

**DEVELOPMENT REVIEW/SUBDIVISION COMMITTEE MEETING
JULY 25, 2006
MINUTES**

CALL TO ORDER

The July 25, 2006, meeting of the Development Review/Subdivision Committee was called to order by Chair Garcia at 3:09 p.m.

ROLL CALL

Present: Committee Member Beauchamp, Committee Member Hiller, Committee Member D. Garcia, Committee Member Pivaroff, Chair G. Garcia

Absent: Committee Member Trottier, Committee Member Koszarek, Committee Member Whitman

ITEM 1 - APPROVAL OF MAY 23, 2006 MINUTES

Committee Member Hiller submitted an amended version of the Minutes that reflected Committee Member Koszarek being present and Committee Member Trottier's comments for abstaining from voting on Item 3 regarding the restrooms at Springdale Park. Committee Member Beauchamp motioned to approve the Minutes as amended and it was seconded by Committee Member D. Garcia. With Committee Member Hiller abstaining from the vote, motion carried. Chair Garcia thanked Committee Member Hiller for his assistance in transcribing the Minutes.

ITEM 2 – APPROVAL OF JULY 11, 2006 MINUTES

A MOTION to approve the Minutes of July 11, 2006, as submitted was made by Committee Member Hiller. Seconded by Committee Member Beauchamp, motion carried.

ITEM 3 – CINGULAR WIRELESS/SRES ANTENNA ASDP06-02

Installation of an unmanned wireless telecommunications facility that includes a 30 ft. broadleaf monotree at the Moulton Niguel Water District site, 22322 Pacific Park, at the Moulton Niguel Water District (MNWD) property, adjacent to the water tank, at Moulton Peak.

Contract Planner Lowe stated that Cingular Wireless c/o SRES submitted an application for an antenna site development permit to install 12 antennas, equipment shelter, emergency generator, and two GPS antennas. Cingular will also be responsible for removing non-operational Metrocom equipment on the same side of the proposed location. The proposal includes installing the antennas on a 30 ft. faux broadleaf tree which will be installed on the east slope of the northern water tank, about 46 ft. from the tank's edge, and more than 25 ft. from the surrounding fence line.

The equipment shelter and emergency generator is proposed for the southern side of the tank near the entrance gate next to Nextel's antennas and equipment shelter. Equipment will be enclosed within fencing to match existing fence surrounding the water tank; GPS antennas will be mounted on the equipment shelter. Cingular Wireless has an existing lease with MNWD to install equipment at this site.

Staff is requiring Cingular Wireless to provide landscaping around equipment to screen it from view, specifically from future developments in the area, by planting mature trees around the monotree to offset the height difference of the tower and existing trees. Staff determined only one residential neighborhood has a direct line of sight, however, it is at a lower elevation and more than 500 ft. away. The closest public access point to the tree is more than 300 ft. Consultant Planner Lowe provided sample materials of the faux broadleaf tree for the committee's inspection, and stated it is the City of Aliso Viejo's first faux tree and hopes it will be an example for future antenna site developments. The proposal does not interfere with the public right-of-way or emergency communications network. Staff supports the request and recommends approval of the antenna site development subject to the conditions of approval.

Chair G. Garcia gave a history of the proposed site which was one of the first sites for an antenna permit after the City approved its telecommunications ordinance. The City Council appealed an administrative approval by the previous Planning Director because of the visual impact on such a highly visible water tank. When Chair G. Garcia became director, she and the applicant, along with MNWD personnel, inspected the site to determine how best to disguise antennas on the tank and discovered defunct Metrocom equipment at the location. When the current application was received, staff determined the obsolete equipment could be removed in conjunction with this application.

Discussion ensued regarding the Telecommunications Act and purview over aesthetics of equipment; inoperable Metrocom equipment; location of equipment to be removed, which does not include equipment on the tank, matching of existing chain link fence with barbed wire; landscaping to match MNWD's recent landscaping, possibility of planting additional mature trees, and maintenance of landscaping; and proposing removal all non-operational antenna panels on the tank.

A MOTION was made by Committee Member Hiller to recommend approval of the application subject to maintenance of any new trees or those damaged as a result of the construction, as well as removal of all inoperable equipment on the tank. Seconded by Committee Member Beauchamp, motion carried.

ITEM 4 – ST. MARY AND ALL ANGELS SCHOOL SDP06-07

Consultant Planner Lawrence described the application for a site development permit for expansion of the athletic field at St. Mary and All Angels School at 7 Pursuit. This application excludes the Master Plan application for the entire campus which is still in the planning stage.

Expansion of the athletic field includes the following improvements: expansion of the athletic field approximately 10 ft to the east property line; replacing a 6 ft. high chain-link fence with 10 ft. fencing on the north and east sides of the field; installation of artificial turf striped for multi-sport use; and, installation of a permanent scoreboard. No field lighting is proposed.

The field is bounded by Pursuit on the west (front of school), residential on the north and east, and campus school buildings on the south. The athletic field has considerable separation from residences, with the exception of Tiburon homes on the north, whose back yards are 30-50 ft. from the existing fence. On March 31, 2006, after receiving the Environmental Review public notice, Tiburon homeowner association (HOA) submitted written opposition to the Negative Declaration report and the expansion of the field northward toward the homes.

Subsequently, HOA and school representatives met and when it was explained that no expansion was planned toward Tiburon, the HOA withdrew its objection and acknowledged it would be necessary to remove the row of Pine trees along the existing fence line. A new 10 ft. fence will be installed along the same line as the existing fence and covered with fast growing vines, plus an additional row of fast-growing shrubs will be planted between the new fence and the residential property line.

The draft conditions of approval recommends replacing existing pine trees along the proposed 10 ft. fence at the eastward expansion toward Aliso Las Flores residences with other types of trees. Staff supports the field expansion because the design features and conditions mitigate any negative effects on residential areas and, therefore, recommends approval.

Discussion ensued regarding landscaping; fencing which includes an additional 10 ft. of netting at critical locations along the fence line, e.g. behind soccer goal and residential sections; tree removal; and, fence footings.

Mr. Everett Martinez, Martinez/Kuch Architects, representing St Mary's school, stated that a proposed row of trees along the eastside was one of the conditions, however, the concern is that Pine trees on slopes are not attractive, so the landscape architect proposed a row of hedges along the base and, only on selected areas, to plant trees to mitigate view concerns from residents.

Mr. Steven Spiegel, representing Lion Ridge Homeowners Assn., which is not affected by the expansion but in proximity to the school, stated that he is satisfied after speaking with the architect regarding tree removal along Pursuit as they currently prevent noise for homes across from the school. Mr. Spiegel is satisfied that the existing trees will be replaced with another species, however, asks that lighting of the field and installation of a public address (PA) system never be allowed at the school so as not to affect homeowners.

Mr. Gus Ayer, Tiburon Board of Directors, stated that the school representatives have been extremely cooperative. The association hired a horticulturalist/arborist who confirmed that pine trees would not be sustainable. The landscape architect worked with the Tiburon horticulturalist for the best interest of the school, as well as, residents. The Association will also plant additional materials on the slope to fill the gap between the school and homes as a visual screen to the field; the residents are very much in favor of the 20 ft. fence.

Linda Sullivan, St. Mary's CFO, clarified that St. Mary's is a pre-school through 8th grade school and has no intention of expanding to a high school. Currently, a portable PA system is used for limited sporting and special event activities during very limited school hours. In addition to the scoreboard, the requirement of electrical outlets in the field is for technological capability for physical education programs.

Discussion ensued regarding a condition to require the school to apply for a permit if and when it requests lighting after dusk; the current PA system which, incidentally, the City has not received any complaints about; planning for future electrical needs prior to installation of permanent artificial turf; and, that an electronic scoreboard is not prohibited as long as it is not too noisy.

A MOTION was made by Committee Member D. Garcia to accept the proposed conditions with an addition that field lighting is not included and future request shall require separate approval by the City. Committee Member D. Garcia also commented that he was pleased to see homeowners, builders, and applicants working together. He said it was very encouraging and wished it would happen more often. Committee Member Hiller seconded the motion. Motion carried unanimously.

Chair G. Garcia thanked everyone for attending and also thanked the respective parties for working together, stating that is isn't often when homeowners work closely with the applicant.

PUBLIC COMMENT

None

ADJOURNMENT

Chair G. Garcia adjourned the meeting at 4:02 p.m.

Submitted by:

Approved by:

Lilia Peterson

Eugenia Garcia, Chair