Minutes

Planning Commission June 20, 2011
City of Orange Monday 7:00 p.m.

PRESENT: Commissioners Buttress, Gladson, Grangoff, Merino and Steiner
ABSENT: None

STAFF
PRESENT: Ed Knight, Assistant Community Development Director
Chad Ortlieb, Senior Planner
Gary Sheatz, Assistant City Attorney
Sandi Dimick, Recording Secretary

ADMINISTRATIVE SESSION

Chair Steiner opened the Administrative session @ 6:48 p.m. with a review of the Agenda. He stated Agenda Item No. 1 was a consent item. Commissioner Merino confirmed with Staff that both items on the Agenda were consent items? Assistant Community Development Director, Ed Knight, stated that was correct.

Commissioner Merino stated the items could be pulled from the consent calendar if there were members of the public present who wished to speak on the item. He stated that he would ask Chair Steiner to pull the item if a member of the public wanted to speak on an item that was on the consent calendar. He wanted to give Chair Steiner a heads up if that was the case.

Chair Steiner stated if there were no public speakers it would be the shortest meeting yet. He thanked Staff for the additional information on the 4000 Metropolitan Drive item. Senior Planner Chad Ortlieb stated the changes were in concurrence with the applicant which would allow access to the site and not create an easement situation. He had not anticipated any issues with the item or public input.

Chair Steiner stated the other item on the Agenda was the Density Housing Act which was a procedural item. Mr. Knight stated the Council took a preliminary look at the item and the Planning Commission was the final body of approval. The agreement had been drafted and approved by the City Attorney's office.

Commissioner Merino requested that both items be voted on as separate issues.

Commissioner Gladson asked if she could vote on both items as they were agendized as Consent Items. Assistant Attorney Gary Sheatz stated if she had been present as a DRC Member and had engaged in that discussion she would need to abstain from the vote. If the item was pulled from the Consent Calendar then she would need to recuse herself and step down from the dais. Commissioner Gladson stated she had been present.

Chair Steiner asked if there was anything further from Staff. Mr. Knight stated the next meeting would be held on Wednesday, July 6 due to the 4th of July Monday holiday. Administrative Session adjourned at 6:54 p.m.

PUBLIC PARTICIPATION: None

REGULAR SESSION:

Consent Calendar:

(1) MAJOR SITE PLAN REVIEW NO. 0656-11; DESIGN REVIEW COMMITTEE NO. 4535-11; AND MITIGATED NEGATIVE DECLARATION NO. 1825-11 – WWGMET4KOWNER, LLC

The applicant proposes to construct a four level parking structure with a 54,278 square foot footprint, 573 parking spaces, and a height that would vary between 25 and 35.2 feet. Perimeter landscaping and 12 surface parking spaces are proposed in the reconfigured area around the parking structure. The parking structure will serve an existing 180,464 square foot four-story building on the site. Surface parking and landscaping will remain on the southerly portion of the site.

LOCATION: 4000 Metropolitan Drive

NOTE: The applicant proposes to construct a four level parking structure with a 54,278 square foot footprint, 573 parking spaces, and a height that would vary between 25 and 35.2 feet. Perimeter landscaping and 12 surface parking spaces are proposed in the reconfigured area around the parking structure. The parking structure will serve an existing 180,464 square foot four-story building on the site. Surface parking and landscaping will remain on the southerly portion of the site.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution No. 14-11 approving the construction of a four-level, 573 parking space parking structure and associated adjacent surface parking spaces and landscaping.

Chair Steiner asked if there was anyone present who wanted to speak on the consent items. There was not.

Commissioner Merino made a motion to adopt PC Resolution No. 14-11, approving MJSR No. 0656-11; DRC No. 4535-11 and MND No. 1825-11-WWGMET4KOWNER, LLC, subject to the conditions contained in the staff .

SECOND: Commissioner Buttress
AYES: Commissioners Buttress, Gladson, Grangoff, Merino and Steiner
NOES: None
ABSTAIN: None
ABSENT: None

MOTION CARRIED

(2) DESIGN REVIEW COMMITTEE NO. 4504-10; GENERAL PLAN AMENDMENT NO. 2010-0002; ZONE CHANGE NO. 1257-10; CONDITIONAL USE PERMIT NO. 2803-10; MAJOR SITE PLAN REVIEW NO. 0639-10; TENTATIVE PARCEL MAP NO. 0027-10 AND MITIGATED NEGATIVE DECLARATION NO. 1824-10 – SERRANO WOODS AFFORDABLE HOUSING AGREEMENT

Although the City Council approved a Density Bonus Agreement for the project pursuant to Resolution No. 10539, the detailed Density Bonus Housing Agreement was not created at that time. Therefore, the Planning Commission is now requested to review and approve the detailed agreement (Attachment C) in order for the applicant to meet their obligations. The Community Development Director and City Attorney find the attached Density Bonus Housing Agreement acceptable.

LOCATION: 1820 East Meats

NOTE: Mitigated Negative Declaration No. 1824-10 was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with the Local CEQA Guidelines. The role of the Planning Commission is to provide a recommendation to the City Council on this project and the Planning Commission's comments may pertain to any environmental impacts perceived in the proposal.

RECOMMENDED ACTION:
Request for the Planning Commission to review and approve the detailed agreement (Attachment C) in order for the applicant to meet their obligations under OMC Section 17.15.070.

Commissioner Buttress made a motion to approve DRC No. 4504-10, General Plan Amendment No. 2010-0002, ZC No. 1257-10, CUP No. 2803-10, MSPR No. 0639-10, Tentative Parcel Map No. 0027-10 and MND No. 1824-10-Serrano Woods Affordable Housing Agreement.

SECOND: Commissioner Grangoff
AYES: Commissioners Buttress, Grangoff, and Steiner
NOES: Commissioner Merino
ABSTAIN: Commissioner Gladson
ABSENT: None

Commissioner Merino stated he had not voted in favor of the item as he was remaining consistent with his decision when the item was initially presented. Commissioner Gladson stated she was abstaining on the vote for the item as she had been present as a Design Review Committee Member when the item had been presented at the DRC level.

MOTION CARRIED

(3) ADJOURNMENT:

Adjournment to the next regular Planning Commission Meeting scheduled for Wednesday, July 6, 2011.

Commissioner Buttress made a motion for adjournment to the next regular scheduled meeting of the Planning Commission on July 6, 2011.

SECOND: Commissioner Merino
AYES: Commissioners Buttress, Gladson, Grangoff, Merino, and Steiner
NOES: None
ABSTAIN: None
ABSENT: None

MOTION CARRIED

Meeting Adjourned @ 7:03 p.m.