PLANNING COMMISSION
REGULAR MEETING
September 7, 2006
5:30 P.M.

City Council Chamber
ONE CIVIC CENTER PLAZA
IRVINE, CALIFORNIA

NOTICE TO THE PUBLIC

At 10:00 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11:00 p.m., and will continue all other items on which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11:00 p.m.

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Council members. The Commission meets regularly on the first and third Thursday of each month in the Council Chambers of the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. The Planning Commission Agenda is posted in the Police Department and is also available through our FAX LIBRARY system. Simply dial 949-724-6210 and request document #107. Meeting agendas and approved minutes are kept current on the City website at www.ci.irvine.ca.us.

The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes: tentative tract maps, conditional use permits, master plans, administrative relief and variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which list the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communications from the public to address the Commission on items NOT listed on the agenda. Oral comments to address the Planning Commission are limited to three minutes per person.

Staff Reports are available in the Community Development Department for public review and copying. Please call the Planning Commission administrative secretary at (949) 724-6465 for assistance or any additional information.

Additions and Deletions to the Agenda: Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda and must be acted upon prior to the next Commission meeting.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission.

Public Input: If you are interested in addressing the Planning Commission, please fill out a form provided at the meeting with your full name and address. These forms are submitted to the secretary at the front of the room. The Chair of the Planning Commission will call your name to speak when your item is considered. When you speak to the Commission, state your full name and address for the record.

Appeals: Any decision of the Planning Commission may be appealed to the City Council by the applicant, any member of the City Council, or any person who owns property or resides within five hundred (500) feet of the property line of the proposed project. All appeals must be in writing and state the reasons for the appeal, and submitted within 15 days of the decision to the City Clerk. A deposit of $245 shall accompany the appeal when the appellant is not the applicant. The City Council will hold a public hearing on the appeal within 60 days of receipt of the appeal.

Americans With Disabilities Act (ADA): It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission secretary at (949) 724-6465 at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

STATE OF CALIFORNIA)
CITY OF IRVINE) SS
COUNTY OF ORANGE)

I DECLARE UNDER PENALTY OF PERJURY that I am employed by the City of Irvine, in the Community Development Department; and that I posted this agenda in the posting book located in the Public Safety Lobby of City Hall, One Civic Center Plaza.

Dated/Signed: _____

F I N A L
A G E N D A

IRVINE
PLANNING COMMISSION
REGULAR MEETING

September 7, 2006

CALL TO ORDER **5:30 P.M.**

A regular meeting of the Irvine Planning Commission will be called to order on September 7, 2006 at 5:30 p.m., in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California, by Chair Gaido, presiding officer.

ROLL CALL

COMMISSIONER:	CAMERON COSGROVE
COMMISSIONER:	ADAM PROBOLSKY
COMMISSIONER:	DOUG SHELDON
VICE CHAIR:	BILL MAVITY
CHAIR:	MARY ANN GAIDO

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

RECOMMENDED ACTION: Approve the minutes of the Planning Commission meeting of July 20, 2006.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITY WITHIN THE PUBLIC RIGHT OF WAY ALONG CULVER DRIVE BETWEEN PLANNING AREA 21 AND PLANNING AREA 24

RECOMMENDED ACTION:

1) Reopen the public hearing; receive staff report; and receive public input.
2) Close public hearing.
3) Commission comments and questions.
4) ADOPT RESOLUTION NO. 06-2728 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE ADOPTING A NEGATIVE DECLARATION, AND APPROVING CONDITIONAL USE PERMIT 00367229-PCPM TO PERMIT THE INSTALLATION OF A WIRELESS TELECOMMUNICATION FACILITY, INCLUDING A 35 FOOT REPLACEMENT LIGHT POLE AND UNDERGROUND EQUIPMENT VAULT, WITHIN THE PUBLIC RIGHT-OF-WAY ALONG CULVER DRIVE PLANNING AREA 21 AND PLANNING AREA 24; FILED BY THE PLANNING CONSORTIUM, ON BEHALF OF VERIZON WIRELESS

3. MASTER PLAN FOR 95 SINGLE-FAMILY DETACHED RESIDENTIAL HOMES IN PLANNING AREA 9A

RECOMMENDED ACTION:

1) Open the public hearing; receive staff report; and receive public input.
2) Close public hearing.
3) Commission comments and questions.
4) ADOPT RESOLUTION NO. 06-279 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00418481-PMP FOR THE DEVELOPMENT OF 95 SINGLE-FAMILY DETACHED RESIDENTIAL HOMES, LOCATED ON LOTS 1-53, 226-231, and 240-275 OF TRACT 16653; PLANNING AREA 9A (WOODBURY); FILED BY STANDARD PACIFIC HOMES

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

Adjourn to a PLANNING COMMISSION REGULAR meeting, September 21, 2006, 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

NOTICE TO THE PUBLIC

The foregoing does constitute the final agenda.

The agenda is available through our FAX LIBRARY system. Simply dial (949)724-6210 and request document number 107 anytime after 5:00 p.m., on the Friday prior to a Planning Commission meeting. The agenda may also be accessed through the City's Web page at www.ci.irvine.ca.us