

Gary Brenkman

From: Gary Brenkman <JGB@Rnbow.com>
Sent: Tuesday, July 30, 2013 3:32 PM
Subject: IMPORTANT PLANNING COMMISSION MEETING: THURSDAY, AUGUST 1 AFFECTS CANYON CREEK
Attachments: 20130730122058566.pdf

To all Canyon Creek Residents:

Thanks to those who attended last night's briefing on the residential development of the adjacent Hicks Nursery land (known as Planning Area 5B).

Thursday, August 1 is the Irvine City Planning Commission meeting. This is one of the most important city meetings that will determine critical issues such as:

- Width and safety of the paseo and paved trail behind the Rincon homes
- Paseo maintenance responsibility
- Final grading level and height for the new homes, with the new homes placed as high as nine feet above the grade level of exiting Rincon homes
- How Hicks Canyon Road will terminate and provide pedestrian access to the trail

This will be our best opportunity, as a neighborhood, to express our concerns as these decisions are made. Even if you don't speak, a strong turnout is essential in influencing the commission to considering and accommodating our concerns. Since rough grading may start within a month, we must get our concerns on the table now. If, in the future, you wish to challenge the project in court, you may be limited to raising only those issues which you or someone else raised orally at the meeting or in writing received by the Chair of the Planning Commission or Director of Community Development at or before this hearing.

Each public attendee at the meeting will be given three minutes to provide feedback to the commission. You can also decide to give a portion or all of your time to one of the other attendees. If you wish to "donate" your time, we suggest allocating it to Shelley Armstrong and/or William Von Blasingame, residents that have been very involved in discussions with the community, the Irvine Company and the city in raising our concerns, and are well versed in articulating these to the commission.

Note that the purpose of this meeting is to review and approve the Vesting Tentative Tract Map, which is the overall master landscape and trails plan for Planning Area 5B. Individual builder tract maps indicating individual home site lots will come later, but will most likely be approved at an administrative level of city staff without necessarily any public hearings or input.

To spur your thoughts on items you might like to talk about, please re-read the attached email that was sent by me to you on July 23. It will bring you up to date on the major issues that need to be discussed.

If you cannot attend in person, you may send your comments via email to Anthony Kuo, Planning Commission Chairman (Anthony@tavpro.com), Joel Belding, Senior Planner (jbelding@cityofirvine.org) and Beth Hanson, Planning Commission Secretary (bhanson@cityofirvine.org) to be considered by the Planning Commission. BE SURE TO INCLUDE "PLANNING COMMISSION AUGUST 1, 2013 HEARING ON PLANNING AREA 5B" AS THE SUBJECT.

We recommend that you focus on a few key concerns and, rather than making unreasonable demands or talking about personal impacts (such as loss of view from your home), phrase your comments in terms of overall benefits to the entire

Canyon Creek neighborhood, benefits to the new homeowners, and benefits to Irvine residents as a whole. That will carry more weight with the Commission.

If you are planning to attend the meeting, please let Shelley and William know.

If you send written comments, please copy Shelley and William.

Contact Shelley: shelleyarm@aol.com and William: wvonblasingame@gmail.com.

Planning Commission Meeting: Thursday, August 1, 5:30PM in the City Council Chambers, Irvine City Hall, One Civic Center Plaza, Irvine, CA.

You can view the meeting agenda and more information about the Planning Commission at <http://www.irvinequickrecords.com/sirepub/pubmtgframe.aspx?meetid=4466&doctype=Agenda>.

Thanks in advance for getting involved!

Gary Brenkman
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<http://www.CanyonCreekHOA.com>