

PLANNING AREAS

39 and 40

General Plan Amendment Scoping Session

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City Council

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CITY OF IRVINE






REQUESTS

1. PA 39 – Los Olivos
 - Increase of 330 dwelling units in Medium-High Density Residential
2. PA 40 – Cypress Village
 - Change land use designation of 20-acre vacant lot from Community Commercial → Medium-High Density Residential
 - Delete 205,000 sq ft of commercial intensity

PLANNING AREA 39



-  Planning Area Boundary (396 acres)
-  Medium-High Residential (252 acres)
-  Project Site (5 acres)

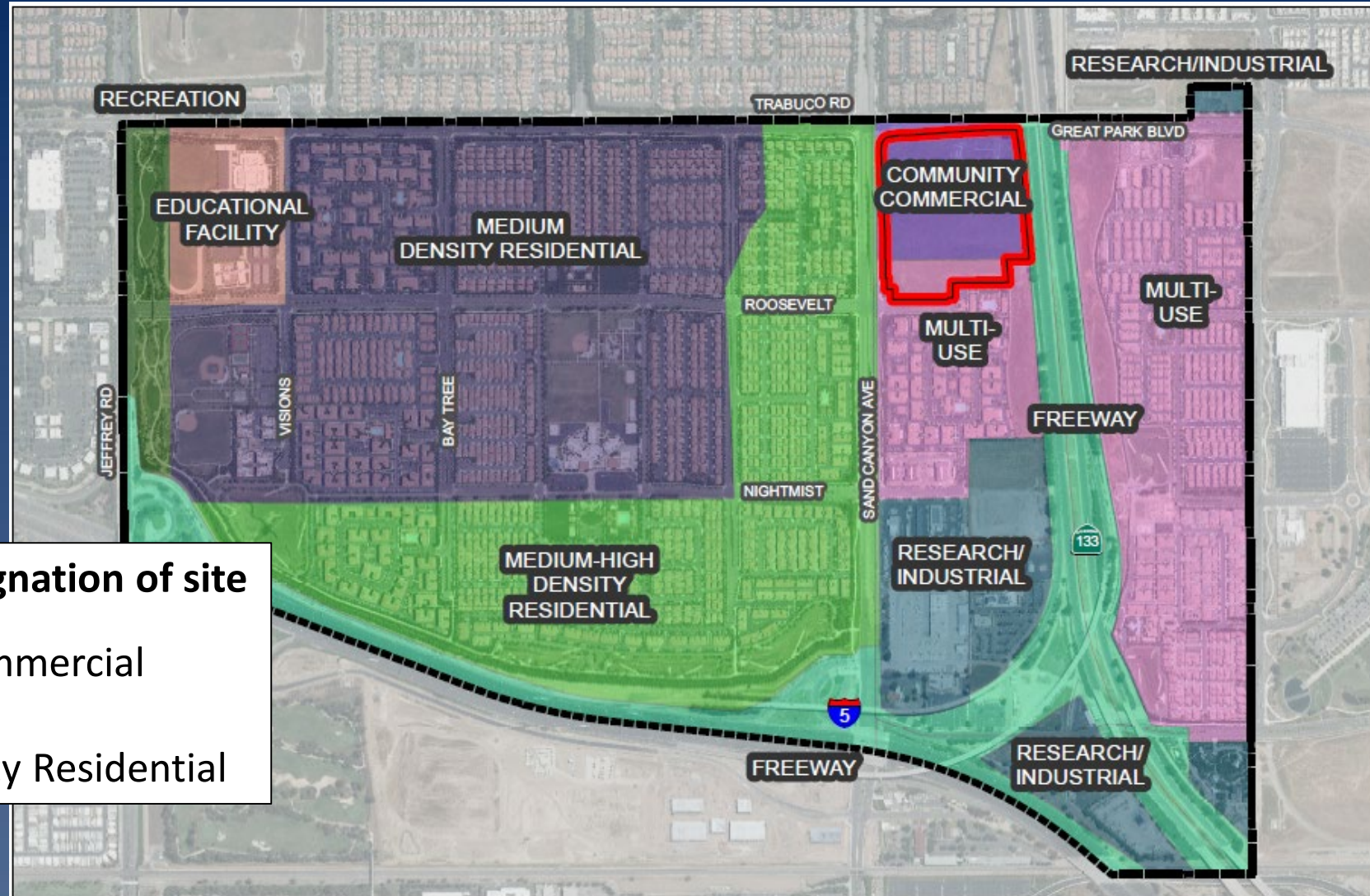
Add 330 dwelling units to planning area

3,700 units



4,030 units

PLANNING AREA 40

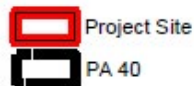


Change land use designation of site

Community Commercial

↓

Medium-High Density Residential



**General Plan
Land Use
Designations**

MEDIUM-HIGH DEN RES
MULTI-USE
ORANGE COUNTY GREAT PARK

RECREATION
REGIONAL COMM
RESEARCH/INDUSTRIAL

COMMUNITY COMM
EDUCATIONAL FACILITY
FREEWAY
MEDIUM DENSITY RES

PLANNING AREA 40



AMENDMENT EVALUATION

- *General Plan Objectives and Policy Consistency*
 - Ensure project consistency with General Plan objectives and policies, which include land use compatibility, open space, balancing land uses, and economic development
 - Evaluate compatibility of proposed residential developments and “additive” uses with existing surrounding land uses
- *Traffic*
 - Analyze traffic impacts to determine whether surrounding street system can accommodate developments resulting from approval of amendments
- *Environmental Review*
 - Analyze environmental impacts to determine if development resulting from amendments would result in any significant adverse impacts

ADDITIONAL CONSIDERATIONS

- *Corresponding Discretionary Applications*
 - Zone Change applications processed concurrently to ensure consistency with proposed GPAs
 - Other related applications may include Master Plans for residential developments, Park Plans for increased parkland dedications and recreational facilities, and Tract Maps for subdivision of land
- *Additional Considerations*
 - City may wish to explore opportunities to request off-setting public benefits
 - In the past, City has entered into Development Agreements with developers to obtain such public benefits

PUBLIC PARTICIPATION AND INPUT

Available Community Outreach Methods

- Notification to interested and affected property owners and homeowner associations
- Project updates on City's website
- Standard public noticing procedures of public hearings

Public Comments Received

- Substantial comments received for Council hearing in opposition to proposed amendments
- Concerns related to loss of commercial area, traffic, excess housing

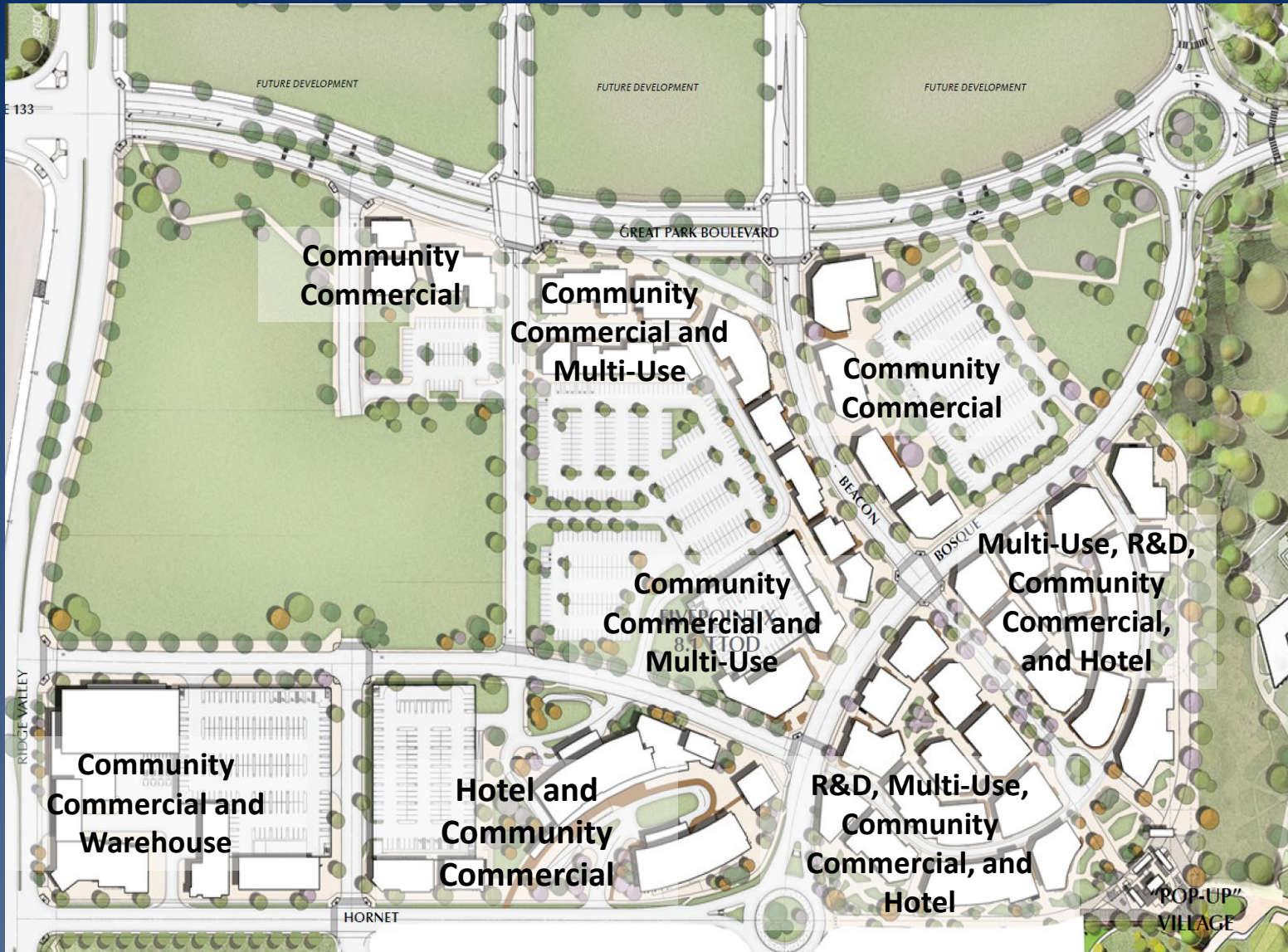
PROJECT SCHEDULE

- Summer 2022
- Public Hearings
 - Transportation Commission
 - Planning Commission
 - City Council
- Applications
 - General Plan Amendment
 - Zone Change
 - CEQA Environmental Review
 - Associated development applications (Master Plan, Tract Map, Park Plan)

PA 40 – COMMERCIAL USES IN THE VICINITY



GREAT PARK MASTER CUP – DISTRICT 1 SOUTH

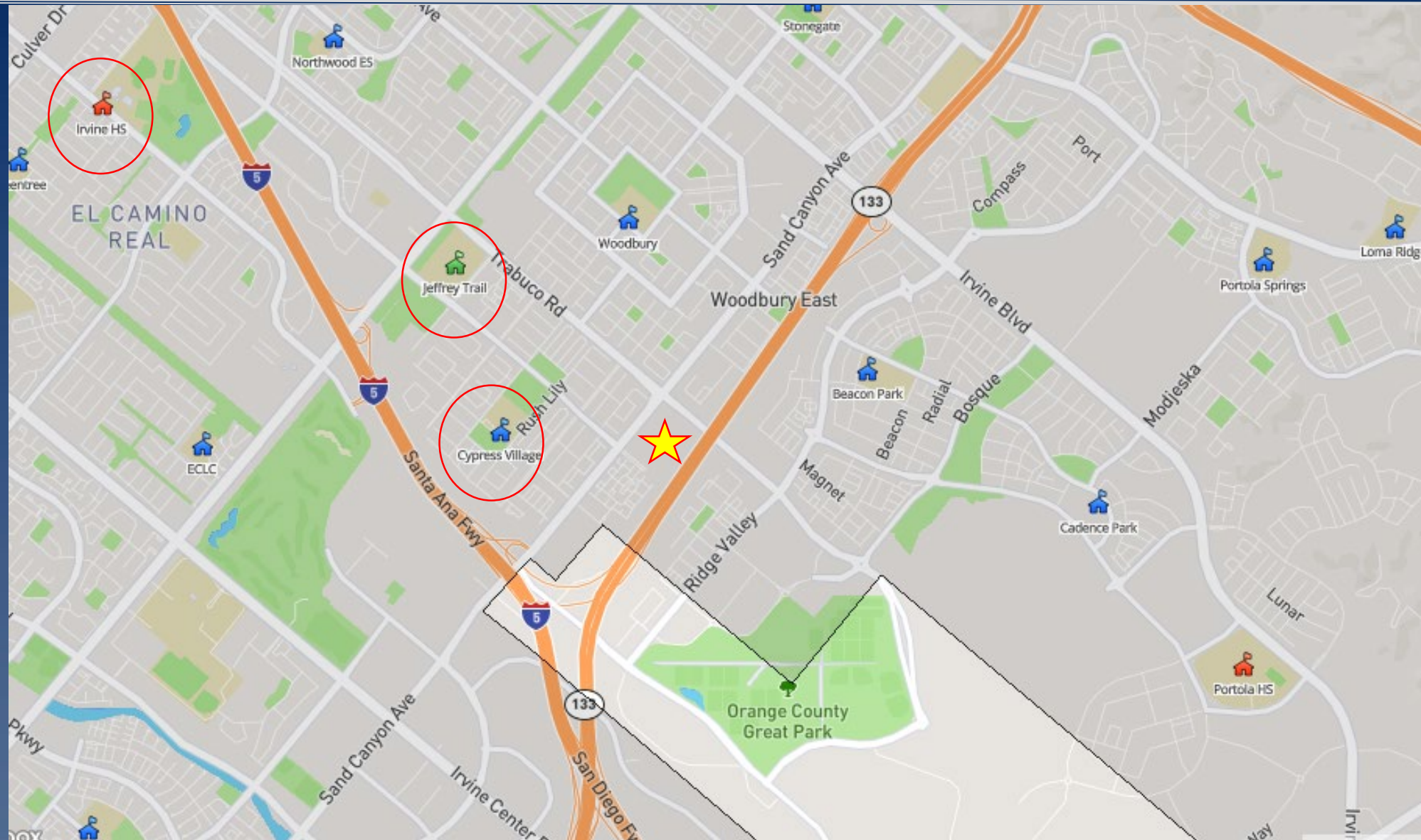


Master CUP

- 274,685 sq ft community commercial
- 68,338 sq ft multi-use
- 18,593 sq ft research & development
- 66,523 sq ft warehouse
- 161-room hotel
- 180-room extended stay hotel

Status: vacant – awaiting for Five Point response on when construction will start

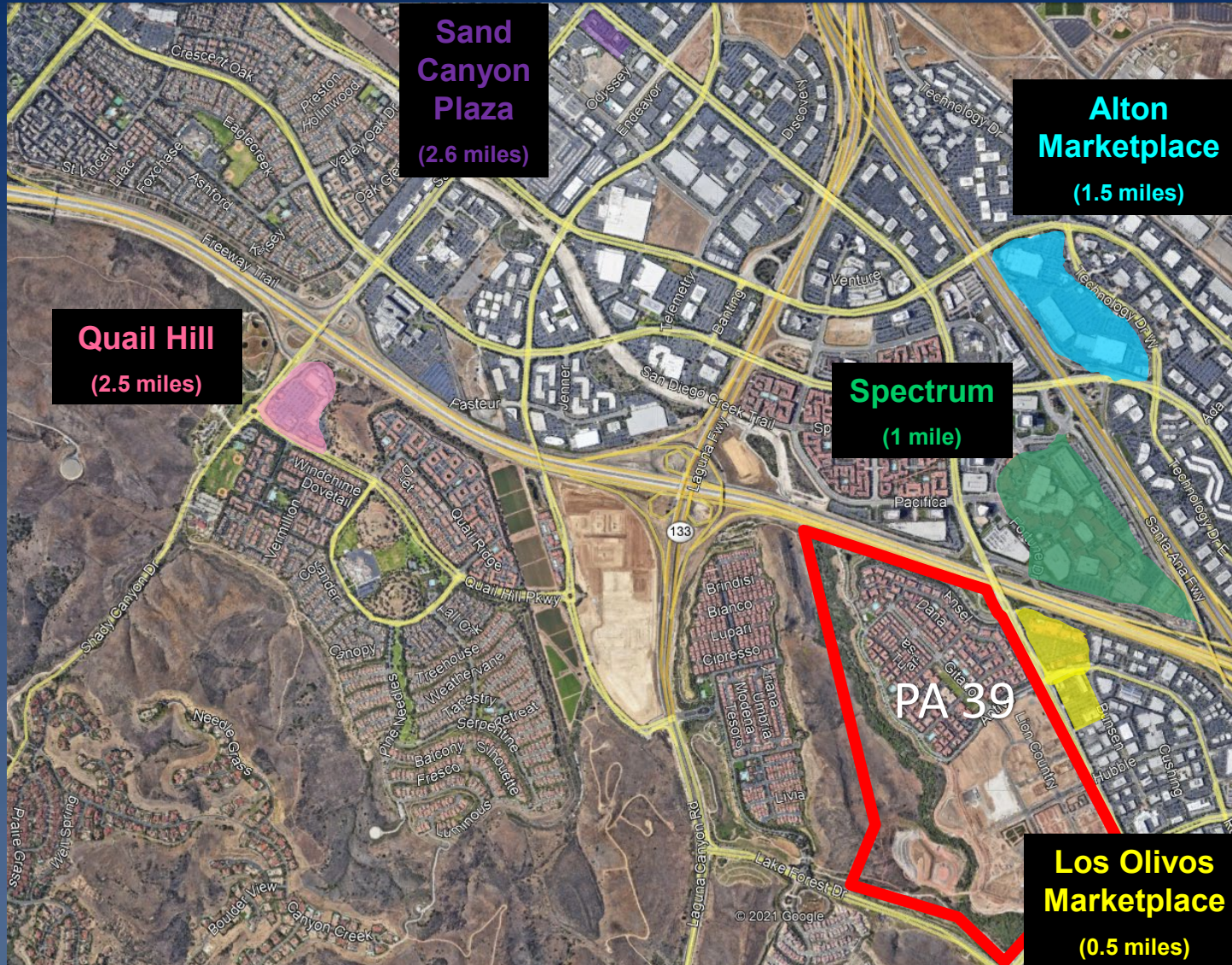
PA 40 SITE-SERVING SCHOOLS



CITY OF IRVINE



PA 39 – NEARBY RETAIL CENTERS



Regional & Neighborhood Retail

- Spectrum Entertainment Center (1,152,000 SF)
- Los Olivos Marketplace (150,000 SF)
- Alton Marketplace (350,000 SF)
- Quail Hill (140,000 SF)
- Sand Canyon Plaza (50,000 SF)

Local-Serving Retail

- Planning Area 39
PH 1: - 6,700 SF
PH 2: - 1,100 SF

0.5 miles ≈
10 min. walk