M I N U T E S

IRVINE
PLANNING COMMISSION
ADJOURNED REGULAR
MEETING

July 20, 2006

ROLL CALL 4:34 P.M.

Present:	4	COMMISSIONER:	PROBOLSKY
		COMMISSIONER:	SHELDON
		VICE CHAIR:	MAVITY
		CHAIR:	GAIDO
Absent:	1	COMMISSIONER	COSGROVE

Also present were Douglas Williford, Director of Community Development; Tina Christiansen, Director of Redevelopment; Michael Haack, Manager of Planning and Development Services; Tim Gehrich, Principal Planner; Barry Curtis, Principal Planner; Brian Fisk, Manager of Planning Services; Stephen Higa, Principal Planner; Mark Asturias, Housing Manager; Jeff Melching, Deputy City Attorney; and Deborah Alexander, Recording Secretary.

STUDY SESSION

ORANGE COUNTY GREAT PARK

RECESS

Chair Gaido recessed the meeting at 5:14 p.m.

RECONVENE

Chair Gaido reconvened the meeting at 5:38 p.m.

PLEDGE OF ALLEGIANCE

Chair Gaido led the pledge of allegiance.

MOMENT OF SILENCE

Chair Gaido requested a moment of silence.

INTRODUCTIONS

There were none.

ADDITIONS AND DELETIONS TO THE AGENDA

There were none.

PUBLIC COMMENTS

There were none.

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

ACTION: It was moved by Commission Probolsky, seconded by Commissioner Sheldon to: Approve the minutes of the Planning Commission meeting of July 6, 2006.

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT

2. DISCUSSION REGARDING THE STATUS OF THE IBC MIXED-USE/RESIDENTIAL STRATEGY

Vice Chair Mavity presented his report.

ACTION:

1) **It was moved by Vice Chair Mavity, seconded by Commissioner Sheldon to:** Recommend to the City Council that a full system wide EIR be prepared for the IBC.

Motion failed by the following vote:

Ayes: 2 COMMISSIONER: Mavity, Sheldon

Noes: 2 COMMISSIONER: Gaido, Probolsky

Absent: 1 COMMISSIONER: Cosgrove

2) **It was moved by Vice Chair Mavity, seconded by Commissioner Sheldon to:** Recommend to the City Council that a category of "Heritage Industries" be established that entitle those industries to a property boundary buffer of 1000 feet. The "Heritage Industry" designation would be made available to those industries that apply for that designation, and have been manufacturing in the IBC for at least 10 years and have any combination of conditions like 2 or 3 shift noise, illuminated storage yards, use of chemical materials that require registration and control from the OCFD and other governmental agencies.

Motion failed by the following vote:

Ayes: 2 COMMISSIONER: Mavity, Sheldon

Noes: 2 COMMISSIONER: Gaido, Probolsky

Absent: 1 COMMISSIONER: Cosgrove

3) **It was moved by Vice Chair Mavity, seconded by Commissioner Sheldon to:** The Planning Commission requests the City Council consider in their deliberations that in our past entitlements, we have established a "sinking fund: that has collected numerous funds to provide park land in the vicinity of the preponderance of the residential developments – South of the I-405 Freeway. Those funds were not intended for the river walk on the edge of the Northern part of the IBC."

Motion carried by the following vote:

Ayes: 3 COMMISSIONER: Mavity, Sheldon, Gaido

Noes: 1 COMMISSIONER: Probolsky

Absent: 1 COMMISSIONER: Cosgrove

PUBLIC HEARINGS

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

Chair Gaido reopened the public hearing at 6:05 p.m.

ACTION: By consensus the Planning Commission continued public hearing to September 7, 2006.

4. PLANNING AREA 39 DEVELOPMENT AGREEMENT

Chair Gaido opened the public hearing at 6:05 p.m.

Brian Fisk, Manager of Planning Services, presented the staff report and along with Barry Curtis, Principal Planner, answered Commission questions.

Mike LeBlanc, The Irvine Company, spoke about the project.

Commission discussion included benefits to the City; benefits to The Irvine Company; tax advantages, and libraries.

Chair Gaido closed the public hearing at 6:46 p.m.

ACTION: It was moved by Chair Gaido, seconded by Commissioner Probolsky to: ADOPT RESOLUTION NO. 06-2778 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE PLANNING AREA 39 DEVELOPMENT AGREEMENT BY AND AMONG CITY OF IRVINE AND THE IRVINE LAND COMPANY LLC AND IRVINE COMMUNITY DEVELOPMENT COMPANY LLC

As amended to include changes requested by staff.

Motion carried by the following vote:

Ayes:	**3**	**COMMISSIONER:**	**Probolsky, Sheldon, Gaido**
Noes:	**1**	**COMMISSIONER:**	**Mavity**
Absent:	**1**	**COMMISSIONER:**	**Cosgrove**

5. MASTER LANDSCAPE AND TRAILS PLAN, TENTATIVE TRACT MAP, AND PARK PLAN FOR NEIGHBORHOOD 2, PLANNING AREA 1 (ORCHARD HILLS)

Chair Gaido opened the public hearing at 6:48 p.m.

Michael Philbrick, Senior Planner, presented the staff report and responded to Commission concerns.

Jeff Davis, The Irvine Company, spoke about the project.

Commission discussion included park plans for larger parks; spas, neighborhood parks; and individual builders.

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

ACTION:

1) **It was moved by Chair Gaido, seconded by Vice Chair Mavity to:** ADOPT RESOLUTION NO. NO., 06-2772 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER LANDSCAPE AND TRAILS PLAN 00411354-PMP FOR NEIGHBORHOOD 2 OF PLANNING AREA 1 (ORCHARD HILLS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

2) **It was moved by Chair Gaido, seconded by Vice Chair Mavity to:** ADOPT RESOLUTION NO. 06-2773 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER TENTATIVE TRACT MAP 17015 (00411349-PTT) TO SUBDIVIDE PORTIONS OF BLOCKS 66, 81, AND 82 AS SHOWN IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, TOTALING 239.5 ACRES INTO 15 NUMBERED LOTS AND 50 LETTERED LOTS FOR THE DEVELOPMENT OF RESIDENTIAL AND PRIVATE PARK SITES AND APPROVING PARK PLAN 00411351-PPK FOR NEIGHBORHOOD 2 OF PLANNING AREA 1 (ORCHARD HILLS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

RECESS

Chair Gaido recessed the meeting at 6:59 p.m.

RECONVENE

Chair Gaido reconvened the meeting at 7:07 p.m.

6. THREE TENTATIVE TRACT MAPS AND RELATED MASTER PLANS IN NEIGHBORHOOD 1, PLANNING AREA 1 (ORCHARD HILLS)

Chair Gaido opened the public hearing at 7:07 p.m.

Pam Davis, Senior Planner, presented the staff report and along with Kelly Koldus, Associate Planner, responded to Commission questions.

Jeff Davis, The Irvine Company, spoke about the project.

Commissioner discussion included garbage collection; condo status; and parking.

Chair Gaido closed the public hearing at 7:23 p.m.

ACTION:

1) **It was moved by Commissioner Sheldon, seconded by Commissioner Probolsky to:** ADOPT RESOLUTION NO. 06-2765 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING TENTATIVE TRACT MAP 16702 (00404797-PTT) TO SUBDIVIDE LOT 3 OF TRACT 16529 TOTALING 17.78 ACRES INTO 72 NUMBERED LOTS AND 45 LETTERED LOTS FOR DEVELOPMENT OF 72 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS; LOCATED WITHIN NEIGHBORHOOD 1, PLANNING AREA 1 (ORCHARD HILLS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

2) **It was moved by Commissioner Sheldon, seconded by Commissioner Probolsky to:** ADOPT RESOLUTION NO. 06-2766 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00404799-PMP FOR THE DEVELOPMENT OF 72 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS, INCLUDING ADMINISTRATIVE RELIEF FOR PARKING AND WALL AND FENCE HEIGHTS; GENERALLY LOCATED NORTH OF PORTOLA PARKWAY AND EAST OF THE EASTERN TRANSPORTATION CORRIDOR (SR-261); TENTATIVE TRACT 16702; IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

3) **It was moved by Commissioner Sheldon, seconded by Commissioner Probolsky to:** ADOPT RESOLUTION NO. 06-2767 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING TENTATIVE TRACT MAP 16705 (00417433-PTT) TO SUBDIVIDE LOT 6 OF TRACT 16529 TOTALING 9.39 ACRES INTO 43 NUMBERED LOTS AND 21 LETTERED LOTS FOR DEVELOPMENT OF 84 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS; LOCATED WITHIN NEIGHBORHOOD 1, PLANNING AREA 1 (ORCHARD HILLS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

4) **It was moved by Commissioner Sheldon, seconded by Commissioner Probolsky to:** ADOPT RESOLUTION NO. 06-2768 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00417432-PMP FOR THE DEVELOPMENT OF 43 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS, INCLUDING ADMINISTRATIVE RELIEF FOR PARKING AND WALL AND FENCE HEIGHTS; LOCATED WITHIN NEIGHBORHOOD 1, PLANNING AREA 1 (ORCHARD HILLS); TENTATIVE TRACT 16705; FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

5) **It was moved by Commissioner Sheldon, seconded by Commissioner Probolsky to:** ADOPT RESOLUTION NO. 06-2769 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING TENTATIVE TRACT MAP 16706 (00410168-PTT) FOR CONDOMINIUM PURPOSES TO SUBDIVIDE LOT 14 OF TRACT 16529 TOTALING 10.06 ACRES INTO 8 NUMBERED LOTS AND 10 LETTERED LOTS FOR DEVELOPMENT OF 56 DETACHED RESIDENTIAL CONDOMINIUM UNITS; LOCATED WITHIN NEIGHBORHOOD 1, PLANNING AREA 1 (ORCHARD HILLS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

6) **It was moved by Commissioner Sheldon, seconded by Commissioner Probolsky to:** ADOPT RESOLUTION NO. 06-2770 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00410168-PMP FOR THE DEVELOPMENT OF 56 DETACHED RESIDENTIAL CONDOMINIUM UNITS, INCLUDING ADMINISTRATIVE RELIEF FOR PARKING AND WALL AND FENCE HEIGHTS; LOCATED WITHIN

NEIGHBORHOOD 1, PLANNING AREA 1 (ORCHARD HILLS); TENTATIVE TRACT MAP 16706; FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

7. MASTER PLAN TO DETERMINE PROJECT CONSISTENCY WITH THE HILLSIDE OVERLAY DISTRICT REGULATIONS FOR THE DEVELOPMENT OF PLANNING AREA 18

Chair Gaido opened the public hearing at 7:25 p.m.

Kelly Koldus, Associate Planner, presented the staff report and answered Commission questions.

Keith Meyers, 22365 Caminito Mescalero, Laguna Hills, expressed his concerns with the project.

Jeff Davis, The Irvine Company, spoke about the project.

Commission discussion included views from Laguna Hills and views from the roads.

Chair Gaido closed the public hearing at 7:36 p.m.

ACTION: It was moved by Commissioner Probolsky, seconded by Chair Gaido to: ADOPT RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00382342-PMP TO DETERMINE PROJECT CONFORMANCE WITH THE HILLSIDE OVERLAY DISTRICT REGULATIONS FOR RESIDENTIAL DEVELOPMENT; LOCATED IN PLANNING AREA 18; FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

8. MASTER PLAN FOR 98 SINGLE-FAMILY DETACHED RESIDENTIAL HOMES IN PLANNING AREA 9A (WOODBURY), FILED BY CALIFORNIA PACIFIC HOMES

Chair Gaido opened the public hearing at 7:37 p.m.

Sherman Jones, Associate Planner, presented the staff report and responded to Commission concerns.

Kevin McDonald, California Pacific Homes, spokes about the project.

Commission discussion included lot size and garbage collection.

Chair Gaido closed the public hearing at 7:43 p.m.

ACTION: It was moved by Chair Gaido, seconded by Commissioner Sheldon to: ADOPT RESOLUTION NO. 06-2771 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE APPROVING MASTER PLAN 00409804-PMP FOR THE DEVELOPMENT OF 98 SINGLE-FAMILY DETACHED RESIDENTIAL HOMES, LOCATED ON LOTS 54-151 OF TRACT 16653; PLANNING AREA 9A (WOODBURY); FILED BY CALIFORNIA PACIFIC HOMES

As amended to delete Condition B.2.

MOTION UNANIMOUSLY CARRIED BY THOSE MEMBERS PRESENT.

9. DEVELOPMENT AGREEMENT FOR AVALON JAMBOREE VILLAGE IN PLANNING AREA 36

Chair Gaido opened the public hearing at 7:43 p.m.

Diana Blaisure, Associate Planner, presented the staff report and answered Commission questions.

Chris Payne, Avalon Bay Communities, spoke about the project.

Commission discussion included lowering fees; development agreement; rental versus for sale fees; and setting a new precedent.

Chair Gaido closed the public hearing at 8:08 p.m.

ACTION:

1) **It was moved by Commissioner Probolsky, seconded by Commissioner Sheldon to:** ADOPT RESOLUTION NO. 06-2775 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING THE CITY COUNCIL APPROVE AN IBC AREA-WIDE DEVELOPMENT AGREEMENT 00422941-PDA FOR THE AVALON JAMBOREE VILLAGE, A RESIDENTIAL CONDOMINIUM PROJECT; LOCATED AT 2701 ALTON PARKWAY, THE NORTHWEST CORNER ALTON PARKWAY AND JAMBOREE ROAD IN PLANNING AREA 36; FILED BY THE SAPETTO GROUP, INC. ON BEHALF OF AVALON BAY COMMUNITIES

As amended to change rental product fees to $60/year.

Motion failed by the following vote:

AYES:	**2**	**COMMISSIONER:**	**Probolsky, Sheldon**
NOES:	**2**	**COMMISSIONER:**	**Mavity, Gaido**
ABSENT:	**1**	**COMMISSIONER:**	**Cosgrove**

2) **It was moved by Commissioner Probolsky, seconded by Chair Gaido to:** ADOPT RESOLUTION NO. 06-2775 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING THE CITY COUNCIL APPROVE AN IBC AREA-WIDE DEVELOPMENT AGREEMENT 00422941-PDA FOR THE AVALON JAMBOREE VILLAGE, A RESIDENTIAL CONDOMINIUM PROJECT; LOCATED AT 2701 ALTON PARKWAY, THE NORTHWEST CORNER ALTON PARKWAY AND JAMBOREE ROAD IN PLANNING AREA 36; FILED BY THE SAPETTO GROUP, INC. ON BEHALF OF AVALON BAY COMMUNITIES

Motion carried by the following vote:

AYES:	**3**	**COMMISSIONER:**	**Probolsky, Sheldon, Gaido**
NOES:	**1**	**COMMISSIONER:**	**Mavity**
ABSENT:	**1**	**COMMISSIONER:**	**Cosgrove**

10. DEVELOPMENT AGREEMENT FOR 2323 MAIN IN PLANNING AREA 36

Chair Gaido opened the public hearing at 8:09 p.m.

Diane Blaisure, Associate Planner, presented the staff report and responded to Commission questions.

Commission discussion included O&M fee adjustment.

Chair Gaido closed the public hearing at 8:13 p.m.

ACTION: It was moved by Chair Gaido, seconded by Commissioner Probolsky to: ADOPT RESOLUTION NO. 06-2774 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE RECOMMENDING THE CITY COUNCIL APPROVE AN IBC AREA-WIDE DEVELOPMENT AGREEMENT 00422936-PDA FOR THE 2323 MAIN RESIDENTIAL CONDOMINIUM PROJECT; LOCATED AT

2323 MAIN STREET, THE NORTHWEST CORNER OF MAIN STREET AND VON KARMAN AVENUE IN PLANNING AREA 36; FILED BY STARPOINTE VENTURE ON BEHALF OF STANDARD PACIFIC.

Motion failed by the following vote:

AYES:	**2**	**COMMISSIONER:**	**Gaido, Probolsky**
NOES:	**2**	**COMMISSIONER:**	**Mavity, Sheldon**
ABSENT:	**1**	**COMMISSIONER:**	**Cosgrove**

COMMISSION BUSINESS

11. MASTER AFFORDABLE HOUSING PLAN FOR PLANNING AREAS 18, 33 (LOT 109), AND 39

Brian Fisk, Manager of Planning Services, presented the staff report and along with Barry Curtis, Principal Planner, answered Commission questions.

ACTION: It was moved by Chair Gaido, seconded by Commissioner Sheldon to: Approve Master Affordable Housing Plan for Planning Areas 18, 33 (Lot 109), and 39.

Motion carried by the following vote:

AYES:	**3**	**COMMISSIONER:**	**Gaido, Probolsky, Sheldon**
NOES:	**1**	**COMMISSIONER:**	**Mavity**
ABSENT:	**1**	**COMMISSIONER:**	**Cosgrove**

ADJOURNMENT - 8:17 p.m., Thursday, July 20, 2006.

Date Approved: _____ _____
CHAIR

_____
SECRETARY