



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: MAY 11, 2021

TITLE: SCOPING SESSION FOR GENERAL PLAN AMENDMENTS IN
PLANNING AREA 39 (LOS OLIVOS) AND PLANNING AREA 40
(CYPRESS VILLAGE) FILED BY IRVINE COMPANY

Director of Community Development

Interim City Manager

RECOMMENDED ACTION

Provide input for subsequent analysis and authorize staff to proceed with two General Plan Amendment applications.

EXECUTIVE SUMMARY

Irvine Company has filed two General Plan Amendment (GPA) applications for future residential development in two planning areas. A GPA is required to update the statistical tables to adjust the residential dwelling unit caps and/or non-residential square footage intensity caps accordingly within each respective General Plan land use category for each affected planning area. A summary of the applications follows:

- a) Los Olivos – Planning Area (PA) 39: Applicant proposes to increase the existing residential unit cap for the Medium-High Density Residential General Plan Land Use category by 330 dwelling units from 3,700 to 4,030 units. PA 39 is comprised of 396 gross acres bounded by San Diego (I-405) Freeway, Irvine Center Drive, Bake Parkway, and Lake Forest Drive (Attachment 1).
- b) Cypress Village – PA 40: Applicant proposes to change the land use designation of a 20-acre vacant site located at the southwest corner of Sand Canyon Avenue and Trabuco Road/Great Park Boulevard, from a General Plan Land Use category of Community Commercial, currently allowing for 205,000 square feet of commercial development intensity, to Medium-High Density Residential. There are 157 remaining dwelling units within the cap for PA 40 remaining to be entitled. The 205,000 square feet of commercial development intensity will be deleted from the General Plan Land Use Element. PA 40 is comprised of 674 gross acres and is bounded by Jeffrey Road, the Santa Ana (I-5) Freeway, and PA 51 (Great Park) (Attachment 2).

City Council Resolution No. 87-108 requires a City Council scoping session for all GPA requests. The purpose of a scoping session is to provide the City Council with information

on proposed requests early in the process and an opportunity to provide direction for subsequent analysis to occur during the project review process.

Staff is seeking authorization to proceed with the proposed amendments for the two planning areas. 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 analysis, by summer 2022.

COMMISSION / BOARD / COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Project #1 – PA 39 (Los Olivos)

PA 39 is located in the southeastern portion of the City, near the Spectrum area. The planning area is approved for 3,700 total residential units, including 3,531 apartment units and 169 condominiums. It also includes an existing 12.5-acre public community park, reservation of a 1.42-acre child-care site, 10 private neighborhood parks, and a future elementary school.

The submitted GPA proposes to change the existing General Plan regulatory caps by:

- 1) Adding 330 dwelling units, increasing the residential cap from 3,700 to 4,030 units, in the Medium-High Density Residential land category.

The proposed 330 dwelling units will be located on a 5-acre parcel at the northeast corner of Dana and Encanto as an extension of the existing nearby apartment product. The General Plan land use designation of Medium-High Density Residential is intended for development of multifamily housing with on-site recreation areas for common use. Allowed density levels are up to 25 units per gross acre, with permitted density averaging in PA 39 to provide a mixture of housing types by allowing both lower and higher densities. The average density of the Phase 2 development, including the proposed 330-unit addition, falls within the maximum density allowed in the Medium-High Density Residential land use designation and is consistent with existing densities found in PA 39.

Project #2 – PA 40 (Cypress Village)

PA 40 is located in the central portion of the City and is bounded by Jeffrey Road, Trabuco Road, the Santa Ana Freeway (I-5) and PA 51 (Great Park). The planning area is approved for 4,995 total residential units (comprised of 461 single-family residences, 2,346 apartments, 1,865 condominiums, an 80-unit affordable apartment complex, and a 243-unit senior housing development). The planning area also includes an existing 18-acre public

community park, eight private neighborhood parks, an elementary school, and a middle school.

The submitted GPA proposes to:

- Change the land use designation of a 20-acre vacant lot located at the southwest corner of Sand Canyon Avenue and Trabuco Road/Great Park Boulevard from Community Commercial to Medium-High Density Residential (Figure A-3 of the Land Use Element; see Attachment 2); and
- Delete 205,000 square feet of commercial intensity from the planning area.

The vacant lot at the corner of Sand Canyon Avenue and Trabuco Road/Great Park Boulevard would be developed in the future with 157 multi-family, for-sale dwelling units on 11.3 acres (at an approximate density of 13.9 dwelling units per acre). The market-rate units are within the existing dwelling unit cap for PA 40. The remainder of the lot would be dedicated for a 1.3-acre child-care site and a 7-acre affordable housing site comprised of 175 units (at a density of 25 dwelling units per acre), which is similar to existing densities found in PA 40, and consistent with the maximum density allowed for development within the Medium-High Density Residential land use designation.

Both the square footage of the child-care site and the dwelling units at the affordable housing site are proposed to be classified as “additive” to the non-residential commercial intensity and dwelling unit caps, respectively.

The General Plan recognizes that institutional uses, such as schools, places of worship, childcare centers, non-profit housing, and other community-oriented facilities are necessary to support a full-service community and can be classified as “additive” to the General Plan intensity caps, subject to specific findings being made. While approved “additive” land uses are not counted towards the General Plan regulatory caps, the applicant must demonstrate that the uses do not result in any significant environmental impacts and that adequate infrastructure capacity exists to support the land use.

Finally, the dedication of the 7-acre affordable housing site to the City will complete the Irvine Company’s requirement to dedicate 15 acres of land in accordance with the Master Affordable Housing Plan, which was approved in July 2006 as a component of the PA 39 Development Agreement.

Subsequent Analysis of Projects #1 and #2

Staff will evaluate the following issues related to the GPA requests:

- *General Plan Objectives and Policy Consistency*

Staff will ensure project consistency with General Plan objectives and policies, which include land use compatibility, open space, balancing land uses, and economic development. Staff will also evaluate the compatibility of the proposed residential developments and “additive” uses in both planning areas with existing surrounding land uses.

- *Traffic*

Traffic impacts of the proposed GPAs will be analyzed to determine whether the surrounding street system can accommodate the developments that would result with the approval of the amendments. Street and intersection improvements may be required.

- *Environmental Review*

Environmental impacts of the proposed GPAs will be analyzed to determine if the development resulting from the amendments would result in any significant environmental impacts.

- *Corresponding Discretionary Applications*

A Zone Change will be processed concurrently to ensure consistency with the proposed GPAs. Other related discretionary applications that may be processed concurrently with the GPAs, include Master Plans for residential developments, Park Plans for increased parkland dedications and private recreation facilities, and Tract Maps for the subdivision of land.

- *Additional Considerations*

With the proposed increase in development intensity (330 units) for Los Olivos, and the proposed removal of retail commercial opportunities in exchange for additional residential development in Cypress Village, the City may want to explore opportunities to request off-setting public benefits, possibly by way of additional affordable housing requirements as an example. In the past, the City has entered into a Development Agreement with the developer, or amended an existing agreement, to obtain such public benefits.

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

Project Schedule

Staff anticipates the public hearings for the general plan amendment/entitlement process to commence in summer 2022. 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 community outreach 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, apartment tenants, and homeowner's associations. The public will also be invited, through public notices, to attend and participate in a series of public hearings on the GPAs 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. Final determination as to the specific type of environmental documentation for each application has not yet been made.

ALTERNATIVES CONSIDERED

The City Council could direct staff to not proceed with one or both of the subject GPAs. The City Council could also direct staff to evaluate amendments involving an increased/decreased number of dwelling units and/or elimination of the "additive" components. Approved "additive" land uses do not count towards maximum regulatory development caps per General Plan Land Use Element Objective A-4, Balanced Land Uses. Furthermore, direction could be given to explore opportunities for off-setting public benefits by way of a Development Agreement.

FINANCIAL IMPACT

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

REPORT PREPARED BY: Stacy Tran, Senior Planner
Stephanie Frady, Senior Planner

ATTACHMENTS

1. Vicinity Map for Project #1 (PA 39)
2. Vicinity Map for Project #2 (PA 40)



ec: Sean Valentine, Irvine Company (svalentine@irvinecompany.com)
Jeff Davis, Irvine Company (jsdavis@irvinecompany.com)
Stephen Higa, Principal Planner

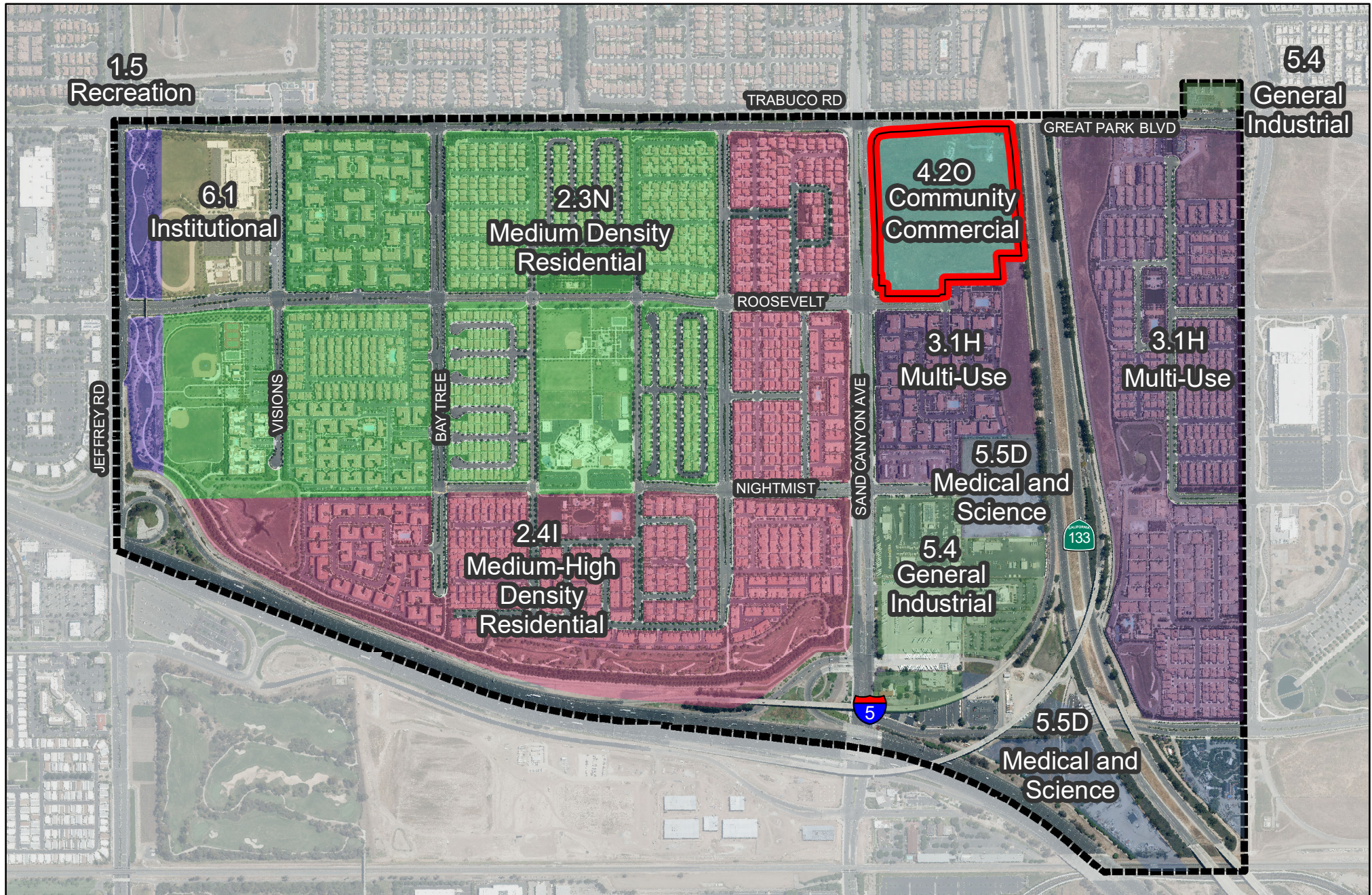
Files: 00832947-PGA, 00834207-GPA



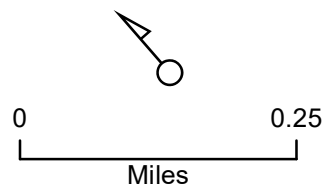
**PLANNING
AREA 39**

ATTACHMENT 1

-  Planning Area Boundary
-  Residential Dwelling Unit



PLANNING AREA 40



ATTACHMENT 2

ZONING

