

PLANNING AREAS 4 AND 33 GENERAL PLAN AMENDMENT SCOPING SESSION

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City Council
March 22, 2022

CITY OF IRVINE



REQUESTS

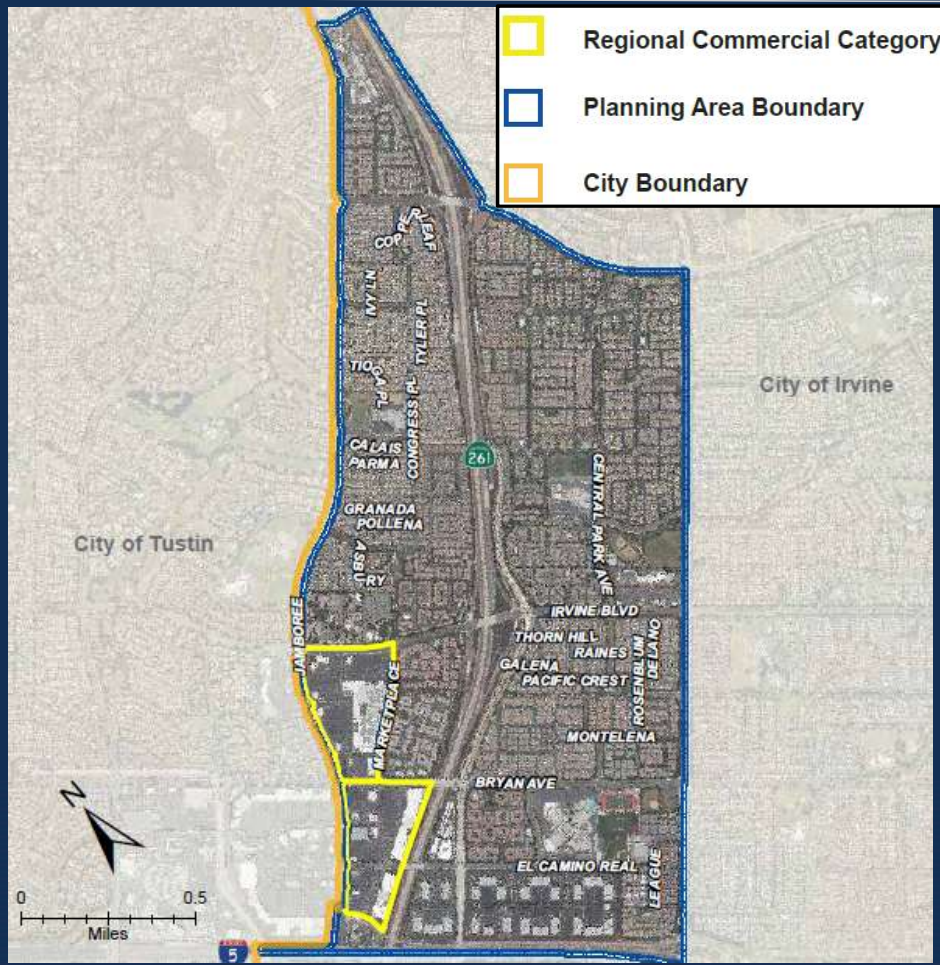
PA 4 (Lower Peters Canyon)

- 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

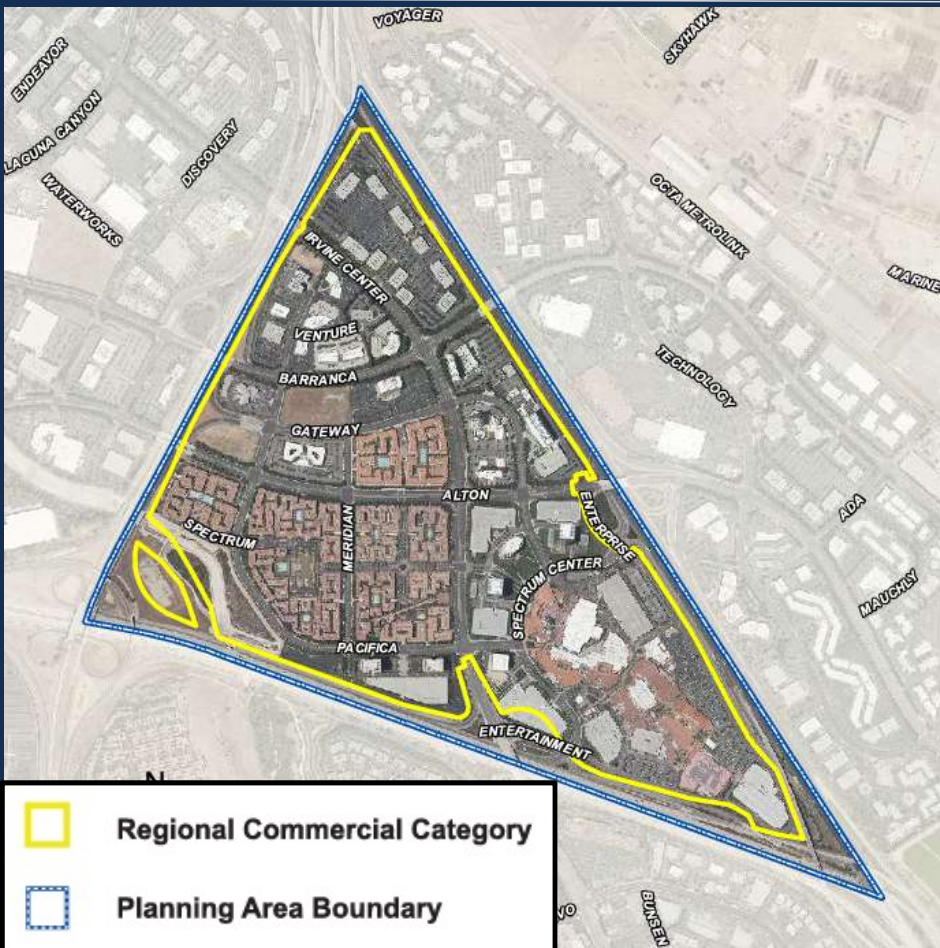
0 units
↓
1,400 units

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