

Discussion to Restrict ARDA Land Uses

Presented by
Bill Rodrigues, Principal Planner

August 13, 2019

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BACKGROUND

- July 23rd considered location for a State Veterans Cemetery
 - ARDA Transfer Site
 - Golf Course Site
- City Council selected the Golf Course Site
- Would ARDA Transfer Site ownership return to Heritage Fields?
- Council directed that use of ARDA Transfer Site be restricted
- Three options for consideration and Council direction



HISTORY

- ARDA Transfer Site is part of MCAS El Toro
- Contains runways, taxiways, hangars, and other buildings
- Included as part of Heritage Fields 2005 purchase of MCAS El Toro
- Heritage Fields signs Development Agreement with City in July 2005
 - Paid \$200 million to City
 - Dedicated land for OC Great Park
 - Received better terms for future development

The map displays the following land use designations and their corresponding colors:

- 8.1 Lifelong Learning District:** Purple
- 8.1A Lifelong Learning District:** Dark Purple
- 1.5 Recreation:** Dark Red
- 2.2 Low Density Residential:** Green
- 2.2/1.8 Low Density Residential:** Light Green
- 1.4 Preservation:** Pink
- 1.1 Exclusive Agriculture:** Brown
- 3.2 Transit Oriented Dev.:** Light Green
- 1.4 Preservation:** Pink
- 6.1 Institutional:** Blue



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HISTORY

- Soon after, Heritage Fields identified opportunities to improve partnership with City
- October 2005 Great Park Development Agreement Committee established
- Committee included Mayor Krom, Councilmember Agran, City staff, and Heritage Fields team
- Met for approximately 3 years and re-negotiated key business points, ultimately changing:
 - General Plan
 - Zoning
 - Development Agreement
 - Master Implementation Agreement

HISTORY

- Key Negotiation Points
 - Improve infrastructure (streets, sewer, water and utility lines, etc.) construction and coordination
 - Create a parcel tax to pay for public facilities, services, bond repayment, and ongoing maintenance
 - Shift infrastructure cost overrun responsibility from the City to Heritage Fields
 - Share of additional traffic mitigation costs
 - Remove obligation to construct 45 holes of golf within Great Park Neighborhoods
 - Pay \$9 million golf course in-lieu fee to City
 - Remove 173 agriculture acre requirement from within Great Park Neighborhoods
 - Clarify runway demolition and recycling protocols

HISTORY

- Amendments approved by City Council on August 11, 2009

Councilmember:	Motion	Second	Yes	No	Abstain	Absent
Kang			X			
Agran	✓		X			
Krom		✓	X			
Choi				X		
Shea				X		

- Known as Amended and Restated Development Agreement (ARDA)

HISTORY

- In addition, the ARDA contained two other points:
 - Transfer land from Heritage Fields to City (“the ARDA Transfer Site”)
 - Narrow allowable land uses on the ARDA Transfer Site

DISCUSSION

- If ARDA Transfer Site is ever developed, the agreement limits its use to
 - Park
 - One hotel
 - Up to 250 residences
 - Restaurants and small-scale retail
 - Institutional uses
 - Less intense uses like agriculture
- These uses are consistent with property's zoning designation, but...
- **...any development of the ARDA Transfer Site must first obtain City approvals**
- City Council directed that ARDA Transfer Site's allowable land uses be further restricted

DISCUSSION



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OPTIONS

1. Maintain the status quo
 - No entitlement exists
 - Development would require approvals from Planning Commission and City Council
2. Add clarifying text to the existing Zoning Ordinance
 - No entitlement exists
 - Development would require approvals from Planning Commission and City Council
 - New clarifying text would further restrict the range of potential uses on the site
3. Re-zone the ARDA Transfer Site
 - No entitlement exists
 - Development would require approvals from the Planning Commission and City Council
 - Changes ARDA Transfer Site zoning from 8.1 to a unique designation further restricting uses

RECOMMENDATION

- Consistent with Option 2, initiate a Zone Change disallowing residential and hotel uses on the ARDA site

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