

Planning Areas 12 and 40

General Plan Amendment Scoping Session

00693260-PGA

City Council
February 28, 2017

CITY OF IRVINE



PROJECT DESCRIPTION

- General Plan Amendment (GPA) related to Oak Creek (PA 12) and Cypress Village (PA 40)
- GPA would increase total max. number of residential units in PAs 12 and 40 from 9,481 to 10,824 units
 - increase of 1,343 units in exchange for decrease in maximum allowed non-residential intensity by 1,520,468 sq. ft.
- Proposal does not add overall intensity to General Plan but rather shifts intensity between land use categories and two Planning Areas

SITES IMPACTED



PA 12 SITE



- Former location of Traveland USA
- Approx. 69.4 acres
- Amendment allows 1,710 multi-family units & 25,000 sq ft of commercial development
- Reduce non-residential potential by 968,000 sq. ft.
- Change zone from General Industrial / Medical & Science to Med-High Density Residential / Neighborhood Commercial



PA 40 EAST SITE

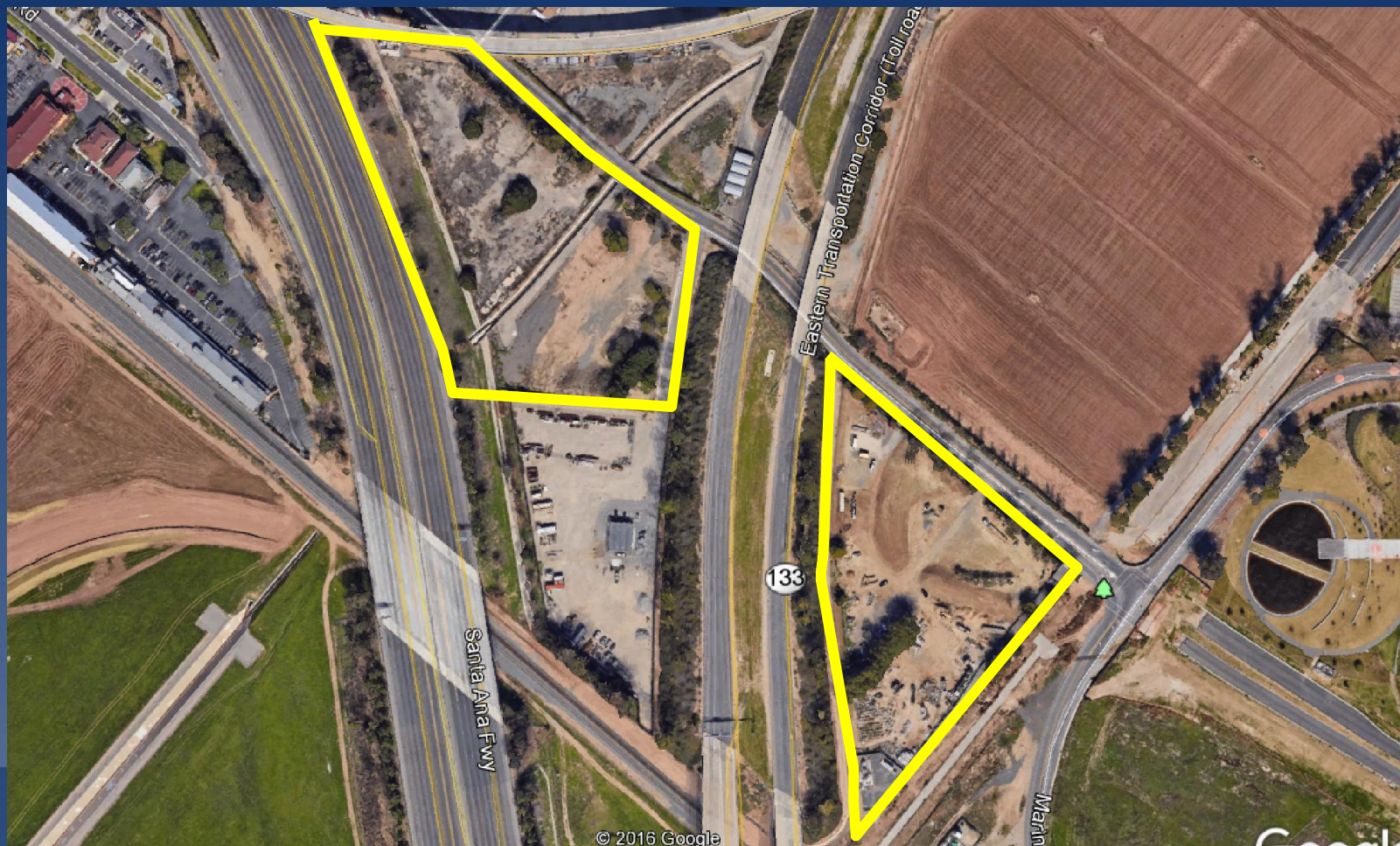


- Site is undeveloped
- Approx. 22 acres
- Amendment would allow 250 multi-family dwelling units
- Site previously anticipated to be developed with 205,000 sq. ft. commercial center
- Change zone from 4.2 Community Commercial to 2.4 Med-High Density Residential



PA 40 MARINE WAY SITES

- Site is undeveloped
- Comprised of two sites totaling 12.5 acres
- Amendment would allow for the development of 530,000 sq. ft. of nonresidential uses – mini-warehouse use possible at this site



CUMULATIVE DEVELOPMENT

- Collectively, if the GPA is approved, future development on the 3 sites would include:
 - 1,960 Medium-High Density residential units (617 units already available in PA 40)
 - 25,000 sq. ft. of neighborhood commercial uses
 - 530,000 sq. ft. of non-residential uses
 - 6.7 acres of parkland

ISSUES FOR REVIEW

- Traffic and circulation
- Site Access
- Access to and availability of public services and utilities
- Land use compatibility with surrounding development as well as highways
- Aesthetics

SCHEDULE & PUBLIC PARTICIPATION

- Commence the Environmental Impact Report (EIR) by summer 2017
- Conclude City's general plan amendment / entitlement process by March 2018
- Staff will utilize the following media:
 - Standard public noticing procedures
 - Page with regular updates on the City's website
 - Email and letters to communicate regularly with interested and affected property owners, HOAs, Native American tribes and outside agencies

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