

CITY COUNCIL RESOLUTION NO. 18-XX

A RESOLUTION OF THE CITY COUNCIL OF CITY OF IRVINE, CALIFORNIA, DENYING ZONE CHANGE 00600175-PZC TO INCREASE ZONING ORDINANCE 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 Zone Change 00600175-PZC requesting the following:

Zoning Ordinance Section 9-15-3

Revise the statistical analysis table to reflect an increase of 30,785 square feet in the “Multi-Use” General Plan/3.1 Zoning categories.

WHEREAS, the City of Irvine has an adopted Zoning Ordinance; and

WHEREAS, Zone Change 00600175-PZC 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, proposed Zone Change 00600175-PZC, is not consistent with the Irvine General Plan because the project exceeds Table A-1 Maximum Intensity Standards established for the land use designation; and

WHEREAS, independent of the above-noted inconsistency with the General Plan’s intensity cap, proposed Zone Change 00600175-PZC is not consistent with other goals, objectives, and policies found in the General Plan and would be detrimental to the public health, safety, and welfare; and

WHEREAS, the denial of the subject Zone Change 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 Zone Change 00600175-PZC 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)(1) and (A)(4) required by Section 2-38-7 of the City of Irvine Zoning Ordinance for denial of a Zone Change; have **not** been made as follows:

A. The proposed zone change is consistent with the City of Irvine General Plan.

Absent approval of a General Plan Amendment, Zone Change 00600175-PZC is not consistent with the Irvine General Plan because the project exceeds Table A-1 Maximum Intensity Standards established for the land use designation by more than 30,000 square feet.

In addition (and independent of the intensity cap issue noted above), Zone Change 00600175-PZC is not consistent with certain goals, objectives and policies found in the Irvine General Plan. For example, the proposed project is not consistent with 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 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 already served by 300,554 square feet of existing medical offices. Therefore, this finding cannot be made.

B. The proposed zone change is consistent with any applicable concept plan.

There is no Concept Plan adopted for Planning Area 15; therefore, this finding does not apply.

- C. The proposed zone change meets all the requirements set forth within Division 8 for the dedication of permanent open space through a specified phased implementation program for affected planning areas and zoning districts.

This project is not required to dedicate open space because it is located outside an affected open space implementation district; therefore, this finding does not apply.

- D. The proposed zone change is in the best interest of the public health, safety and welfare of the community.

Zone Change 00600175-PZC requests for 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 this finding cannot be made.

- E. Based upon information available at the time of approval, adequate sewer and water lines, utilities, sewage treatment capacity, drainage facilities, police protection, fire protection/emergency medical care, vehicular circulation and school facilities will be available to serve the area affected by the proposed zone change when development occurs.

Woodbridge is an established and mature community serviced by various utilities, roads, and drainage. The project would be adequately served by sewer and water lines, utilities, sewage treatment capacity, drainage facilities, police protection, fire protection/emergency medical care, and vehicular circulation.

F. If the proposed zone change affects land located within the coastal zone, the proposed zone change will comply with the provisions of the land use plan of the certified local coastal program.

The project site is not within nor will it affect land located within the coastal zone; therefore, this finding does not apply.

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 12th day of September, 2018.

MAYOR OF THE CITY OF IRVINE

ATTEST:

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 12th day of September, 2018

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

CITY CLERK OF THE CITY OF IRVINE