

Gary Brenkman

From: Gary Brenkman <JGB@Rnbow.com>
Sent: Thursday, August 22, 2013 9:46 AM
Subject: An Update About Planning Area 5B Adjacent to Canyon Creek

As you know, the Planning Commission met on August 1 to review the general plans for The Irvine Company's development of planning area 5B. Prior to this meeting, there had been meetings where this area was reviewed by both the Community Services Commission and the Subdivision Commission.

At the Planning Commission, the City presented the general information about the development to the five Commissioners, the Irvine Company representatives gave their presentation and answered questions, and the public had an opportunity to speak to the Commission. William Von Blasingame (6 Rincon), Don Stewart (13 Rincon), Dean Dunn-Rankin (5 Puerto) and I (Shelley Armstrong, 2 Rincon) spoke before the commission as well as several homeowners from Park Paseo. We are grateful for those who spoke so well and for the time you took to prepare your presentation. And thanks to all of you who attended this meeting as the large crowd showed the Commissioners that we care about our community.

Several of the issues we raised were addressed by the Commission, most importantly our desire to have the paseo width increased. We hoped for a park between Canyon Creek and the new homes, while the Irvine Company called the area "a buffer", so our visions were not at all the same. We hoped to widen the paseo from the proposed 40' to 70', but the Commission asked for an increase to 48', which is the required setback of the development from both Irvine Blvd and Jeffrey Road so this seemed logical. Also, they approved the offer from the Irvine Company that no structure be built closer than 10' from the paseo (as opposed to the usual 5' setback for a sideyard). While not the park we hoped for, we see these two items as a 13' gain from the Irvine Company's proposal from several months ago.

Many of us spoke of the desire for loop (frontage) streets to give greater distance to the new houses, one story homes, grading and house heights, privacy, density issues, width of the walking/bike trail and its safety and maintenance, and other related issues. One of our strong points was that the zoning uses the words "compatible", "similar" and "comparable" when describing the village edges abutting adjacent communities. Many of the Commissioners spoke pointedly to the Irvine Company of their need to seriously consider these issues and to continue to work with us.

The Planning Commission's decision stands unless someone within 500 feet of the development chooses to appeal the decision. The deadline was Monday, August 19, and indeed, a homeowner from Park Paseo has filed an appeal. He is a retired lawyer and was on our joint Park Paseo - Canyon Creek subcommittee. He feels there are issues that should be reviewed more thoroughly. This means that the City Council must review the plans for the 5B development. This would occur sometime in September and I will let you know that date once it is scheduled.

Shelley Armstrong
President,
Canyon Creek Homeowners Association