

CITY COUNCIL RESOLUTION NO. 18-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, DENYING GENERAL PLAN AMENDMENT 00600172-PGA TO INCREASE GENERAL PLAN INTENSITY CAPS TO ACCOMMODATE THE DEVELOPMENT OF 46,800-SQUARE-FOOT MEDICAL OFFICE BUILDING LOCATED AT 2 OSBORN IN PLANNING AREA 15 (WOODBIDGE), FILED BY STERLING AMERICA INVESTMENTS INC.

WHEREAS, Sterling America Investments Inc. has submitted an application for General Plan Amendment 00600172-PGA requesting the following amendment:

- Revise Table A-1 (Maximum Intensity Standards by Planning Area) to show an increase of 30,785 square feet in the “Multi-Use” column for Planning Area 15, and corresponding Maximum Square Feet Total columns and rows.

WHEREAS, a General Plan Scoping Session was conducted by the City Council on May 13, 2014; and

WHEREAS, General Plan Amendment 00600172-PGA would allow for development of a 46,800 square foot medical office building, which is an expansion from its existing 16,015 square foot medical office use; and

WHEREAS, the proposed General Plan Amendment, is not consistent with certain goals, objectives, and policies found in the Irvine General Plan and would be detrimental to the public health, safety, and welfare; and

WHEREAS, the denial of the subject General Plan Amendment is exempt from consideration under Section 15270 California Environmental Quality Act (CEQA) Guidelines, which are set forth in Title 14 to the California Code of Regulations; and

WHEREAS, the Planning Commission of the City of Irvine reviewed the subject application at a duly-noticed public hearing held on August 16, 2018 and, by a 5-0 vote, recommended denial of General Plan Amendment 00600172-PGA to the City Council; and

WHEREAS, the City Council of the City of Irvine has considered information presented by staff, the applicant, and other interested parties at a duly-noticed public hearing held on September 12, 2018.

NOW, THEREFORE, the City Council of the City of Irvine DOES HEREBY RESOLVE as follows:

SECTION 1. The above recitals are true and correct and incorporated herein.

SECTION 2. The City Council finds that findings (A) and (D) required by Section 2-11-8 of the City of Irvine Zoning Ordinance for approval of a General Plan Amendment, have **not** been made as follows:

- A. The proposed General Plan Amendment is consistent with other elements of the City's General Plan pursuant to Government Code Section 65300.5:

The proposed project is not consistent with certain City of Irvine General Plan Elements, particularly Element A – Land Use, which seeks to protect and enhance the quality of life in the community. General Plan Objective A-1 City Identity (in particular, Policy (b)), Objective A-4 Balanced Land Uses (in particular, Policies (c) and (g)), and Objective A-6 Land Use Compatibility (in particular, Policy (a)) seek to preserve Irvine's identity and maintain balanced and harmonious land use patterns to manage growth throughout the City. The City's vision for the build-out of Woodbridge has been established by the existing square footage intensity caps for the Planning Area. The nature of the proposal and the request for increased intensity beyond current caps runs counter that vision.

The project is a departure from the existing community character and values that Woodbridge is known for. The increase from a single story building to a highly visible three-story building mass along a thoroughfare will have an adverse visual impact on the community. The existing character along the activity corridor will be altered as the proposed building will be one of the tallest and longest buildings in the immediate area. Other buildings of similar height in the area are setback substantially from Barranca Parkway.

Woodbridge is an established and mature community that has reached the maximum intensity caps established for the land use designation and planning area. The portion of Barranca Parkway between Culver Drive and Jeffrey Road is an activity corridor node that offers neighborhood services ranging from church, school, office, medical, and retail uses to support the surrounding residents. The planning area is served by 300,554 square feet of existing medical offices.

This amendment is not consistent with other elements of the Irvine General Plan. Therefore, this finding cannot be made.

- B The proposed General Plan Amendment, if applicable, responds to changes in state and/or federal law pursuant to Section 65300.9 of the State Government Code.

This General Plan amendment has not been initiated in response to state and/or federal law; therefore, this finding does not apply.

- C. The proposed General Plan Amendment has been referred to the County of Orange and any adjacent cities abutting or affected by the proposed action, the Local Agency Formation Committee (LAFCO), and any federal agency whose operations or lands may be affected by the proposed decision pursuant to Government Code § 65352.

County of Orange and any adjacent cities abutting or affected by the proposed action and any other federal agency whose operations or lands may be affected by the proposed decision pursuant to Government Code Section 65352. All relevant/applicable public resource and governmental agencies have received notice of the project and been given the opportunity to comment on the proposal.

- D. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare of the community.

The General Plan Amendment requests the development of a 46,800 square foot medical office — an expansion of the existing 16,015 square feet medical office use — on a 2.86-acre site. The proposed development is an infill project surrounded by existing sensitive land uses, including attached and detached residential homes, senior living, and a K-12 private school. Nearby sensitive land uses include a private K-12 and senior housing facility that are located along Osborn street. With the introduction of more intensity to the project site, conflicts between vehicular traffic generated by the project and pedestrian traffic from existing sensitive land uses are anticipated to occur.

The project also introduces increased building height and a larger footprint along Barranca Parkway that will change the existing character along the activity corridor as one of the tallest and longest buildings in the immediate area. The increase from a single story building to a highly visible three-story building mass along a thoroughfare will have an adverse visual impact on the community. The planning area is already served by 300,554 square feet of existing medical offices.

For each of these reasons, the proposed project would not be in the best interests of the public health, safety and welfare of the community, and support for this finding cannot be made.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the City Council of the City of Irvine at a regular, meeting held on the 12<sup>th</sup> day of September, 2018.

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MAYOR OF THE CITY OF IRVINE

ATTEST:

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CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF IRVINE )

I, MOLLY MCLAUGHLIN, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Irvine, held on the 12<sup>th</sup> day of September, 2018.

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

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CITY CLERK OF THE CITY OF IRVINE