

PLANNING AREAS 4 AND 33 GENERAL PLAN AMENDMENT SCOPING SESSION

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City Council
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CITY OF IRVINE



REQUESTS

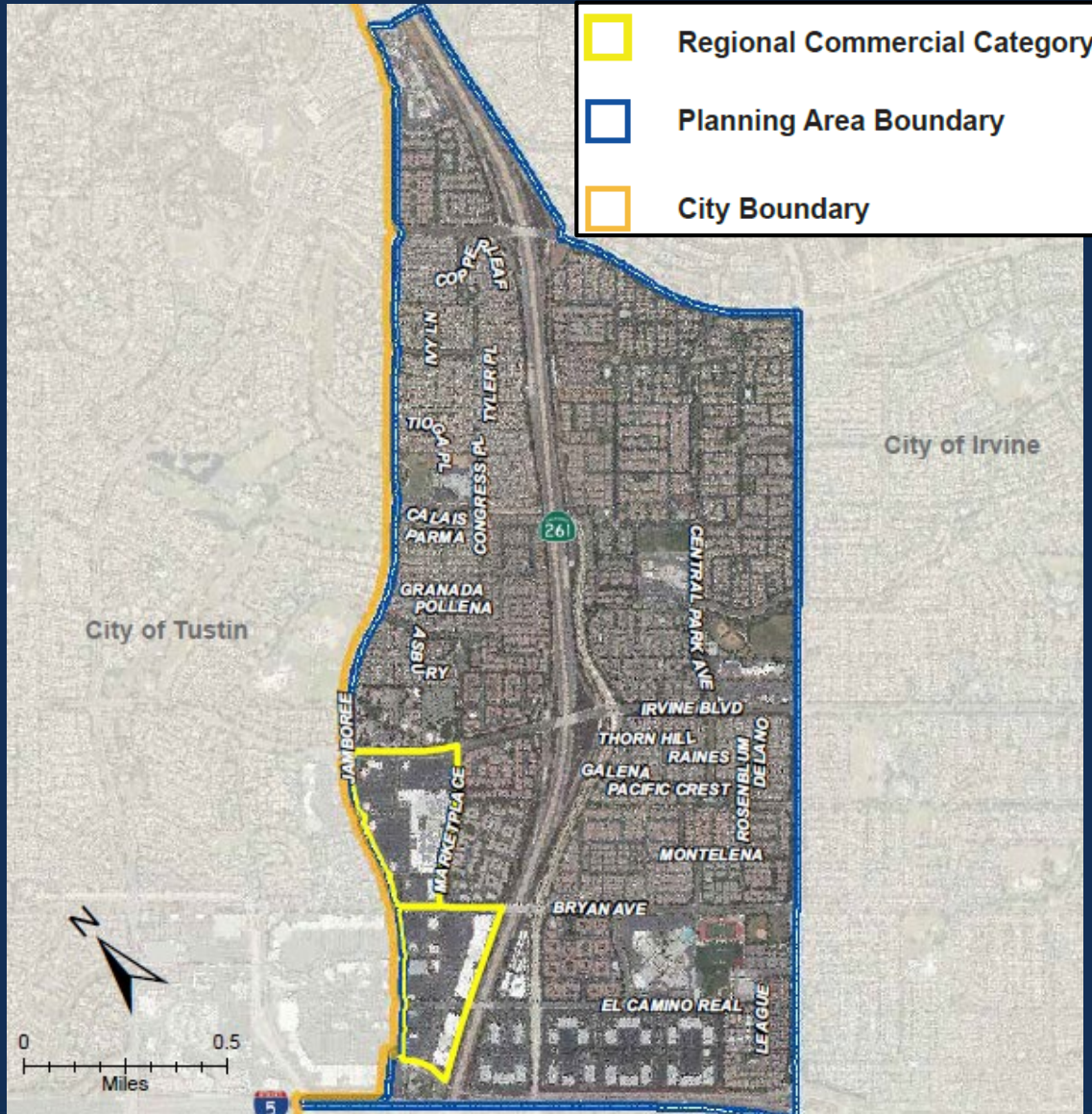
PA 4 (Lower Peters Canyon)

- Proposal adds 1,400 dwelling units to Regional Commercial category
- Increases overall PA from 7,969 to 9,369 units

PA 33 (Irvine Spectrum Center)

- Proposal adds 1,100 dwelling units to Regional Commercial category
- Increases overall PA from 4,356 to 5,456 units

PLANNING AREA 4 (LOWER PETERS CANYON)



Add 1,400 dwelling units to planning area

Regional Commercial Category

0 units



1,400 units

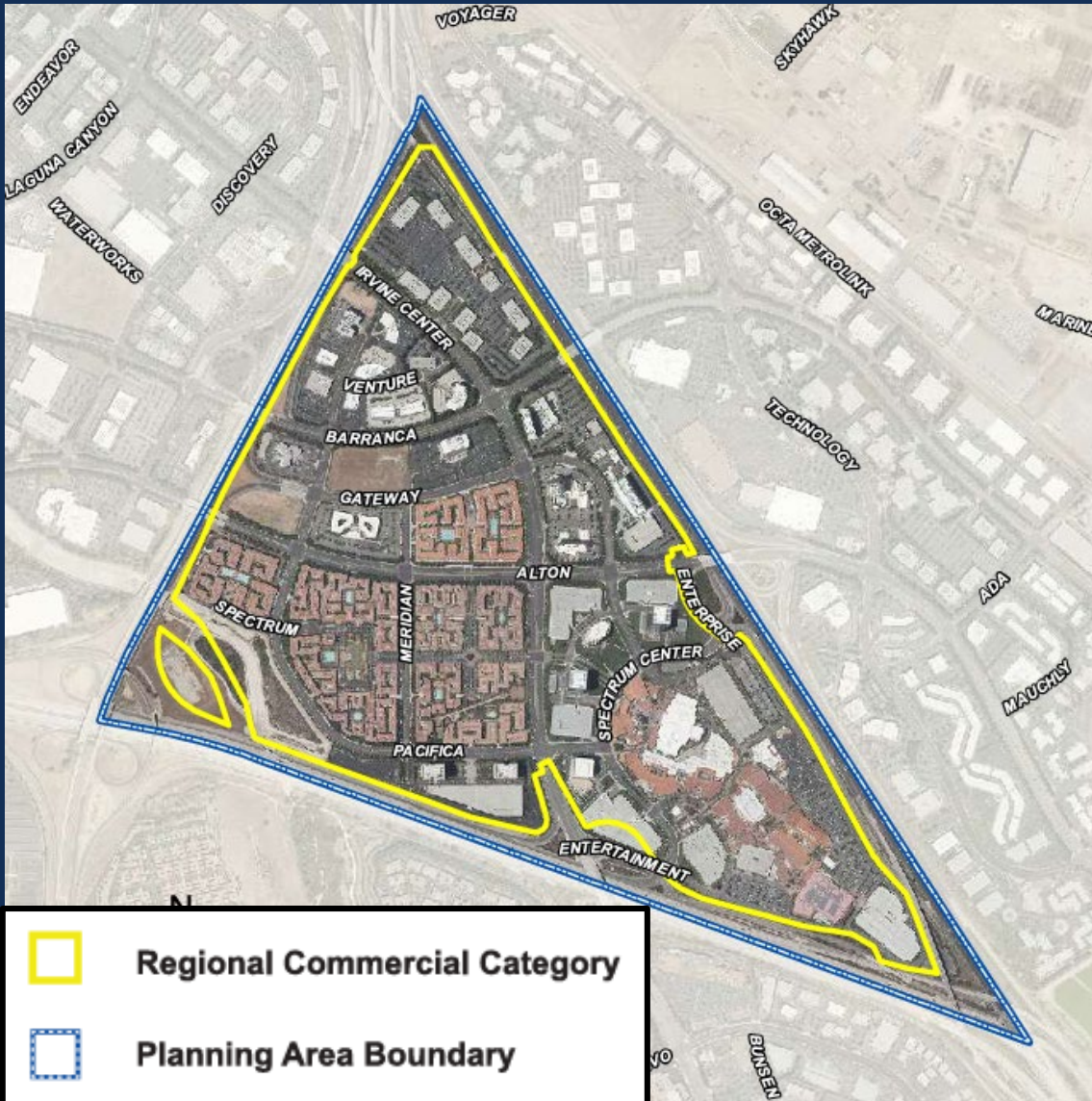
Overall Maximum Dwelling Unit Category

7,969 units



9,369 units

PLANNING AREA 33 (IRVINE SPECTRUM CENTER)



Add 1,100 dwelling units to planning area

Regional Commercial Category

4,356 units



5,456 units

AMENDMENT EVALAUTION

General Plan Consistency

- Ensure project consistency with General Plan objectives and policies
- Evaluate compatibility with adopted Housing Element
- Housing Element Update identified opportunity sites for additional units

CITYWIDE GENERAL PLAN UPDATE

- City process over three year period
- Coordinate these two GPAs with broader GP Update to inform decision-making
- General Plan policy and planning issues for possible application to these requests:
 1. Inclusionary Housing - 15% existing vs. 20% as may be proposed?
 2. Parks – urban park model to be applied in these areas?
 3. Transportation – roadway / transportation improvements in these areas?
 4. Pedestrian Enhancements – grade-separated crossings such as pedestrian bridges?
 5. Impact Fees – a comprehensive program or project-based?
 6. Urban Design – place making - integrating residential with commercial uses?

AMENDMENT EVALAUTION (continued)

Traffic

- Determine if street system can accommodate additional units

Environmental Review

- Determine if project would result in significant adverse impacts

Additional Considerations

- Explore the opportunity for a development agreement to establish mutual benefits for City and applicant, such as more affordable housing

REQUEST TO ENGAGE DESIGN PROFESSIONAL

Opportunity Sites

- Consist of parcels for infill and/or mixed-use development
- Housing at commercial centers or densifying areas around community facilities

Urban Design Considerations

- Adding housing to existing commercial projects presents unique challenges
- Balance varied needs of residents and businesses
- Maintain Irvine's standards for aesthetics, design, connectivity, and vitality
- Consultant brings experience to develop criteria for high-quality environments

PUBLIC PARTICIPATION AND INPUT

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

PROJECT SCHEDULE AND APPLICATIONS

- Public Hearings in Summer 2023
- Public Hearings
 - Transportation Commission
 - Planning Commission
 - City Council
- Applications
 - General Plan Amendment
 - Zone Change
 - CEQA Review
 - Entitlement applications (Master Plans, Tract Maps, Park Plans)

RECOMMENDED ACTION

1. Direct staff whether to proceed with the two GPA applications
2. Direct staff to issue an RFP to retain a design consultant to develop criteria for mixed-use housing projects