

**CITY OF ALISO VIEJO  
DEVELOPMENT REVIEW/SUBDIVISION COMMITTEE MEETING  
SEPTEMBER 12, 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 4:43 p.m. on Tuesday, September 12, 2006, at the Aliso Viejo City Hall Council Chamber, 12 Journey, Aliso Viejo, California, 92656.

**ROLL CALL:**

Present: Margo Beauchamp, Donald Garcia, Joe Koszarek, Mark Hiller, John Whitman, Genia Garcia

Absent: Lori Trottier (Excused), Lynne Pivaroff (Excused)

**ITEM 1: APPROVAL OF AUGUST 22, 2006, MINUTES**

**A MOTION** was made by Committee Member Whitman to adopt the Minutes of the August 22, 2006, DRC Meeting as submitted. The motion was seconded by Committee Member Beauchamp. With Committee Members Hiller and D. Garcia abstaining, motion carried.

**ITEM 2: ANTENNA SITE DEVELOPMENT PERMIT ASDP05-05**

Consulting Planner Lowe stated that LCC International, on behalf of Cingular Wireless, submitted an application to install six antennas at Coast Hills Church, located at 5 Pursuit. LCC International will replace six existing antennas, as well as four equipment cabinets on the roof, which were placed by ATT Wireless in July 2002. The antennas will be mounted and screened to match the building. Six façade mounted antennas will be replaced, along with the new panel antennas. The 12 antennas will be located on the northeast and southeast corners behind transparent screens and will appear as architectural features.

Consulting Planner Lowe stated that with the Committee's concurrence and recommendation, the Planning Director may Administratively Approve the application. Discussion among the Committee ensued regarding location, installation and camouflaging of equipment. Ms. Lisa Upton was present to answer questions and concerns.

Chair G. Garcia opened the topic for public input. Mr. Steven Spiegel, who resides at Lyon Ridgewood, stated that when equipment fell and damaged the street, he discovered it belonged to Cingular and inquired whether work had commenced prior to City's authorization. After learning that Cingular employees were conducting maintenance on equipment that did not pertain to this application, Mr. Spiegel had no objection to the current application.

Mr. Henry Armstrong stated he lives in Tivoli II, above, and to the west of Coast Hills. Mr. Armstrong stated that all his questions and concerns were addressed during discussion by the Committee and did not object to approval of the application.

A MOTION was made by Committee Member Whitman to recommend Administrative Approval by the Planning Director. Committee Member D. Garcia seconded the motion. Motion Carried. Chair G. Garcia advised the applicant that an approval letter will be mailed, however, the applicant will be required to obtain a building permit before work commences.

### **ITEM 3: SITE DEVELOPMENT PERMIT SDP06-12**

Committee Member Hiller recused himself and left the dais at 4:58 p.m., explaining that he had been a member of the AVCA Board when the restroom building was purchased.

Consulting Planner Roess stated that on August 22, 2006, the DRC reviewed the proposed restroom facilities at Foxborough and Pinewood Parks. After discussion and receipt of public testimony, DRC recommended approval to City Council for Foxborough, subject to coordination with the Capistrano School District and approval of the location by the Chief of Police Services. The DRC recommended continuance of the Pinewood restroom to allow AVCA time to review and consider the petition against its installation.

Staff received a letter from AVCA requesting continuance to the next DRC meeting to allow more time to review the objections and explore alternative site. Staff recommends taking public testimony and continue item to a date certain.

Chair G. Garcia opened public hearing and heard testimony as follows:

Larry Lazar, 64 Rainwood, is president of Glenwood Village HOA, which is directly south of Pinewood Park, and represents the Board and residents which are most impacted. He opposes the restroom due to safety concerns and nuisance attraction. He objects to how this issue has been handled by AVCA and would have liked to have been equal partners in the selection/decision process. He mentioned there were more than 300 signatures on the petition in opposition of restrooms in Pinewood Park.

Robin Goellner, 1 Brentwood, stated she has attended several meetings and reiterated that Pinewood is not a sports park and the restroom is too large. Usage of the softball fields does not warrant the restrooms. She wants restroom relocated elsewhere where it will be better utilized.

Galen Osumi, 8 Glenoaks, a Glenwood Village resident of 19 years, stated he has observed games at the park and never heard a request for restrooms that flush. He believes resources are being wasted, and Woodfield and Grand Park would be better served. He stated that plumbing problems would arise, vandalism, graffiti, etc.

Brett Goellner stated the he was severely questioned regarding the petition he circulated and didn't appreciate feeling attacked. He then submitted a petition to Mr. McKenney with an additional 100 signatures that contained specific comments about parking and the size and location of the restrooms. He stated it is their community and didn't understand why AVCA challenges them. He inquired what AVCA has done with the petition and stated that AVCA should listen to three homeowner associations that believe the restroom is better suited elsewhere. He said AVCA should demonstrate they care and listen to the neighborhood.

Xiomara Hiller said she is angry at having to be present to discuss the issue. She stated that AVCA lied, wasted everyone's time, spent money on mailing a 13-page letter attacking the City, and conducted an inaccurate survey. She stated that questions asked by DRC have not been answered by AVCA and that Master Plans do not include restrooms.

Nancy Conley inquired whether AVCA contacted the school district for approval regarding Foxborough Park, as discussed in the previous DRC meeting. Chair G. Garcia advised the school district had been notified on behalf of the City.

Ray DeLeon hoped the DRC would make a decision rather than respond to request for continuance as selecting an alternative site should have already been determined. He said he reviewed unsigned letters from Glenwood Terrace and Glenwood Village HOAs and questioned their validity.

AVCA Board Vice President, Larry McKenney recapped that the two restrooms which were the subject of DRC review on August 22, were still in temporary storage. The DRC recommended the application for Foxborough be handled separately and recommended moving it forward to City Council. The second restroom was carried over, however, AVCA delivered a letter, albeit late, requesting continuance in order to reevaluate comments from August 22 DRC meeting, letters, and petition, to which they received an addendum today. He said the Board was originally looking at two primary and two alternative sites. He admitted AVCA failed to submit information for public notice mailing for Woodfield and Creekside Parks. He preferred not to delay, but would rather make a good decision and, therefore, requested continuance to the next DRC meeting. He also stated that he would put all of the proposed sites before the DRC at the same time.

Responding to Committee Member D. Garcia's question about what AVCA has accomplished since the last meeting, Mr. McKenney said they walked site and had discussion with some of the park users. Admittedly AVCA moved slowly on evaluating the petition but disputes assertion that an attorney was hired to browbeat residents. He stated that the petition has signatures with no phone numbers or explanation of what question was asked or procedure used. It is AVCA's responsibility to follow-up on that for clarification. One suggestion was that AVCA conduct its own survey but the Board has not given that directive. At the Board meeting last night, AVCA stated its preference of Woodfield as an alternative if City does not approve Pinewood.

Committee Member D. Garcia stated that the Pinewood location has not been automatically denied, and suggested to Mr. McKenney that AVCA be prepared to present detailed information about Woodfield Park as an alternative site in consideration of residents who mail letters, attend meetings and sign petitions in opposition to Pinewood. Mr. McKenney expects to be prepared to discuss all the information in addition to discussing need and appropriateness of the restroom, as well as concentrate on architectural and public safety issues. He said it is important to obtain the views of residents throughout the entire community association who pay for the athletic facilities and improvements. It is AVCA Board's responsibility to weigh opinion of neighbors, as well as, all users that pay for facilities.

Committee Member Koszarek asked what consideration has AVCA given to smaller restrooms. Mr. McKenney said there are smaller restrooms, however, at this time these restrooms have already been purchased and no other purchases are proposed. This 3-seat facility will replace two "port-o-potties" that are not handicap-accessible. Mr. McKenney stated that the issue is not the size, but whether the site is appropriate for a restroom. Mr. McKenney did not know why a sidewalk was required around the building when asked by Committee Member Beauchamp.

A MOTION was made by Committee Member Garcia to continue the item to the September 26 DRC Meeting and the applicant be prepared to discuss Pinewood as well as alternative locations at that time. Seconded by Committee Member Whitman, motion carried.

Chair G. Garcia informed Mr. McKenney that in order for the DRC to consider an alternative location, a complete application package needs to be submitted.

#### **ITEM 4: SITE DEVELOPMENT PERMIT SDP06-06**

A request to develop 103 residential units within a building extending between three and seven stories above an underground parking garage containing 218 parking spaces, a courtyard and recreation area, on a 2.44-acre site on the southwest corner of Enterprise and Vantis.

Committee Member Hiller returned to the dais at 5:32 p.m.

Consulting Planner Roess stated that staff recommends continuance to the September 26 meeting in order for the applicant to compile additional information. A letter from Shea Homes requesting a continuance was received today and submitted to the DRC for review. A MOTION was made by Committee Member Whitman to continue the item to September 26. Motion was seconded by Committee Member Hiller. Motion Carried.

**PUBLIC COMMENT**

Sharon DeJean Murray commended Committee Member Hiller for excusing himself during the Pinewood Park discussion.

**ADJOURNMENT**

Chair G. Garcia thanked everyone for attending and adjourned the meeting at 5:34 p.m.

Submitted by:

---

Lilia Peterson

---

Eugenia Garcia, Chair