



**CITY OF YORBA LINDA
PLANNING COMMISSION MEETING MINUTES**

NOVEMBER 9, 2011

CALL TO ORDER

The November 9, 2011 regularly scheduled meeting of the Yorba Linda Planning Commission was called to order at 7:00 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda, California with Planning Commission Chair James Pickel presiding.

Chair Pickel stated no items would be considered after 11:00 p.m. unless unanimously agreed upon by the Commission.

PLEDGE OF ALLEGIANCE: Commissioner Nebel

ROLL CALL

PRESENT: Equitz, Lyons, Nebel, Pickel

ABSENT: Wohlt

Also present were Community Development Director Steven K. Harris, Principal Planner David Brantley, Senior Planner Greg Rehmer, Assistant Planner Catherine Lin, Sr. Civil Engineer Matt Bennett, Community Preservation Senior Officer Howard Weldon, Asst. City Attorney Bill Ihrke and Planning Secretary Arlene Elias.

APPROVAL OF THE MINUTES

1. **APPROVAL OF OCTOBER 12, 2011 PLANNING COMMISSION MINUTES**

A motion was made by Lyons, second Equitz, to approve the October 12, 2011 Planning Commission Meeting Minutes as submitted. The motion carried by the following roll call vote:

AYES: Equitz, Lyons, Pickel

NOES: None

ABSTAIN: Nebel

ABSENT: Wohlt

PUBLIC COMMENTS

Chairman Pickel opened the public comments period.

Seeing and hearing no speakers, Chairman Pickel closed the public comments period.

WAIVE READING IN FULL OF ALL RESOLUTIONS ON THE AGENDA

A motion was made by Lyons, second Equitz to approve of reading by title all resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived. The motion carried by the following roll call vote:

AYES: Equitz, Lyons, Nebel, Pickel
NOES: None
ABSTAIN: None
ABSENT: Wohlt

PRESENTATION

2. **PRELIMINARY DESIGN REVIEW-SAVI RANCH RESIDENTIAL (NATIONAL CORE)**: For the property addressed as 22744 Eastpark Drive, located south of Savi Ranch Parkway, at the southwest corner of Eastpark Drive and Oakcrest Circle, within the Commercial Retail area of Savi Ranch PD (Planned Development) zone. (APN: 352-117-11)

Community Development Director Steve Harris introduced the item noting National Core is an affordable housing developer with property in the Savi Ranch area which was the subject of a residential re-zone. Mr. Harris noted they have participated in the City's Housing Element update and introduced John Seymour and his team. Additionally he reported a formal application has yet to be submitted, but this would be the first multi-family residential project processed under the new Multi-Family Residential Design Guidelines previously approved by the Planning Commission and the City Council.

John Seymour distributed packets of information to the Commission, presented a brief background of the company including its mission, operations and current projects in the City. He introduced architects David Chacón and Wayne Davis who will present details of the site. Mr. Seymour affirmed their commitment to build the project correctly.

Mr. Chacón and Davis provided a PowerPoint presentation addressing the entitlement process, location, number of units, community center, laundry facilities, access, surrounding fencing, parking, landscaping, retaining wall adjacent to the 91 Freeway, walkways and comparisons between old and new standards.

Mr. Davis reported the intent was to give individuality to the buildings and make them look like townhomes. The architectural styles, colors and materials, floor plans, courtyard, play areas, mail kiosk, offices, elevations, on-site maintenance area and carports.

Discussion followed regarding the height of the stacked stone on columns and the possibility of using wood siding instead; and the possibility of installing solar panels over

the carports. It was noted the use of solar panels is not feasible because of the size of the property, costs and the removal of applicable tax credits.

It was noted there are no planned elevators in the units and therefore, all units for the handicapped will be on the ground floor.

Ensuing discussion pertained to possible problems because of lack of elevators and access to transportation and shopping.

Members of the Planning Commission commented positively on the design and architectural elements of proposed project.

In response to an inquiry from the Commission, Mr. Davis reported the project is classified as 100% affordable.

Discussion followed regarding the range of rents, qualifying incomes, parking, landscaping, roof plan and visibility from the freeway.

Brief discussion followed regarding the possibility of the City establishing a shuttle system to and from shopping areas to accommodate those people who cannot afford private transportation.

A suggestion was made regarding the possibility of installing basketball hoops in the complex.

In response to an inquiry by Chairman Pickel, Mr. Harris reported the application for this project will be submitted after the first of the year and may come before the Planning Commission in the spring.

3. DISCUSSION OF TEMPORARY SIGN REGULATIONS

Mr. Harris introduced the deferred to Senior Community Preservation Officer Howard Weldon for a report.

Mr. Weldon provided a PowerPoint presentation on Temporary Sign Regulations. He reported there are two parts to the ordinance addressing temporary signs that are located in the public right-of-way and those that are not in the public right-of-way. Mr. Weldon addressed the definition of a temporary sign, sign specifications, locations/placement, median strips, and tree wells and sign identification.

Brief discussion followed regarding assessing damages to City property by temporary signs, the use of vehicles as advertising and avoiding proliferation of private signs.

Mr. Weldon addressed the length of time signs can stay up and code requirements relative to the message/content.

Asst. City Attorney Bill Ihrke commented on restrictions on speech noting the importance of having regulations be "content neutral" and addressing the regulation of commercial advertising.

Mr. Weldon presented examples of various temporary signs within the City, both permitted and unpermitted.

Discussion followed regarding information available to the public and prospective political candidates regarding signage, steps needed to change the ordinance, gauging Council interest, avoiding waste of staff resources and the process for initiating a Zoning Ordinance amendment.

A recommendation was made to gauge Council interest via a letter to the Mayor.

CONSENSUS: Members of the Commission concurred to direct staff to formally place request to initiate a code amendment on a future agenda. The resolution should include a mechanism for obtaining concurrence to move forward with such initiative from the City Council prior to commencement of work by staff.

Staff reported an item to be reviewed by the Traffic Commission on December 13, 2011 to prohibit parking on Imperial Highway near Just Tires to prohibit on-street parking on major arterials.

PUBLIC HEARINGS

4. **PUBLIC HEARING RE: AMENDMENT TO CONDITIONAL USE PERMIT 2001-86 & DESIGN REVIEW 2001-28 – VERIZON WIRELESS:** A request to amend Conditional Use Permit (CUP) 2001-86 and Design Review (DR) 2001-28, approved on April 10, 2002, per Resolution No. 3947. CUP 2001-86 and DR 2001-86 approved to construct, operate, and maintain a wireless transceiver facility, inclusive of a forty-five foot (45') high monopole designed as a "faux" pine tree within a landscape parkway behind the existing 19,000 square foot industrial building located along La Palma Avenue and a base transceiver station within a 720 square foot equipment room located within the existing industrial building; the proposed amendment would add a new back-up generator within the parking lot behind the building screened within a proposed 160 sq/ft enclosure, on the property addressed as 24835 La Palma Avenue, located on the north side of La Palma Avenue west of Camino De Bryant, in the M-1 (Light Industrial) zone. (APN: 353-131-10)

CEQA STATUS: Categorical Exemption (Class 3)

MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No

TRAFFIC COMMISSION REVIEW: No

RECOMMENDATION: Adopt a resolution approving the project.

Community Development Director Steve Harris introduced the item and deferred to staff for a report.

Senior Planner Rehmer presented details of the proposed project addressing location, addition of a back-up generator, existing conditions, parking, and related conditions of approval. Mr. Rehmer noted the addition of a new project-specific condition of approval (No. 6).

Chairman Pickel opened the public hearing.

Arvin Norouzi, representing Verizon Wireless, offered to respond to questions and expressed acceptance to all conditions of approval.

Seeing and hearing no other speakers, Chairman Pickel closed the public hearing on this item.

A motion was made by Equitz, second Nebel to adopt Resolution No. 4850 approving Amendment to Conditional Use Permit 2001-86 and Design Review 2001-28 with added special condition No. 6. The motion carried by the following roll call vote:

AYES: Equitz, Lyons, Nebel, Pickel
NOES: None
ABSTAIN: None
ABSENT: Wohlt

Mr. Harris noted there is a fifteen (15) day appeal period through the City Clerk's office.

OLD BUSINESS: None

NEW BUSINESS: None

DIRECTOR'S REPORT

Mr. Harris reported the next meeting of the Planning Commission will be on December 14, 2011. He added the Traffic Commission will meet on December 13, 2011 where one issue for consideration will be parking on arterial streets.

Additionally, Mr. Harris reported staff interviewed six (6) retail development firms that had submitted letters of interest and statements of qualifications for retail in the Town Center. He reported four of those firms have been approved for continuance in the process and addressed next steps.

Mr. Harris reported four firms have submitted proposals to update the General Plan as well as the Master Plan for Parks and Recreation. Interviews will be scheduled for next week including representation from the Traffic Commission, Parks and Recreation Commission and the Planning Commission. The item will be presented to City Council on December 20, 2011 with a contract.

He presented an update on the Housing Element recently approved by the City Council. He addressed the Greenhouse property and reported meeting with developers who will be submitting an application after the first of the year for a residential project.

Mr. Harris added the City Council recently extended the terms of Commissioners Wohlt and Lyons.

COMMISSIONER COMMENTS

Commissioner Nebel inquired regarding the affordable housing project and Measure Z.

Mr. Harris reported the affordable housing project will be presented to voters in November 2012.

Brief discussion followed regarding Commission terms.

Chairman Pickel expressed concern regarding installation of a cement block where windows were located at the Borders Store.

Mr. Rehmer reported Borders submitted an application proposing enclosure of some of the windows and reported compliance with the Municipal Code.

Chairman Pickel commented on the concise and thorough reports submitted by staff.

CORRESPONDENCE RECEIVED: None

ADJOURNMENT

The next regularly scheduled Planning Commission meeting of November 23, 2011 has been canceled.

There being no further business to come before the Planning Commission, Chairman Pickel adjourned the meeting at 8:52 p.m. to December 14, 2011, 7:00 p.m., in the City Council Chambers, 4845 Casa Loma Avenue, Yorba Linda, California 92886.

**STEVEN K. HARRIS, AICP
COMMUNITY DEVELOPMENT DIRECTOR**