

# Planning Areas 12 and 40

## General Plan Amendment Scoping Session

00693260-PGA

City Council  
March 14, 2017

(Continued from February 28, 2017)

CITY OF IRVINE



# SCOPING SESSION PURPOSE

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- Resolution 87-108 requires a Scoping Session for all proposed amendments to General Plan
- *“The Scoping Session will provide the City Council with the opportunity to identify and define issues to be addressed in the Community Development Department’s project review process.”*
- Standard process includes traffic analysis, environmental and fiscal impacts, policy implications, etc.
- The Council may identify additional areas of particular concern with a proposal that should be analyzed

# SCOPING SESSION PURPOSE

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- The Scoping Session is the beginning of the review process
- Technical studies and environmental reviews have not been prepared yet
- The standard City review process will proceed, allowing the City to understand all impacts from the proposal
- ***This process does not predetermine the City Council's decision when the review process is complete***



# SITES IMPACTED



# PROJECT DESCRIPTION

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- General Plan Amendment (GPA) related to Oak Creek (PA 12) and Cypress Village (PA 40)
- GPA would exchange 1,520,468 sq. ft. of non-residential development for 1,343 new dwelling units
- Proposal does not add overall intensity to General Plan but rather shifts intensity between land use categories and two Planning Areas



# ISSUES FOR REVIEW

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- 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

# PRIOR COUNCIL DISCUSSION

Councilmembers raised concerns specific to:

- Potential added traffic resulting from the project;
- Existing and future circulation near the I-5 Freeway off-ramps at Sand Canyon and Jeffrey Road;
- Vehicular access provided at only two points to the PA 12 Site; and
- Compatibility of residential development on the PA 12 Site with the adjacent I-5 Freeway.

# RECOMMENDATION

- Provide direction to staff to:
  1. Process the subject application,
  2. Delay processing the application, or
  3. Discontinue processing the application.



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