

**CITY OF ALISO VIEJO  
DEVELOPMENT REVIEW/SUBDIVISION COMMITTEE MEETING  
JULY 11, 2006**

**MINUTES**

**CALL TO ORDER**

A meeting of the Development Review/Subdivision Committee of the City of Aliso Viejo was called to order by Chair Garcia at 4:05 p.m. on Tuesday, July 11, 2006, at the Aliso Viejo City Hall Council Chambers, 12 Journey, Aliso Viejo, California.

A copy of the Agenda for the meeting was posted on the outdoor bulletin board at City Hall. Copies were also posted at the Aliso Viejo Library, 1 Journey, and the Aliso Viejo Sheriff's Substation, 11 Journey.

**ROLL CALL**

Present: Committee Members Margo Beauchamp, Mark Hiller, Joe Koszarek, Lynne Pivaroff, Lori Trottier, John Whitman, and Chair Genia Garcia.

Absent: Committee Member Donald Garcia (Alternate), Excused

**MINUTES – June 22, 2006**

Chair Garcia asked for comments or corrections to the draft Minutes. Committee Member Hiller stated that paragraph No. 2 should be corrected to state, "...seconded the motion," rather than "...to approve Minutes as amended," as spoken by Committee Member Trottier. A MOTION was made by Committee Member Hiller to approve the Minutes as amended. Seconded by Committee Member Trottier, motion carried.

**COMPASS BIBLE CHURCH USE PERMIT UPAV06-01**

A request for a use permit to establish a church assembly use and a reciprocal parking easement and parking license agreement made between Accuride International, Compass Bible Church, and Pacific Hills Church, located at 100, 120, 140, and 150 Columbia.

Consulting Planner Lowe stated that in addition to the use permit, the City required the landlord, Accuride International, to file a reciprocal access and parking easement agreement for all tenants and users of the site, in addition to a parking license agreement between Compass Bible Church and Pacific Hills Church. The parking license agreement will provide exclusive use of parking spaces for each church at specific times based on a quarterly event schedule submitted in advance to the landlord.

Compass Bible Church is proposing to convert 3,487 sq. ft. of an existing 13,849 sq. ft. building for worship service and assembly use. The remaining space will continue to be used for administrative purposes as well as a classroom for small group meetings. Other than four rooftop air conditioning units, no exterior changes are proposed.

Since the other businesses in the Columbia Corporate Center use the parking during daytime hours, the demand is minimal during weekend and evening hours, therefore, the proposed activities by Compass Bible Church will have minimal impact on daytime parking.

The reciprocal access and parking easement agreement will allow for unrestricted parking and circulation across the four lots Monday-Friday from 8:00 a.m. to 6:00 p.m. The agreement allows more ingress, egress, and circulation throughout the lot and makes available more parking spaces for businesses with different hours of operation. Accuride will establish after-hour parking availability for the two churches by having the churches coordinate and adjust their respective peak traffic periods.

The property is encumbered by an agreement between the owner and Pacific Hills Church that grants Pacific Hills Church exclusive rights to parking during non-business hours. Staff recommends that the agreement be replaced with the proposed Parking License Agreement. The new agreement will now allow close-proximity parking for the respective church on the days it is most required. Both churches have agreed to submit an advance quarterly calendar of proposed events to Accuride, and in the event of a conflict, Pacific Hills Church will be given precedence.

Staff supports establishment of a Conditional Use Permit for Compass Bible Church subject to conditions of approval and recommends the Committee forward a recommendation of approval to the City Council.

Committee Member Whitman asked if there was an expiration date for the agreement. Consulting Planner Lowe stated that the reciprocal parking easement will be held in perpetuity, but the parking license agreement will expire when the lease expires for Compass Bible Church or Pacific Hills Church.

Committee Member Whitman left the dais at 4:24 p.m. and returned at 4:25 p.m.

Discussion ensued regarding parking, maintenance of the parking lot, title of property, liens, further clarification of the reciprocal parking easement and parking license agreement, the fact that the agreement is for after-hours parking only, clarification that Sunday worship will not be held at Compass Bible Church, and acknowledgement that Pacific Hills Church has priority in the event of a simultaneous request for parking usage by Compass Bible Church.

A MOTION was made Committee Member Whitman to forward a recommendation of approval of UPAV06-01 to the City Council. The motion was seconded by Committee Member Beauchamp. Motion carried.

### **THE SUMMIT – PACIFIC LIFE**

Consulting Planner Loftus, stated the proposal is for a nine-story office building along with a six-level parking structure, located adjacent to SR-73 on the westerly side of Aliso Viejo Parkway. This is one of the last phases of the Summit project approved by Orange County as part of the Master Development Agreement. In the future, Phase 7 will provide for construction of an additional office building. This project has a financial obligation to

contribute \$20,000.00 to the City which will be used to upgrade the intersections.

Committee Members Whitman and Pivaroff left the dais at 4:50 p.m. Committee Member Whitman returned at 4:51 p.m.

Representing Parker Properties, Mr. Robert Bunyan stated for clarification that the applicant/owner is Summit Aliso Viejo, LLC, however, the property will eventually be owned and developed by Pacific Life Insurance Co.

Committee Member Pivaroff returned to the dais at 4:53 p.m.

Mr. Bunyan stated the project was originally approved by the County of Orange in 1997 and has evolved to become the business focal point for the City of Aliso Viejo, as well as a key component of the jobs/housing balance for the City. Mr. Bunyan began a PowerPoint presentation on the Pacific Life building, which is targeted for completion in January 2008. Phase 7, the last office building, is depicted at this time only as visual placeholder to illustrate how the entire Master Plan for the project will look upon completion; DRC is not reviewing plans for Phase 7 at this time.

Continuing the PowerPoint presentation, Russ Parker, Parker Properties, said he believes Pacific Life is one of the oldest and best tenants in Orange County and probably the largest employer. He introduced Lee Redman, Parker Properties CEO, and stated that Parker Properties is the master developer for The Summit as well as the Development Manager for Pacific Life. Mr. Parker then introduced John Mulvehill, and Ken Jack, Operations Director, Pacific Life.

Mr. Parker stated that Pacific Life is very experienced and savvy on the planning and design aspects of building and security, and rates high in employee retention and employee satisfaction, which played a major role in deciding to relocate to Aliso Viejo. He described the amenities for ClubSport hotel which is targeted for completion in mid-2008. Mr. Parker described the Pacific Life building renderings, materials, landscaping designs, parking garage, view impacts, helipad, and elevations.

Mr. Bunyan then presented photo simulations on how the Pacific Life building would be viewed from various vantage points within the City, and John Mulvehill of Pacific Life briefed the committee on the his company's background and the selection process in deciding to build in Aliso Viejo.

Discussion ensued regarding the view from the Toll-Road, traffic signals, parking structure ingress/egress, guest parking, and signage.

Committee Member Whitman recommended modifications to condition 49-b that all improvement at that location shall be reviewed and approved by the City Engineer. He also recommended condition No. 49-d state that the developer shall complete appropriate traffic improvement measures at each entry to Phase 6 of the Summit, and all improvements shall be reviewed and approved by the City Engineer. Further discussion ensued regarding

guest parking and a signage program, the helipad, CPTED issues, building heights, view analysis, security, and extending construction hours, which were approved by the City Engineer as 7:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

Committee Member Hiller recommended a change to condition No.5 in the event anyone should challenge the City's approval to build, the City should be indemnified by the Applicant. Even if a claim is filed after the statute of limitations and the petitioner loses in court, there is still a substantial cost incurred by the City to defend itself, therefore, the last clause of that condition should be omitted.

Committee Member Beauchamp stated there are repetitions in CPTED conditions and recommended conditions 88-117 be deleted on pages 3.24-3.28, because the more recent conditions are on pages 3.35 to 3.39.

Committee Member Whitman stated condition No.50 should read "...on any traffic signals installed as part of Phase 6," and also delete condition No. 55 completely as it pertains to another project. Additionally, he did concede changing condition No. 135, construction hours should be changed to 7 a.m. to 6:00 p.m. on page 3-32.

A MOTION was made by Committee Member Whitman to forward the staff report to Council with a recommendation of approval. The motion was seconded by Committee Member Beauchamp. Motion Carried.

### **PUBLIC COMMENT**

None

### **ADJOURNMENT**

With no further business to discuss, Chair Garcia thanked everyone for attending and for their presentations. Chair G. Garcia adjourned the meeting at 6:06 p.m.

Submitted by:

Approved by:

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Lilia Peterson

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Eugenia Garcia, AICP  
Chair