AGENDA

PLANNING COMMISSION REGULAR MEETING

March 16, 2017
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, California

Speaker's Card/Request to Speak: If you would like to address the Commission on a scheduled agenda item, please complete the Request to Speak Form. The card is at the table at the entrance to the Council Chamber. Please identify on the card your name, address (optional), and the item on which you would like to speak and return to the Recording Secretary. The Request to Speak Form assists the Chair in ensuring that all persons wishing to address the Commission are recognized. Your name will be called at the time the matter is heard by the Commission.

CALL TO ORDER

A regular meeting of the Irvine Planning Commission will be called to order on March 16, 2017 at 5:30 p.m., in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California, by Chair Bartlett, presiding officer.

ROLL CALL

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

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PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS

COMMISSION BUSINESS

1. APPROVAL OF MINUTES

RECOMMENDED ACTION:
Approve the minutes of a regular meeting of the Planning Commission meeting held on March 2, 2017.

PUBLIC HEARINGS

2. MODIFICATION TO CONDITIONAL USE PERMIT FOR CONCORDIA UNIVERSITY CAMPUS BUILD-OUT PLAN AT 1530 CONCORDIA WEST, PLANNING AREA 21 (TURTLE ROCK) AND ZONE CHANGE TO REVISE SPECIAL DEVELOPMENT REQUIREMENTS IN ZONING ORDINANCE SECTION 9-21-7

RECOMMENDED ACTION:

1) Open the public hearing; receive public input; Commission comments and questions.
2) Close the public hearing.
3) Adopt RESOLUTION NO. 17-3596 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT (SCH NO. 2015091023, 00618828-PCLE) AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM AND ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR CONDITIONAL USE PERMIT MODIFICATION 00612052-PCPU FOR CONCORDIA UNIVERSITY CAMPUS MASTER BUILD-OUT PLAN AND ZONE CHANGE 00612698-PZC TO REVISE ZONING ORDINANCE SECTION 9-21-7.B, SPECIAL DEVELOPMENT REQUIREMENTS; LOCATED AT 1530 CONCORDIA WEST IN PLANNING AREA 21 (TURTLE ROCK); FILED BY CONCORDIA UNIVERSITY
4) Adopt RESOLUTION NO. 17-3597 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONE CHANGE 00612698-PZC TO REVISE ZONING ORDINANCE SECTION 9-21-7.B, SPECIAL DEVELOPMENT REQUIREMENTS FOR CONCORDIA UNIVERSITY (CHRIST COLLEGE IRVINE); PLANNING AREA 21, (TURTLE ROCK); FILED BY CONCORDIA UNIVERSITY

5) Adopt RESOLUTION NO. 17-3598 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION 00612052-PCPU FOR CONCORDIA UNIVERSITY CAMPUS MASTER BUILD-OUT PLAN AT 1530 CONCORDIA WEST, PLANNING AREA 21 (TURTLE ROCK); FILED BY CONCORDIA UNIVERSITY

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

Next Meeting: PLANNING COMMISSION REGULAR meeting, April 6, 2017, 5:30 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

NOTICE TO THE PUBLIC

The foregoing does not constitute the final agenda. The final agenda will be posted no later than 72 hours prior to the meeting date.

The agenda may also be accessed through the City's Web page at www.ci.irvine.ca.us

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. 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.

Supplemental Material Received After The Posting Of The Agenda: Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department, One Civic Center Plaza, Irvine, California, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

Submittal of Information by Members of the Public for Dissemination or Presentation at Public Meetings (Written Materials/handouts): Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 15 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

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.

I hereby certify that the agenda for the Regular Planning Commission meeting was posted in the posting book located in the Public Safety Lobby of City Hall, One Civic Center Plaza, Irvine, California on 3/10/17 by 5:00 p.m. as well as on the City's web page.

Beth Hanson

Department Liaison