



AGENDA
Wednesday, May 25, 2016 – 7:00 P.M.

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

- None

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of May 11, 2016.

7.B. File No.(s): **PLN2016-11819**
 Location: 2752 Augustine Drive, a new 6,500 square foot restaurant located at the northeast corner of Scott Boulevard and Bowers Avenue (*Santa Clara Square*), APN: 216-45-027; the site is zoned PD (Planned Development).
 Applicant/Owner: Dwayne Kennedy/The Irvine Co.
 Request: **Use Permit** to allow the sale of beer, wine and distilled spirits (ABC License Type 47) in conjunction with full service restaurant (Il Fornaio)
 CEQA Determination: Categorical Exemption per section 15301, Existing Facilities
 Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions

7.C. File No.(s): **PLN2016-11820**
 Location: 2732 Augustine Drive, a new 49,260 square foot, Whole Foods Market with a restaurant component located approximately 400 feet east of Scott Boulevard and Bowers Avenue intersection (*Santa Clara Square*), APN: 216-45-028; the site is zoned PD (Planned Development).
 Applicant/Owner: Dwayne Kennedy/The Irvine Co.
 Request: **Use Permit** to allow instructional tasting of beer, wine, and distilled spirits (ABC Type 86 License) within the market, and the sale and on-site service of beer and wine (ABC Type 41 License) at the new restaurant within the market.
 CEQA Determination: Categorical Exemption per section 15301, Existing Facilities
 Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions

*******END OF CONSENT CALENDAR*******

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2015-11236/CEQ2016-01001**
 Location: 1177 Laurelwood Road, a 9.67 acre parcel located north of Highway 101 between Lafayette Street and Thomas Road, APN: 104-15-100; the property is zoned Light Industrial (ML).
 Applicant: Sam Loh, River of Life Christian Church
 Owner: River of Life Christian Church
 Request: **Amendment of a Use Permit** to allow an expansion to the existing 133,300 square foot one-story building that includes areas for religious assembly, classrooms, multi-purpose activity areas, library and offices. New construction consists of a proposed 32,533 square foot sanctuary space and a new outdoor plaza area; and, **Adoption** of a Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program.
 CEQA Determination: Mitigated Negative Declaration
 Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Approve, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

- i. Announcements/Other Items**
- ii. Report of the Director of Planning and Inspection**
 - City Council Actions
- iii. Commission/Board Liaison and Committee Reports**
 - Appointment of Board or Committee assignments
 - Architectural Committee
- iv. Commission Activities**
 - Reports on Commissioner Travel and Training
- v. Upcoming agenda items**
 - Commissioner Requests to Attend Training

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, June 8, 2016 at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved by: 
Sharon Goei
Acting Director of Planning & Inspection

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