



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: OCTOBER 22, 2019

TITLE: SCOPING SESSION FOR GENERAL PLAN AMENDMENTS
ADDRESSING A PROPOSED TRANSFER OF REMAINING
DEVELOPMENT SQUARE FOOTAGE INTENSITY IN PLANNING
AREA 34 (SPECTRUM 5) AND PLANNING AREA 40 (CYPRESS
VILLAGE)

Director of Community Development

City Manager

RECOMMENDED ACTION

Receive staff report and provide input for subsequent analysis, and authorize staff to proceed with applications.

EXECUTIVE SUMMARY

Irvine Company has filed two General Plan Amendment (GPA) applications requesting a transfer of remaining square footage (development intensity) between general plan land use categories within the same planning areas. According to the applicant, the transferred intensity is intended for future miniwarehouse development. A GPA is required to update the statistical tables by adjusting the square footages accordingly within each respective General Plan land use category for each affected planning area. If approved, the transfer would not increase the overall square footage in the planning areas, but rather would shift remaining square footage intensity from one land use category to another.

- a) Planning Area 34 (PA 34): The GPA proposes to transfer approximately 57,000 square feet of development intensity within the General Plan Land Use category of Community Commercial to Research/Industrial. PA 34 is comprised of 577 gross acres and is bounded by San Diego (I-405) Freeway, Santa Ana (I-5) Freeway, Irvine Center Drive, Bake Parkway, and Lake Forest Drive (Attachment 1).
- b) Planning Area 40 (PA 40): The GPA proposes to transfer approximately 600,000 square feet of development intensity within the General Plan Land Use category of Multi-Use to Research/Industrial. PA 40 is comprised of 674 gross acres and is bounded by Jeffrey Road, the Santa Ana (I-5) Freeway, and Planning Area 51 (Great Park) (Attachment 2).

City Council scoping sessions are required for all GPA requests pursuant to City Council Resolution No. 87-108. The purpose of the scoping session is to provide the City Council with early information on proposed requests and the opportunity to provide direction for subsequent analysis during the project review process. Staff is seeking authorization to proceed with the proposed amendments for each planning area. Should the City Council authorize the GPAs to proceed, it is anticipated that the Planning Commission and the City Council will review the complete projects, including environmental review, by the summer of next year.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Project #1 – PA 34 Transfer of Intensity

Project Description

The applicant submitted a GPA application to transfer approximately 57,000 square feet of commercial intensity from the Community Commercial land category into the Research/Industrial land use category to allow for a future mini-warehouse.

Community Commercial is intended to serve the needs of the community at-large, including uses such as automobile service, retail, professional/administrative offices, and similar types of uses. To date, the Irvine Company has developed several commercial centers in PA 34, including Los Olivos Marketplace and Spectrum Crossroads. The applicant intends to retain some intensity within the Community Commercial category for future expansion within these existing centers and believes that retail and service needs can be met while allowing for more employment opportunities. The Research/Industrial category is intended for the manufacture, production, and processing of goods. Intended uses include manufacturing, research and development, storage, and distribution of materials or products; administrative, professional, and business offices associated with manufacturing uses; and employee-oriented retail services. A mini-warehouse is considered a permitted use in the 5.4A General Industrial zone.

The proposed Research/Industrial receiving site is bounded by the following land uses:

- North – Office and Warehouse
- East – Office
- South – Office, Warehouse, Research & Development, and Manufacturing
- West – Research & Development, Office, and Warehouse

Project #2 – PA 40 Transfer of Intensity

Project Description

The GPA proposes to transfer approximately 600,000 square feet of intensity from the Multi-Use land use category into the Research/Industrial land use category to allow for future miniwarehouse use. The Multi-Use category supports the integration of a variety of land uses and intensities, including commercial, office, residential, and institutional uses. The Research/Industrial category is intended for the manufacture, production, and processing of goods. Intended uses include manufacturing, research and development, storage, and distribution of materials or products; administrative, professional, and business offices associated with manufacturing uses; and employee-oriented retail services. Cypress Village still retains 200,000 square feet of intensity in the General Plan Land Use category of Community Commercial located at Sand Canyon Avenue and Great Park Boulevard.

Irvine Company has developed the Multi-Use area of Cypress Village with primarily residential uses. One vacant property remains in the Multi-Use category, a 4-acre site, located at the corner of Great Park Boulevard and Ridge Valley. Properties within the Research/Industrial area are owned by multiple property owners, including Irvine Unified School District, Orange County Transportation Authority (OCTA), and State of California/Caltrans, and are operated for support and maintenance uses. The properties owned by Irvine Company are proposed for miniwarehouse uses.

Surrounding Land Uses

The following land uses border the proposed Research/Industrial receiving site:

- North and west (across Sand Canyon) - Multi-family residential
- East - Eastern Transportation Corridor (SR-261) roadway
- South – OCTA Metrolink railroad tracks

Analysis of Projects #1 & 2

Staff will evaluate the following issues related to the GPA request for both projects:

- *Land Use Compatibility*

Staff will evaluate the appropriateness of additional development at the future sites in both Planning Areas, given the proposed density and existing land uses in the surrounding area. Staff will assess the compatibility for both projects, including the transfer of intensity as it relates to existing land uses in the surrounding areas. Staff will also ensure project consistency with General Plan

objectives and policies, which include preserving and strengthening the City's identity; balancing land uses; and promoting economic development.

- *Traffic*

Traffic will be analyzed to determine whether the surrounding street system can accommodate the shift in development intensity. Street and intersection improvements may be required.

Staff will ensure that these issues are considered as part of the evaluation of this application along with any other issues identified by the City Council.

Project Schedule

In addition to the GPA, a Zone Change and an environmental evaluation will be processed concurrently. Staff anticipates the public hearings for the general plan amendment/entitlement process to commence in summer 2020. The schedule for both projects is largely dependent upon the level of environmental review required and, therefore, could change.

Public Review

The City's review process will provide opportunity for public input. Staff will conduct outreach to the surrounding community and will disseminate information throughout the review of these applications utilizing early notification letters, a project page on City's website, email, and letters to communicate regularly with interested and affected property owners, and homeowner's associations. The public will also be invited through public notices to attend and participate in a series of public hearings before the Transportation Commission, Planning Commission, and City Council.

ENVIRONMENTAL REVIEW

The project is subject to California Environmental Quality Act review for which the City of Irvine serves as the "Lead Agency." At this time, final determination of the specific type of environmental documentation has not yet been made.

ALTERNATIVES CONSIDERED

The City Council could direct staff to not proceed with either of the subject General Plan Amendments. The City Council could also direct staff to evaluate an amendment involving a lesser amount of square footage.

FINANCIAL IMPACT

General Plan Policy A-5(h) requires the preparation of a fiscal analysis for all general plan amendment applications to evaluate the long-term fiscal impacts to the City. Consistent with this policy, a fiscal impact analysis will be prepared by the City's Budget Office and presented to decision-makers during the public hearing process.

REPORT PREPARED BY

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Ann Wu, Senior Planner

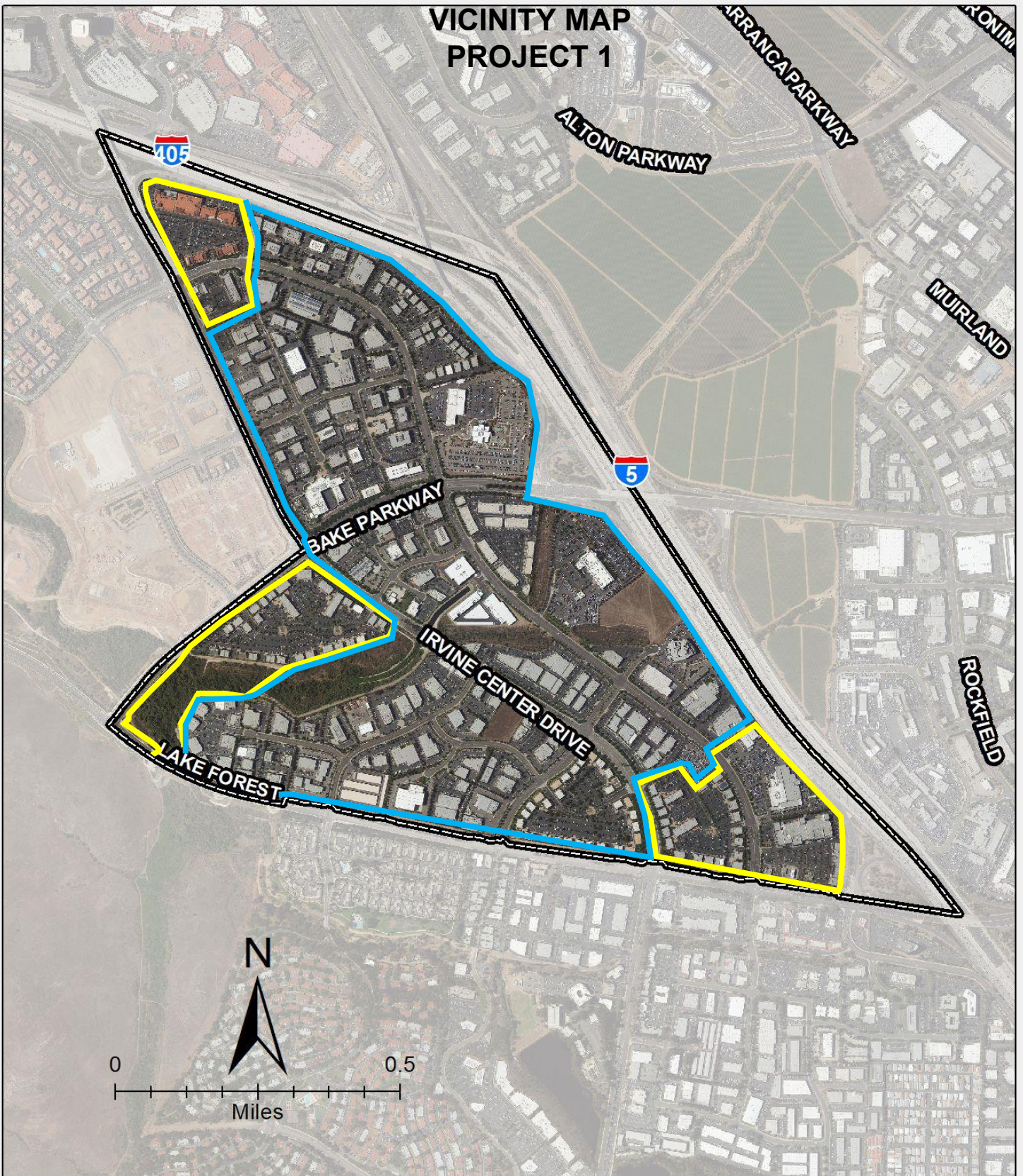
ATTACHMENTS

1. Vicinity Map for Project #1 (PA 34)
2. Vicinity Map for Project #2 (PA 40)

cc: Jeff Davis, Irvine Company Office Properties (jsdavis@irvinecompany.com)
Peter Pirzadeh, Pirzadeh & Associates, Inc.
John Ernst, Pirzadeh & Associates, Inc.
Stephen Higa, Principal Planner

Files: 00793816-PGA, 00793825-PGA

VICINITY MAP
PROJECT 1



Planning Area 34



Planning Area Boundary

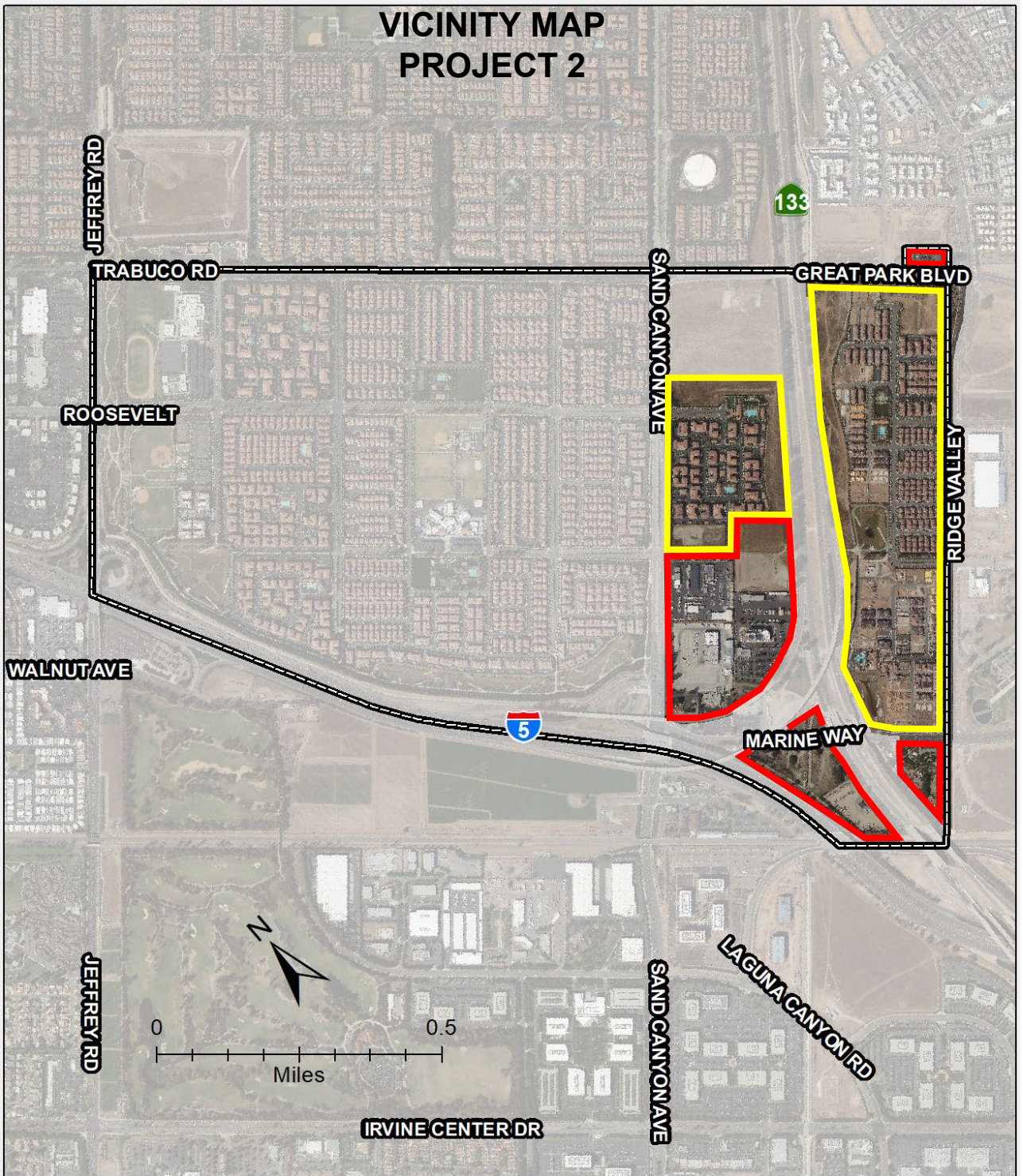


Community Commercial Category
(Sending Intensity)



Research/Industrial Category
(Receiving Intensity)

VICINITY MAP PROJECT 2



Planning Area 40



Planning Area Boundary



Multi-Use Category (Sending Intensity)



Research/Industrial Category
(Receiving Intensity)

ATTACHMENT 2