



December 4, 2025

Mr. Johnny Lu  
TA Partners  
23172 Plaza Pointe Drive, Suite 230  
Laguna Hills, CA 92653

**Sent Via Email:**  
[Johnny@tapartnersllc.com](mailto:Johnny@tapartnersllc.com)

**Subject: Approval of Extension of Park Plan 00859284-PPP (00970384-PPK) for McGaw Residential Development, at 2602 McGaw Avenue in Planning Area 36 (Irvine Business Complex)**

Dear Mr. Lu:

On November 17, 2025, Community Development Department staff received a request for a three-year extension of the approval for Park Plan 00859284-PPP for the McGaw Residential project.

The existing park plan (File No. 00859284-PPP) was approved by the City Council January 24, 2023, and is set to expire January 24, 2026. Pursuant to Section 2-22-9(C) of the Irvine Zoning Ordinance, the Director of Community Development may extend a park plan for one additional three-year period, provided the applicant submits a request in writing at least 30 days prior to the expiration date, provides the associated deposit or fee, and provides a letter of justification addressing the findings. The applicant has fulfilled these procedural requirements.

The project site is located at 2602 McGaw Avenue in Planning Area 36 (Irvine Business Complex). The related conditional use permit (File No. 00853770-PCPU) was approved for 184 multi-family dwelling units (studios, 1-, 2-, and 3-bedroom units) within a seven-story (75-foot-high) residential building comprised of five levels over two levels of above-ground parking. Major recreation amenities include a fitness room, game room, a pool courtyard, and a sky deck courtyard. Amenities in the pool courtyard include a small lap swimming pool, spa, multi-purpose room with a kitchen, group barbeques, and shade structures. The sky deck courtyard is open to the sky and includes a large overhead shade structure, group barbeque counters, fire pits, and lounge furniture.

It has been determined that the requested extension for Park Plan 00859284-PPP (File No. 00970384-PPK) can be approved based on the following findings:

1. All elements of the park plan are consistent with the city's original findings.

The extension of the park plan will not affect the intent of the findings and conditions of approval from previously approved Park Plan 00859284-PPP. All conditions of approval contained in City Council Resolution No. 23-16 shall remain in full force and effect.

2. All significant environmental effects of the project were analyzed at the time of the subdivision map and conditional use permit approval associated with the park plan. There are no new and previously unknown or undisclosed negative environmental impacts.

An addendum to the Irvine Business Complex Vision Plan and Mixed-Use Overlay Zoning Code Environmental Impact Report (IBC EIR) (State Clearinghouse No. 200071014) was approved for the McGaw Residential project in August 2022. That addendum did not identify any new significant impacts that were not previously addressed in the IBC EIR. It also did not identify any increase in the severity of the impacts discussed in the IBC EIR. All applicable mitigation measures, project design features, and programs, policies and procedures of the addendum would continue to apply to the proposed project. No new mitigation measures are required. The addendum continues to be adequate to serve as the environmental document for this project and satisfies all requirements of CEQA. There have not been any substantial changes in the project vicinity that have occurred since the January 2023 project approval. As a result, the requested extension of Park Plan 00859284-PPP would not result in new and previously unknown or undisclosed negative environmental impacts.

Based upon the findings made above, Park Plan 00859284-PPP is hereby granted a three-year extension, consistent with Section 2-22-9 of the Irvine Zoning Ordinance, and shall remain subject to all findings and conditions of approval associated with City Council Resolution 23-16.

This park plan shall expire unless one or more of the following occur by January 24, 2029:

1. A building permit is issued for the site, and construction is commenced and diligently pursued toward completion; or
2. A permit is issued authorizing occupancy of the site or structure; or
3. The site is occupied if no building permit or certificate of occupancy is required.

Unless an appeal is filed prior to the expiration of the five-business day appeal period ending at 5 p.m. on Thursday, December 11, 2025, the extension granted by this letter shall become effective on Friday, December 12, 2025.

Mr. Johnny Lu  
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Should you have any questions regarding this approval, please contact Senior Planner Sherman Jones at 949-724-6559 or via email at [sjones@cityofirvine.org](mailto:sjones@cityofirvine.org).

Sincerely,

A handwritten signature in black ink that reads "Stephanie Frady". The signature is written in a cursive, flowing style.

Stephanie Frady, AICP  
Director of Community Development

Enclosure: Request Letter dated October 22, 2025

ec: Srinivas Vatte, TA Partners ([srinivas@tapartners-llc.com](mailto:srinivas@tapartners-llc.com))  
Ann Wu, Acting Planning Manager  
Files: 00970384-PPK, 00853770-PCPU, 00859284-PPP, 00858546-PTT



10/22/2025

TA Partners LLC  
23172 Plaza Pointe Drive Suite 230  
Laguna Hills, California 92653

Community Development Department  
City of Irvine  
1 Civic Center Plaza  
Irvine, CA 92606

Subject: Justification Letter for Extension of park plan 00859284-PPP for McGaw Residential located at 2602 McGaw avenue in planning area 36 (Irvine Business complex)

This letter is to request an extension of park plan 00859284-PPP, which is set to expire on January 24, 2026. This request is made in accordance with the provisions of the Irvine Zoning Ordinance, which allows for a one-time three-year extension upon demonstration of continued compliance and justification.

#### Justification for Extension

##### 1. Consistency with Original Findings

All elements of the approved PPP remain consistent with the City's original findings. The scope, intent, and design of the Project have not changed, and the project continues to align with the City's planning goals and zoning requirements.

##### 2. Environmental Impact

All significant environmental effects of the project were thoroughly analyzed during the original PPP approval process. There have been no new, previously unknown, or undisclosed negative environmental impacts identified since that time. The project remains in compliance with all applicable environmental regulations and mitigation measures.

#### Project Status

While construction has not yet commenced, substantial progress has been made in pre-development activities including finalizing design documents to the new building code. We have recently submitted for plan check and remain committed to diligently pursuing the completion of the project.

See attached findings for this request.

We appreciate your consideration and continued support of this important residential development.

Regards,

*Johnny Lu*

Johnny Lu  
Managing Partner  
TA Partners LLC

ENCLOSURE

The findings required for Park Plan, as set forth in Chapter 2-22 of the Zoning Ordinance, have been made as follows:

A. The proposed park plan is consistent with the City's General Plan.

The Park Plan complies with the General Plan by providing for community and neighborhood park-level requirements generated by the project's population. Park dedication standards are set forth in the General Plan at a rate of five acres per 1,000 people, which is divided as two acres of community parks and three acres of neighborhood parks. The proposed 184-unit project has a projected population of 269 persons. With the park dedication reduction applicable to the proposed affordable units, the community level park obligation of 0.52-acre will be entirely satisfied through payment of an in-lieu fee, as required by code. Similarly, the neighborhood park obligation of 0.78-acre will be met by the provision of a combination of private park improvements (equivalent to 0.4-acre) and payment of in-lieu fees (equivalent to 0.38-acre).

B. The proposed park plan is consistent with the Community Parks Master Plan.

The Park Plan includes amenities that are consistent with City's Community Parks Master Plan at the number and ratio required for the population they will serve. Additionally, the Park Plan meets accessibility requirements by providing an accessible path of through both the Pool Courtyard and Sky Deck Courtyard areas. Group barbecue counters and dining areas are also designed to be accessible. Therefore, the Park Plan is consistent with the Community Parks Master Plan.

C. The proposed Park Plan is consistent with the local park code.

Consistent with requirements of the Irvine Zoning Ordinance, the Park Plan identifies the location, size, intended improvements, and amount of park credit requested for the two recreation areas on-site. With 184 units and a project population of 269 residents (assuming the park dedication reduction for the on-site affordable units), the project is required to provide 0.52-acre of community park and 0.78-acre of neighborhood park. As demonstrated through the calculations in the Park Plan, the community park dedication requirement for this project will be satisfied through the payment of an in-lieu fee and the neighborhood park dedication requirement will be satisfied through the dedication of a combination of private park improvements and in-lieu fees. Therefore, the Park Plan is consistent with the local park code.

D. For parks receiving park dedication credit, the proposed park plan is consistent with the Parks and Park Facilities Standards Manual.

The Park Plan proposes to meet neighborhood park requirements through a combination of private park improvement credits and payment of in-lieu fees that, where applicable, are consistent with requirements of the Irvine Parks and Park Facilities Standards Manual, as well as provisions of the IBC Vision Plan, relative to size. Based on the 184 units proposed, the project is required to provide a minimum of 920 square feet of water surface. The project meets the requirement by providing 1,124 square feet of water surface, comprised of a 1,004 square foot small lap pool and a 120 square foot spa. The Park Plan is consistent with the Parks and Park Facilities Standards Manual.

E. For developments affordable for households of low and moderate income requesting a park dedication reduction, the proposed park plan is consistent with the criteria set forth in Sections 5-5-1004(D)(F), and (G) of the Irvine Municipal Code.

The project provides 19 affordable units on-site, and the reduction in park dedication applies to these 19 affordable units only. The applicable reduction in parkland obligation has been calculated based upon a population generation of 1.46 persons per unit for projects with net densities of 31.1 and above consistent with

the density classification specified by Section 5-5-1004(D) of the Irvine Municipal Code. Additionally, the park improvements associated with the on-site recreation areas (neighborhood parks) comply with the current City codes and park standards, as required by Section 5-5-1004(F). Finally, as required by Section 5-5-1004(G), as all affordable units will remain affordable for a minimum of 30 years, the reduction in parkland obligation reduces the total amount of park in-lieu fees applicable to project, thereby reducing the cost of construction for the affordable units within the project. Therefore, the proposed Park Plan is consistent with the criteria set forth in Sections 5-5-1004(D), (F), and (G).

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

The project site is not located in the coastal zone; therefore, this finding is not applicable.

G. The proposed park plan is in the best interests of the public health, safety and welfare of the community.

The Park Plan meets the requirements of the General Plan and Zoning Ordinance, and the design and construction of all improvements will be in accordance with City standards. Additionally, the Park Plan provides two main recreation areas to serve the seven-story multi-family residential building. The Sky Deck Courtyard is designed to provide more passive recreation opportunities, while the Pool Courtyard provides more active amenities, such as a swimming pool and multi-purpose room. All recreation facilities are easily accessible to project residents, and are intended to provide a wide variety of recreational opportunities. Therefore, the proposed Park Plan is in the best interests of the public health, safety, and welfare of the community.