



# MINUTES

## PLANNING COMMISSION REGULAR MEETING

**August 16, 2018**  
**Conference and Training Center**  
One Civic Center Plaza  
Irvine, CA 92606

### CALL TO ORDER

Chair Smith called the regular meeting of the Planning Commission to order at 5:35 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: Pete Carmichael, Director of Community Development; Tim Gehrich, Deputy Director of Community Development; Alisha Patterson, Assistant City Attorney; Thai Phan, Assistant City Attorney; Kerwin Lau, Manager of Planning Services; Jaimee Bourgeois, City Traffic Engineer; Bill Rodrigues, Principal Planner; Joel Belding, Principal Planner; Lisa Thai, Supervising Transportation Analyst; Karen Urman, Senior Transportation Analyst; Ann Wu, Senior Planner; Stacy Tran, Senior Planner; David Steinkraus, Recording Secretary; Beth Hanson, Recording Secretary

### PLEDGE OF ALLEGIANCE

Chair Pro Tempore Duong led the Pledge of Allegiance.

**INTRODUCTIONS**

None

**ADDITIONS AND DELETIONS TO THE AGENDA**

None

**PUBLIC COMMENTS**

Susan Sayre

**COMMISSION BUSINESS**

**1. APPROVAL OF MINUTES**

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

Adopt the minutes of the Planning Commission meeting held on August 2, 2018.

AYES 4 COMMISSIONERS: BARTLETT, KUO,  
NIRSCHL, SMITH

NOES 0 COMMISSIONERS:

ABSTAIN 1 COMMISSIONERS: DUONG

ABSENT 0 COMMISSIONERS:

**PUBLIC HEARINGS**

**2. VESTING TENTATIVE TRACT MAP 17666 (FILE NO. 00724248-PTT) AND PARK PLAN 00741079-PPP FOR THE MILANI RESIDENTIAL PROJECT IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)**

Chair Smith opened the public hearing at 5:42 p.m.

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

Continue the public hearing to the September 6, 2018 meeting.

**3. CONDITIONAL USE PERMIT FOR TWO CLASS 4 CO-LOCATABLE WIRELESS COMMUNICATION FACILITIES LOCATED IN PLANNING AREA 1 (ORCHARD HILLS)**

Chair Smith opened the public hearing at 5:46 p.m.

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

Jim Heinrich, Plancom Inc, representing the applicant, was present for comments and questions.

Discussion included: 1) concealment and landscaping of the proposed cell towers; 2) confirmation of the height and approximate location of the towers; 3) timeline for maturation of the proposed trees for the concealment the cell towers; and 4) nearby traffic and the timeline for the proposed Jeffrey Road connection to the 241-toll road.

**ACTION: Chair Pro Tempore Duong moved, and seconded by Vice Chair Nirschl, to:**

Adopt RESOLUTION NO. 18-3686, with a condition to add additional concealment measures.

Commissioner Bartlett asked the maker of motion to clarify the concealment measures.

Assistant City Attorney Patterson proposed a condition for clarification of additional concealment measures.

**ACTION: Commissioner Bartlett moved a substitute motion, seconded by Commissioner Kuo, to:**

**Adopt RESOLUTION NO. 18-3686 as written in the staff report.**

The Commission discussed the substitute motion.

**ACTION: Commissioner Kuo moved the previous question.**

Motion was not appropriately before the Commission due to a lack of a second.

The Commission continued to discuss the substitute motion.

**ACTION: Commissioner Bartlett amended her substitute motion, seconded by Commissioner Kuo, and approved by the following vote, to:**

Adopt RESOLUTION NO. 18-3686 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00729064-PCPU FOR A CLASS 4 WIRELESS COMMUNICATIONS FACILITY DESIGNED AS TWO 65-FOOT TALL MONO-PINE TREES ACCOMMODATING A TOTAL OF THREE CARRIERS, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF JEFFREY AND PORTOLA IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY PLANCOM INC. ON BEHALF OF VERIZON WIRELESS

With the addition of Condition 3.28 Item No. 22: If space is available, the applicant shall provide two additional Aleppo Pines, one to the east and one to the west, to screen the proposed wireless facility.

AYES 3 COMMISSIONERS: BARTLETT, KUO, SMITH

NOES 0 COMMISSIONERS:

ABSTAIN 2 COMMISSIONERS: DUONG, NIRSCHL

ABSENT 0 COMMISSIONERS:

Chair Smith closed the public hearing at 6:58 p.m.

**4. GENERAL PLAN AMENDMENT, ZONE CHANGE AND MASTER PLAN FOR 2 OSBORN IN PLANNING AREA 15 (WOODBIDGE)**

Chair Smith opened the public hearing at 6:58 p.m.

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

Ex Parte Disclosures: Commissioner Kuo met with the applicant last summer, has had significant email communication with Woodbridge Village Association representatives, and attended the Transportation Commission meeting related to this item.

Jeremy Hart, LPA Inc., representing the applicant, gave a presentation and was present for comments and questions.

Public Comments:

- Susan Sayre
- Mary Stephens
- Sally Spiro
- Barry A. Katz

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- Melinda Klein
- Sandra Rush
- Russell Taite
- Kathryn Hardin
- Susan Parr
- Linda Wooten
- Elliot Wooten
- Bernie Spiro

The Planning Commission took a recess at 7:58 p.m.

The Planning Commission reconvened at 8:05 p.m.

Discussion included: 1) public outreach and the lack of community support; 2) proposed land use and the Master Plan for the area; 3) traffic related to the proposed project; and 4) the inconsistency of the proposed project with the area.

Chair Smith closed the public hearing at 8:26 p.m.

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

Adopt RESOLUTION NO. 18-3681 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING CITY COUNCIL DENIAL OF GENERAL PLAN AMENDMENT 00600172-PGA FOR DEVELOPMENT OF A 46,800 SQUARE FOOT MEDICAL OFFICE BUILDING LOCATED AT 2 OSBORN IN PLANNING AREA 15 (WOODBIDGE), FILED BY STERLING AMERICA INVESTMENTS INC.

With a change to Section 4: SECTION 4. NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Irvine DOES HEREBY STRONGLY AND UNANIMOUSLY RECOMMEND City Council denial of General Plan Amendment 00600172-PGA.

Adopt RESOLUTION NO. 18-3682 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING CITY COUNCIL DENIAL OF ZONE CHANGE 00600175-PZC FOR DEVELOPMENT OF A 46,800 SQUARE FOOT MEDICAL OFFICE BUILDING LOCATED AT 2 OSBORN IN PLANNING AREA 15 (WOODBIDGE), FILED BY STERLING AMERICA INVESTMENTS INC.

With a change to Section 4: SECTION 4. NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Irvine DOES HEREBY STRONGLY AND UNANIMOUSLY RECOMMEND City Council denial of Zone Change 00600175-PZC.

Adopt RESOLUTION NO. 18-3683 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE DENYING MASTER PLAN 00645299-PMP FOR DEVELOPMENT OF A 46,800 SQUARE FOOT MEDICAL OFFICE BUILDING LOCATED AT 2 OSBORN IN PLANNING AREA 15 (WOODBIDGE), FILED BY STERLING AMERICA INVESTMENTS INC.

**STAFF REPORTS**

None

**PLANNING COMMISSION REPORTS**

None

**ADJOURNMENT**

Chair Smith adjourned the meeting at 8:29 p.m. to the regular meeting on September 6, 2018, at 5:30 p.m., Irvine Civic Center, Conference and Training Center, One Civic Center Plaza, Irvine, California.

Date Approved: 9-6-2018

  
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CHAIR OF THE PLANNING COMMISSION  
FOR THE CITY OF IRVINE

  
\_\_\_\_\_  
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT