

PLANNING AREAS 34 and 40

General Plan Amendment Scoping Session

Presented by
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City Council
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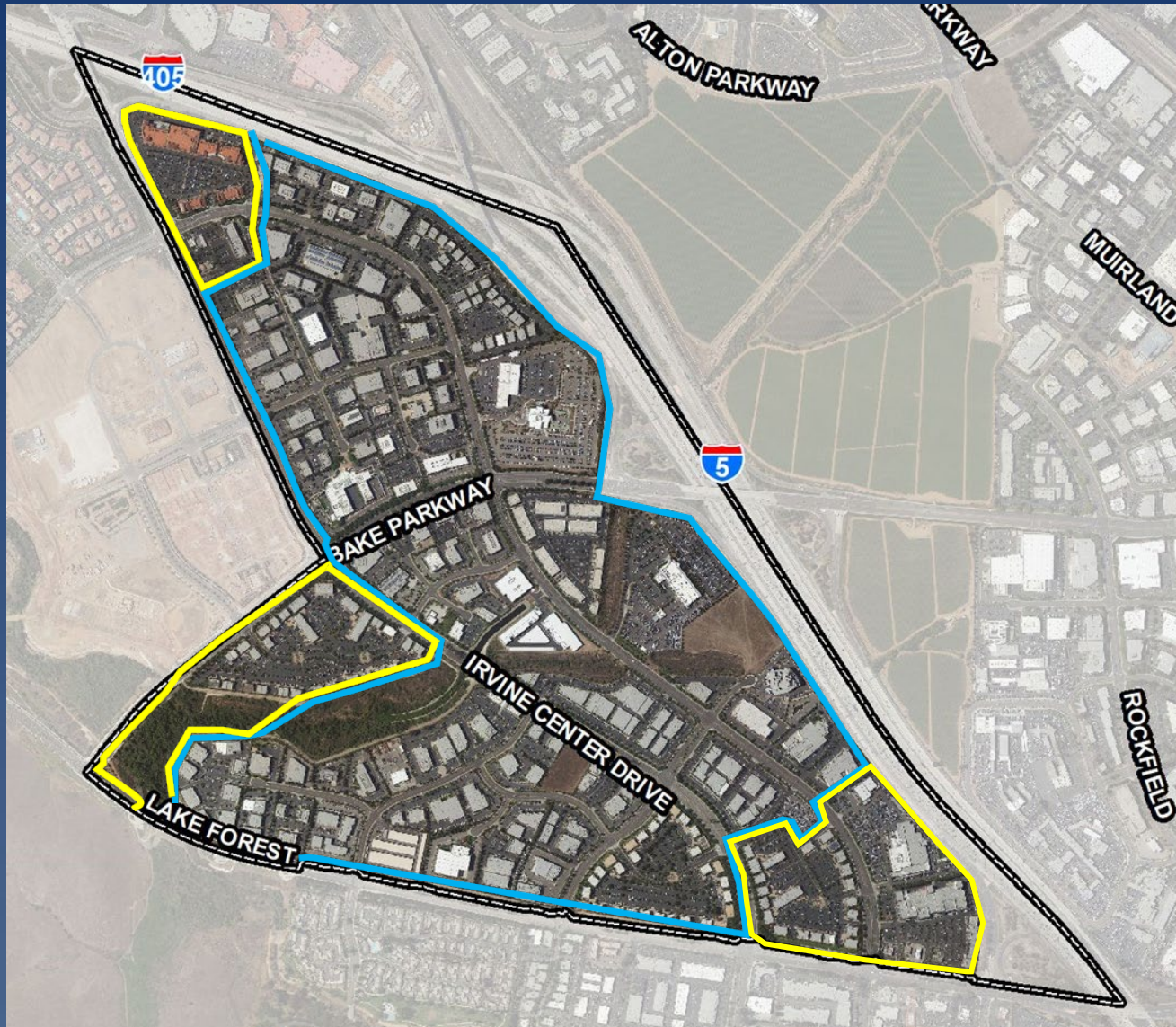
CITY OF IRVINE






REQUESTS

- Transfer remaining intensity between General Plan categories to allow future miniwarehouse development.
 - 1) PA 34:
 - 57,000 SF from Community Commercial → Research/Industrial
 - 2) PA 40:
 - 600,000 SF from Multi-Use → Research/Industrial
- Transfer would not increase overall square footages.

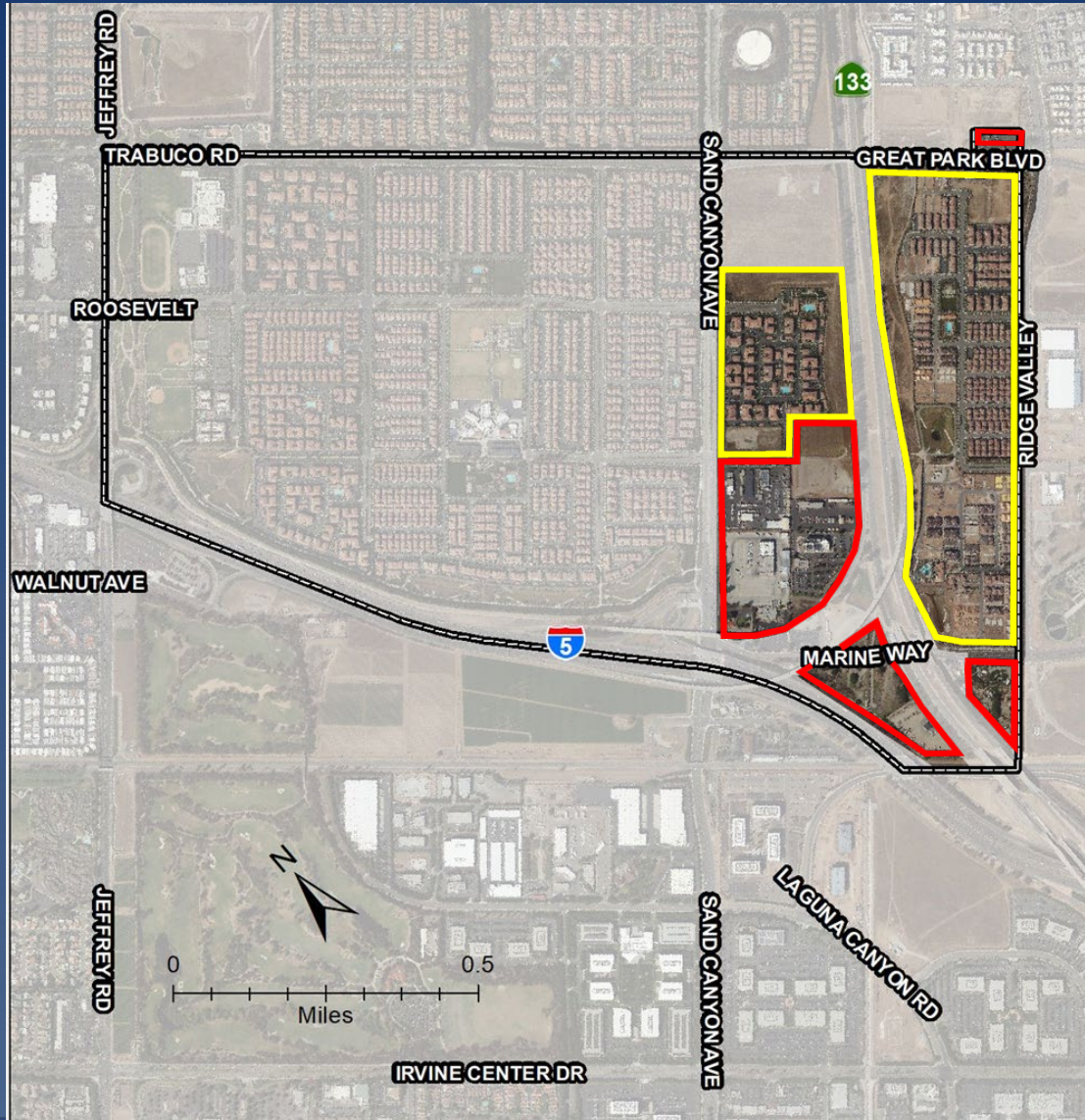
PLANNING AREA 34





-  Planning Area Boundary
-  Community Commercial (Sending Intensity)
-  Research/Industrial (Receiving Intensity)

57,000 SF transferred from
Community Commercial
↓
Research/Industrial

PLANNING AREA 40



-  Planning Area Boundary
-  Multi-Use (Sending Intensity)
-  Research/Industrial (Receiving Intensity)

600,000 SF transferred from
Multi-Use
↓
Research/Industrial

EVALUATION

- *Land Use Compatibility*
 - Relation to existing and/or future land uses in surrounding area
 - Consistency with General Plan objectives and policies
- *Traffic*
 - Capability of existing street system to handle transferred intensity

PUBLIC REVIEW

Available Community Outreach Methods:

- 1) Notification to interested and affected property owners and homeowner associations
- 2) Project updates on City's website
- 3) Standard public noticing procedures of public hearings

PROJECT SCHEDULE

- Summer 2020
- Public Hearings:
 - Transportation Commission
 - Planning Commission
 - City Council
- Applications:
 - General Plan Amendment
 - Zone Change
 - CEQA Environmental Review