COMMISSIONERS:

**4. THIRD AMENDMENT TO THE GREAT PARK NEIGHBORHOODS MASTER AFFORDABLE HOUSING PLAN (FILE 00740095-PPA) AND CONDITIONAL USE PERMITS 00683554-PCPU AND 00727008-PCPU LOCATED IN DEVELOPMENT DISTRICT 1-WEST OF GREAT PARK NEIGHBORHOODS (PLANNING AREA 51)**

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

Chair Pro Tempore Duong and Commissioner Bartlett informed the Commission that they listened to the previous meeting's recording for this item.

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

Continue the item to the June 7, 2018 Planning Commission meeting.

**5. MASTER PLAN MODIFICATION TO PARKVIEW CENTER WITH A BUILDING SETBACK VARIANCE AND TWO CONDITIONAL USE PERMITS IN UNIVERSITY PARK (PLANNING AREA 20)**

*Note: agenda items 5 and 6 switched places.*

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

Tiffany Lin, Assistant Planner, presented the staff report. Joel Belding, Principal Planner, was also present.

Pete Pirzadeh, Pirzadeh and Associates, representing the applicant, was present for comments and questions.

Jeff Davis, the Irvine Company, representing the applicant, was present for comments and questions.

Discussion included: 1) parking for the restaurant and shopping center; 2) concerns about removing essential services, such as the car repair service; 3) fiscal impact of a convenience store compared to a car repair service; 4) conditions for liquor sales at the convenience store; 5) traffic impacts at the shopping center's access driveways as well as on the surrounding roadways and intersections; 6) concerns about having a 24-hour convenience store; 7) concerns about on-site vehicular circulation related to the operation of the drive-thru; and, 8) future City traffic improvements for nearby streets.;

Public Comments:

- Judith Gass
- Karen Jaffe

Chair Smith closed the public hearing at 8:36 p.m.

**ACTION: It was moved by Chair Smith, seconded by Chair Pro Tempore Duong, and approved by the following vote, to:**

Adopt the following resolutions:

RESOLUTION NO. 18-3661 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA APPROVING MASTER PLAN MODIFICATION 00712821-PMPC FOR PARKVIEW CENTER; LOCATED AT 5301-5359 UNIVERSITY DRIVE IN PLANNING AREA 20 (UNIVERSITY PARK); FILED BY PIRZADEH & ASSOCIATES INC.

RESOLUTION NO. 18-3663 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA APPROVING CONDITIONAL USE PERMIT 00712823-PCPU FOR A 1,966 SQUARE FOOT FAST FOOD RESTAURANT WITH DRIVE-THRU; LOCATED AT 5359 UNIVERSITY DRIVE IN PLANNING AREA 20 (UNIVERSITY PARK); FILED BY PIRZADEH & ASSOCIATES INC.

RESOLUTION NO. 18-3664 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA APPROVING VARIANCE 00728577-PVA TO RETAIN AN EXISTING 34-FOOT BUILDING SETBACK ALONG UNIVERSITY DRIVE IN PLANNING AREA 20 (UNIVERSITY PARK); FILED BY PIRZADEH & ASSOCIATES INC.

AYES 4 COMMISSIONERS: BARTLETT, DUONG, KUO  
SMITH,

NOES 1 COMMISSIONERS: NIRSCHL

ABSTAIN 0 COMMISSIONERS:

ABSENT 0 COMMISSIONERS:

**ACTION:** It was moved by Chair Smith, seconded by Chair Pro Tempore Duong, and approved by the following vote, to:

Adopt RESOLUTION NO. 18-3662 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA APPROVING CONDITIONAL USE PERMIT MODIFICATION 00712827-PCPM FOR A GAS STATION AND CONVENIENCE STORE; LOCATED AT 5333 UNIVERSITY DRIVE IN PLANNING AREA 20 (UNIVERSITY PARK); FILED BY PIRZADEH & ASSOCIATES INC.

With a modification to condition 6.21 – requiring no alcohol sales between the hours of 11 p.m. and 6 a.m.

AYES 3 COMMISSIONERS: BARTLETT, DUONG,  
SMITH,

NOES 2 COMMISSIONERS: KUO, NIRSCHL

ABSTAIN 0 COMMISSIONERS:

ABSENT 0 COMMISSIONERS:

The Planning Commission took a recess from 8:45-8:55 p.m.

6. **VESTING TENTATIVE TRACT MAP 18132 AND MASTER PLAN FOR 845 APARTMENTS LOCATED AT THE SOUTHEAST CORNER OF GITANO AND ANTIVO IN PLANNING AREA 39 (LOS OLIVOS)**

*Note: agenda items 5 and 6 switched places.*

Chair Smith opened the public hearing at 8:55 p.m.

Stacy Tran, Senior Planner, presented the staff report. Joel Belding, Principal Planner, was also present.



Jeff Davis, the Irvine Company, representing the applicant, was present for comments and questions.

Discussion included: 1) potential uses for lot 4; and, 2) clarification of the density maximum for the proposed project as compared to previously entitled parcels within Los Olivos.

Chair Smith closed the public hearing at 9:09 p.m.

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

Adopt the following resolutions:

RESOLUTION NO. 18-3666 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 18132 (FILE NO. 00725005-PTT) TO SUBDIVIDE 22.3 ACRES INTO FOUR NUMBERED LOTS AND FIVE LETTERED LOTS, LOCATED AT THE SOUTHEAST CORNER OF GITANO AND ANTIVO IN PLANNING AREA 39 (LOS OLIVOS); FILED BY IRVINE COMPANY APARTMENT DEVELOPMENT

Resolution No. 18-3667 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA APPROVING MASTER PLAN 00724992-PMP FOR 845 RESIDENTIAL APARTMENT UNITS, LOCATED AT THE SOUTHEAST CORNER OF GITANO AND ANTIVO IN PLANNING AREA 39 (LOS OLIVOS); FILED BY IRVINE COMPANY APARTMENT DEVELOPMENT

## **STAFF REPORTS**

Tim Gehrich, Deputy Director, clarified some information about the Rancho San Joaquin golf course that is up for sale.


## **PLANNING COMMISSION REPORTS**

Commissioner Kuo announced that the National Day of Prayer was being observed today.

## ADJOURNMENT

Chair Smith adjourned the meeting at 9:14 p.m. to the regular meeting on May 17, 2018, at 5:30 p.m., Irvine Civic Center, Council Chamber, One Civic Center Plaza, Irvine, California.

Date Approved: 5-17-2018

  
\_\_\_\_\_  
CHAIR OF THE PLANNING COMMISSION  
FOR THE CITY OF IRVINE  
\_\_\_\_\_  
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT