

**MINUTES
CITY OF ALISO VIEJO
DEVELOPMENT REVIEW/SUBDIVISION COMMITTEE MEETING
OCTOBER 10, 2006**

CALL TO ORDER

The Development Review Committee of the City of Aliso Viejo was called to order by Chair Garcia at 4:09 p.m. on Tuesday, October 10, 2006, at the Aliso Viejo City Hall Council Chambers, 12 Journey, Aliso Viejo, California.

ROLL CALL

Present: Committee Members: Donald Garcia, Mark Hiller, Rich Paddock, Lynne Pivaroff, Lori Trottier (arrived 4:10 p.m.) John Whitman, Chair Genia Garcia

Absent: Committee Member Joseph Koszarek

ITEM 1: APPROVAL OF SEPTEMBER 26, 2006, MINUTES

A MOTION was made by Committee Member Whitman and seconded by Committee Member Paddock to approve the Minutes of September 26, 2006. With Committee Member D. Garcia abstaining, Motion Carried.

ITEM 2: SDP06-02 ORLEANS GATES, a request for a site development permit to install access gates at the entrances of Tract 15259, Orleans Homeowners Association, an existing private community.

Consultant Planner Lowe stated that the community is experiencing heavy traffic both morning and afternoon as a result of cut-through traffic by parents dropping their children off at local schools. In order to reduce traffic on these privately-owned streets, which the homeowners association (HOA) believes are not adequately designed for increased traffic, the HOA is requesting a permit to install entry gates at the two entrance streets to its community on Cheyenne and Aurora.

The Cheyenne gate will serve as the main entrance and allow full access to residents and guests. Due to logistics, it is proposed that Aurora Way only be used as an exit for residents, as well as, a fire access road.

A Public Notice was mailed to property owners within 300' of the project. Additionally, HOA voting resulted in 33% of ballots returned, of which 65% voted in favor of this project that is proposed to be funded by a Capital Improvement Assessment Fee. The HOA contracted with Conceptual Design and Planning Co. which submitted a gate design that meets the community's needs, as well as, City and OCFA requirement standards.

Consultant Planner Lowe stated that staff supports the project as it is consistent with the General Plan's Housing and Noise Elements, and recommends the Committee forward the item to Council with a recommendation of approval subject to the Conditions of Approval.

Chair Garcia opened the Public Hearing, however, there were no speakers.

Committee Member Whitman stated he strongly supports the idea that is possibly the only solution to eliminate the cut-through traffic. In response to Chair Garcia asking about a deceleration lane and Committee Member Paddock's question about queuing capacity, Committee Member Whitman stated that the street is striped for two lanes and can accommodate 15 vehicles in queue on a 5-minute turnaround. Including the bike lane, the lane is wide enough to accommodate decelerating vehicles without impacting traffic. Committee Member Garcia asked about the impact to the neighborhood if Aurora will be used only as an emergency access road. Committee Member Whitman stated that results of an impact study conducted two years ago revealed there would be some inconvenience, however, which the residents accept and prefer, in order to eliminate traffic problems such as parents blocking driveways and garage access while parked on streets waiting for school kids.

A MOTION was made by Committee Member Paddock to forward the item to Council with a recommendation of approval. The motion was seconded by Committee Member Hiller. Motion Carried.

ITEM 3: SDP06-05 VANTIS-PODIUM, a continued public hearing for site development permit to develop 102 residential units (podium condominiums) within a building extending between three and seven stories above an underground parking garage containing 218 parking spaces, on a 2.44-acre site on the southwest corner of Enterprise and Vantis Drive.

Michael Schrock, Urban Arena, distributed a 28-page color graphics package to accompany his PowerPoint presentation. Mr. Schrock addressed items of concern expressed by the Committee at the September 26, 2006, meeting.

He described Vantis as "not just a project," rather an integral part of the community that is situated directly on the Town Center Trail. Various pedestrian amenities are proposed throughout and, although the target market is adults with no children, two tot-lots are located within a 3- and 7-minute walking distance that are easily accessible with strollers and are ADA compliant.

Public amenities include pools, cabanas, spa, entry fountain, roof-top gardens with amenities, a large turf area atop a bluff with a view orientation that may also be used for weddings and parties. There is approximately one acre of public (green) space dedicated for the 103 units.

Regarding Enterprise, virtually all existing landscape remains, and for safety reasons, so does the sidewalk since it is not curb-adjacent. Shea has volunteered to feature an outdoor garden with public art, stairs, benches and drinking fountain as a public amenity along the trail.

Fire radii meet with OCFA turnaround standards; the proposed retaining wall along Enterprise, which is only 3-foot high, is behind all existing landscaping and essentially becomes an architectural foundation.

Regarding pool safety, it is proposed to abut a 3-1/2' glass wall directly onto a small wall to meet code regulations yet not block the view.

Shea maintains this project exceeds the City's parking code and Specific Plan requirements, however, to assuage the Committee's concerns about sufficient parking, Shea is proposing the City allow street parking to accommodate an additional 29 parking spaces.

Rob Walker, KMA Architects, solved the issue about the Podium's end unit appearing too plain and nondescript, by wrapping the front elevation around the end unit which overlooks the public amenities space.

It was not clear to the Committee how the townhomes' style of architecture was complementary or relative to the surrounding area. Mr. Walker showed renderings of the other phases in the project, explaining that the townhomes were a nice buffer between a larger building in the background and the lower density homes across Vantis Street.

Mr. Walker described the sustainable building strategies: energy efficient appliances, high performance glass, florescent lighting, low emitting construction materials, high reflecting cool roof, air quality management plans, maximum retention of daylight, locally and regionally resourced construction material, rapidly renewable construction materials, built-in and building-wide recycling bins, construction waste management. The intent is to follow LEEDS guidelines and obtain LEEDS certification if so desired.

Continuing with landscape, there is a permanent fully automatic irrigation system, weather driven satellite based irrigation control to minimize run-off and promote proper irrigation, photovoltaic powered and/or fluorescent lighting, minimum 50% drought tolerant resistant plants, permeable paper, and recycled materials.

Addressing the parking issue, it is proposed to install an entry gate with call-box access at the plaza level entrance of the parking structure; assigned parking for tenants; 21 secure visitor spaces within the garage, two bicycle ribbon racks for 10 bicycles each; columns in parking structure approved by engineer were moved back one foot to create a 26' drive aisle; CPTED compliance; and secure motorcycle spaces inside garage.

Fifty individual storage units have been added in the garage with capability to expand under building; loading area reconfigured for truck turnaround; incorporated roll-out area for dumpster. Mr. Walker reviewed the Urban Residential Parking Summary Analysis and reiterated that Shea Homes currently exceeds the amount required by City code.

David Frattone, Hunsaker and Associates, spoke about water quality. His exhibit showed how BMP water quality aspects apply and will be implemented.

Concluding the list of concerns, Mr. Walker stated that CC&R's specifically prohibit storage on balconies; he indicated where the trash enclosure is on level one; and, assured construction fencing will not consist of plywood material.

Discussion followed regarding possible stairways or ramp for pedestrian access along the slope; crosswalk to slow traffic; expectation of sustainable building strategies be incorporated into construction drawings; separate bin for recyclables and encouraging discussion with our contract hauler CR&R; rebates for lighting fixtures; exterior building materials, assigned parking, CC&Rs to permit Podium residents to cross other properties and use amenities, such as the tot-lots; and Pedestrian Access and Circulation Plans be incorporated into Conditions of Approval.

Committee Member Whitman stated he would oppose street parking along the street's curvature in front of the townhomes and suggested combining parking, along with traffic calming measures, to increase pedestrian use by implementing pop-outs for crosswalks and raised boxes to dress the street. Committee Member Whitman still had a concern that the turning radius for large trucks is not sufficient inside the garage and that the lanes should be wider. Mr. Walker responded that the columns were already moved back one foot, but structural constraints prohibit further widening.

Committee Member Hiller complimented the applicant stating that he appreciated the amount of effort dedicated to generate the information within a two-week period that specifically addressed the Committee's concerns.

Committee Member Pivaroff stated that the major access plan has been reviewed and conditioned for approval; she added that any area of the structure that exceeds 75 feet from the access road requires a helipad. Chair Garcia asked that any issues be resolved prior to Council review.

Committee Member Paddock reemphasized the applicant consider safety issues pertinent to children as pedestrians, such as routes taken, surfaces they cross, and weather factors.

A MOTION was made by Committee Member Whitman to forward the item to Council with a recommendation of approval. Committee Member Trottier seconded the motion. Motion passed unanimously.

COMMUNITY INPUT

None

ADJOURNMENT

There being no further business to discuss, Chair Garcia adjourned the meeting at 5:25 p.m.

Submitted by:

Lilia Peterson
Planning Secretary

Approved by:

Eugenia Garcia, AICP
Chair