

NIVA MEETING RECORD

February 12, 2003

ATTENDEES

John Ciulik	Nothwood Villas	Terry Kiser	Racquet Club
Yvonne Cole	Vista Filare	Dave Melvold	Canyon Creek
Chris Elliott	The Colony	Janet Volken	Vista Filare
Jerry Kirchgessner	College Park	Andy Zelinko	

ANNOUNCEMENTS Per the Jan 29, 2003 OC Register, the TUSD is forming a committee to aid in establishing realignment of the district's high school boundaries. This is necessary due to the opening of the Beckman HS in Sept, 2004. It should be noted that the boundaries will have a major effect on the level of traffic, the traffic patterns and parking requirements for the new high school. Therefore, the discussions and eventually recommended boundaries should be of concern to North Irvine residents regardless of whether parents of students in the district. The Committee will be officially established in Feb. with a mandate to complete the task so that the School Board can approve final boundaries this Sept. Though transportation is one of the areas the Committee will consider, the emphasis will be on travel time and cost rather than congestion of impacts on roadways or neighborhoods.

LAFCO approved the annexation of Planning Area 8A into the City at its Feb 7 meeting.

COMMITTEE REPORTS

1. PLANNING AREA 8 DEV. COMMITTEE [Nellie Buomberger] - Sapetto Government Solutions has submitted an application for a Conditional Use Permit [CUP] for the South Coast Chinese Cultural Center. The facility will include 56,850 ft² on the 3.8 acre campus consisting of 2-story buildings -- educational building, gym, and 540-seat performing arts theater -- on the NW corner of Roosevelt and Truman. It will occupy the area between the existing New Horizon School and Roosevelt. A copy of the plans along with a narrative on the intended programs were reviewed at the meeting. The applicant is requesting an increase in the traffic trip cap from 26 AM/52 PM peak-hour trips & 759 ADTs to 75 AM/99 PM trips and 1,301 ADTs. 187 parking spaces will be provided. It was agreed that NIVA would respond stating concerns about traffic and potential impacts of possible activities associated with the Center and that additional detailed reviews would be made by the 2 NIVA-member associations closest to project -- Northwood Villas and Northwood Classics HOAs - and that these associations could be expected to forward additional concerns on their own sometime later. The PC hearing is tentatively scheduled for May 15. [NIVA letter sent to the City on Feb 14.]
2. LOWER PETERS CANYON COMMITTEE [Dave Melvold] - At the Jan 15 hearing, the Community Services Commission [CSC] approved the recommendation [5/0] for Council approval of the City of Irvine/Tustin Unified School District Joint-use of Facilities Agreement affecting Valencia Park and Myford Elementary School. The agreement does not give exclusive use of the Park to the District when it uses it but does give TUSD the ability to schedule functions for students from any school in the Tustin School District, not just Myford, i.e., for use by students who do not reside in the City of Irvine. The City Council approved the agreement at the Feb 11 meeting.

Zoning Administrator Paul Connolly approved the Sign Program for the Somerset Apartment Complex with no changes at the Jan 22 hearing. The application included a request for administrative relief [AR] to increase the signs by several-fold over that permitted by the code. The signs would be installed along Irvine Blvd. and on Marketplace north of Irvine Blvd. They would be similar in size to that currently in place for the Las Palmas apartment complex on Bryan at Marketplace. NIVA had received a copy of the City's Staff Report by mail on Jan 16 and found many erroneous statements in the report which were slanted to favor the requested AR. NIVA opposed the AR as unnecessary and an another addition to the ever increasing sign sizes in North Irvine greater than City standards. Staff recommended

approval because they contended that the situation was similar to the Las Palmas case and therefore was justified. However, NIVA argued that Las Palmas was across from Marketplace commercial buildings in a multi-use zoned sector whereas Somerset is across from a future apartment site and a church site and on a cul-de-sac in a residentially-zoned sector. The former arguments for the Las Palmas case was that presented by TIC in seeking the AR for that complex in 2001 so that when the same circumstances were not present with the Somerset complex, it was thought that the AR request would not be approved.

A copy of the Master Plan for a 380-unit apartment complex on the south side of Irvine Blvd. across Marketplace from Target was received. The Jan 23 transmittal from the City indicated a deadline of Feb 6 for comments but NIVA was given an extension. The plans were reviewed at the meeting and it was unanimously agreed to submit a response to the City objecting to any variance from the agreement on two-story only along the Irvine Blvd. frontage. [A letter was sent to the City so stating on Feb 14.]

3. PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [Nancy LaPorte] - The Tentative Parcel Map for condominium project on 3-acre lot on the NW corner of Peters Canyon Wash and Walnut Ave. has been submitted to the City by Skyline Realty Ventures. The bottom floor will be level with Walnut Ave. The project is called the Peters Canyon Business Park. The Subdivision Committee hearing is tentatively scheduled for Mar 12. LaPorte and Elliott, along with an architect resident of Harvard Square, met with the applicant on Jan 28 and LaPorte again on Feb 3. No major concerns remain.

4. PA-10 PARKLANE RESIDENTIAL PROJECT COMMITTEE [Jerry Kirchgessner] - This project is essentially complete. [[ITEM TO BE CLOSED]]

5. PA-40 R&D DEVELOPMENT (_____) - The City is recirculating a portion of the Draft Supplement to the Program EIR for PA-40/Spectrum 8. This addendum deals with water supply. NIVA has received a copy of the Recirculation on Jan 31. Comments are due by Mar 17. NIVA submitted a list of comments on Feb 10.

6. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (_____) - The Community Services Commission approved (4/0, Dugard absent) the recommendation to the Council for approval of the Park Plan for PA-8A at its Jan 15 meeting. The Commission revised the plan to stipulate that the Paseo and Blue Gum Park improvements are to be "completed in a reasonable fashion once started" in response to request from public for some sort of completion date. The PC hearing is tentatively scheduled for Mar 6.

Have received a copy of the detailed plans for the private neighborhood park in PA-8A via letter of Jan 14. A review of the plans disclosed nothing of concern. The CSC hearing is scheduled for April 2.

At the Subdivision Committee's [SC] Feb 12 hearing, the resolution recommending approval of the Vesting Tentative Tract Map 16309 for PA-8A was approved but with several changes to the conditions of approval many of which were the result of presentations by members of the public including Melvold representing NIVA. NIVA's changes involved (1) Jeffrey & Bryan median improvement responsibility, (2) retained language in sections which would affect the option on covering the Trabuco channel, (3) written affirmation of zero-sum grading, (4) clarification of requirements on street closures, and (5) restrictions on construction worker parking. The PC hearing is scheduled for Mar. 6.

NIVA has received from the City a response dated Jan 30 to a list of questions and concerns provided to the City in anticipation of a meeting on the subject of traffic study work plan for PA-8A last Nov. 26. The listing was provided to assist the City in preparation for a meeting on the subject anticipated within a couple of days. Though the meeting was held as mentioned in last month's report, the discussion on the listed items was postponed as staff was not prepared to discuss them. The written responses received were essentially the "same old, same old" non-responsive rhetoric but as applied to the comprehensive but much later North Irvine Transportation Infrastructure Analysis [NITIA] study (reported on last month)

and not PA-8A study as sought. A meeting has been scheduled for Feb 14 to discuss the items as original sought.

The T&IC held a hearing on Feb 3 on the PA-8A Traffic Study and approved [3/0] forwarding the Traffic Study as is to the PC. 5 members of the public spoke primarily about concerns dealing with (1) possible future signal on Bryan access to site, (2) the need for yet another signal on Jeffrey at the site's Jeffrey exit, (3) the lack of meaningful evaluation of a Trabuco access to the site, and (4) the incremental increases in traffic that are unmitigated since not reaching the threshold mandating mitigation when considered on a piecemeal basis. Ironically, with the addition of 400 new homes, the study concludes that there will be NO impacts to any roadways, intersections, or freeway from traffic generated by the new residents!

The PC continued their hearing on the Affordable Housing Program proposed by TIC as part of the Northern Sphere Development from Jan 16 to a future meeting. TIC is proposing to place 933 very-low affordable housing units in 6 sites in North Irvine north of the I-5. In contrast to the past in which affordable housing was dispersed throughout residential in the Inclusionary format, this proposal requested by the majority of the Council, will concentrate the dwelling units into isolated clearly-identifiable housing tracts. There are currently no such concentrated areas within the City and would be none south of the I-5 with this proposal. Two of the 6 sites are located within existing Northwood and Lower Peters Canyon. The concerns are (1) the long-term maintenance and operation, and (2) the quality of the construction and architecture of the complexes. To make the facilities profitable, the latter could be compromised below minimum acceptable design standards for our North Irvine community.

NIVA received a letter addressed to Melvold dated Jan. 14 from TIC officially notifying NIVA that the Capital Group had decided to locate other than PA-40 and that "...the Spine Master Plan will no longer incorporate driveways at this location". Otherwise, she confirms "...that all changes that were made in the zoning document to address NIVA's concerns will be retained."

The City held a public presentation of the Jeffrey Open Space Community On Jan 27 at City Hall. Though there was a Q&A period following the presentation by Community Services Dept. staff, many of the questions went unanswered to be responded to later. The majority of the comments/questions from the public dealt with the Spine along the Flood Control Basin, the land appraisal used by the City in trading land for improvements, the lack of a Venta Spur Trail crossing of Jeffrey to connect with the Jeffrey Trail, the lack of trail grade-separated crossings of Trabuco & Roosevelt, the absence of any placement of parks in PA-9A adjacent to the Spine, parking for users of the Spine Trail, lighting for the trail, and undergrounding of the existing flood channel along Jeffrey. The Draft EIR was expected to be released the week of Feb 3rd with a 45-day review period and, with the commission hearings to start Feb 24, once again parallel the Draft EIR public review period! This procedure impacts the ability for the public to input effectively to the various commissions and does not provide the commissions with the public comments prior to their taking action.

NIVA received a Feb 5 response to a set of questions submitted to the City on the Jeffrey Open Space Spine Segment 2 Park Design. After reviewing and discussing the response, it was decided to forward a response to the City for further consideration and more complete answers. [Letter sent Feb 15.]

OLD BUSINESS

1. EL TORO MCAS REUSE - The Draft EIR for the Great Park was expected to have been issued in late Jan. and is now scheduled for Feb 18.

The City announced its Great Park funding plan on Jan 28. Pertinent to the North Irvine community would be the projected funding for "off-site improvements". \$30 Million was estimated for these improvements. Amongst the off-site improvements would be improvements to the roadway system. As no new off-site

roadways are planned, this figure covers only improvements to existing roads. Is this a reasonable amount in light of the magnitude of proposed development? This should be a key question to our community along with identification of the improvements. These should be listed in the pending Draft EIR expected to be released shortly and should be of keen interest.

2. TUSTIN AIR FACILITY REUSE [Jerry Kirchgessner] - Due to still unresolved situation on underground contamination levels that the Tustin's auctioned sales of the property will most likely be postponed for some time. Among the sales affected would be that of the site adjacent to Harvard between the railroad tracks and Edinger.

3. LOCAL PARK CODE UPDATE - At the Jan 15 hearing, the CSC approved (5/0) a recommendation to the Council to approve the proposed update to the Citywide Parkland Dedication Requirements Code. NIVA was never informed of the item on the agenda nor received a copy of the proposal even though NIVA had been an active proponent for the update for years. The update was based on the results of the Year 2000 Federal Census data. It was anticipated that the data would show a significant increase in the number of residents per household especially in the single-family category. However, since the data for the various zoning density levels are averaged over the entire City, the changes were diluted and hidden. As a result, even though newer development is inclusive of 4 and 5 bedroom homes with most likely more persons per dwelling, the results are skewed when averaged over the entire City. The greatest change was in the medium-high density category which increased from 2.13 to 2.29. The balance remained essentially unchanged. The end result is that the newer communities of the City, especially those with large 4 and 5-bedroom homes, will continue to be short-changed in the amount of dedicated parkland. The matter is scheduled to go before the PC on Feb 20 and ultimately to the Council on Mar 11.

4. UNDERGROUNDING OF BRYAN 69-kV POWER LINE [Andy Zelinko] - City Council approved a motion to combine the Jeffrey segment (between Bryan and Trabuco) to the Bryan segment for simultaneous undergrounding. This was proposed so as to save the City \$200,000 but will result in a 6-month delay in the Bryan undergrounding. The City proposes to borrow the funds needed for the Jeffrey segment from SCE against future Rule 20A funds. The matter will go before the Council again for approval of the necessary ordinance on Feb 25.

5. NB CULVER I-5 UNDERCROSSING - Caltrans has re-stripped the NB lanes of Culver at the I-5 underpass. There is now 3 NB lanes at Trabuco and the far right lane only is a right turn onto Trabuco. However, the overhead sign on the I-5 over pass is yet to be installed. All of these changes should be considered as only a temporary fix as the ultimate is still to add an additional NB Culver lane under the I-5 overpass making a total of 4 lanes.

6. CORRIDOR CITY ENTRY SIGN - PC hearing on the Gateway Program tentatively scheduled for Feb 20.

7. LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT - [Terry Kiser] - Kiser submitted a draft of the letter to be sent to TUSD Supt. Gorman. Melvold and Kiser will finalize the letter. Both Racquet Club and Vista Filare will volunteer reps to serve on the suggested committee should it be formed.

8. STORM DRAIN INSPECTIONS - The City is required to implement a plan intended to control contaminated urban runoff by July 1. The plan being developed will contain details on the method of informing the public, regulation of new development, funding and construction of needed infrastructure. It is presumed that there will be some public airing of the proposal within the City prior to submission to the Santa Ana Regional Water Board for approval.

9. NEW FIRE STATION 55 - OCFA and TIC have executed an agreement to install a temporary fire station (No. 55) in the area north of Portola Parkway between Yale and Jeffrey. The temporary station is expected to be in service by late this summer and be equipped with one engine. The temporary station will consist of a 24x60 trailer and a 22x40 tuff shed. The permanent station will be located on the same site but will await start of development of Planning Area 1 before construction.

10. SPRINT CINGULAR WIRELESS COMMUNICATIONS FACILITY IN CALTRANS PARK & RIDE - NIVA responded to the revised drawings for the facility by letter of Jan 11 (copy distributed at the meeting). The only major concern was that of the use of oleanders in the landscaping due to the serious infestation being experienced in the area. PC hearing is scheduled for April 17.

11. REVIEW OF ASSOCIATION MEMBERSHIP REPRESENTATIVE ATTENDANCE - Only 6 responses were received from the 10 member associations to which the questionnaire was sent. The outstanding associations are the Colony, Park Paseo, Windstream, Northwood Glen, and Northwood Horizon.

NEW BUSINESS

1. CINGULAR WIRELESS COMMUNICATIONS FACILITY AT CULVER - Received for review a copy of the plans for proposed installation of a cellular facility with antenna on a SCE tower near Culver Drive by Cingular Wireless. A response deadline of Feb 6 was indicated. A letter was sent Jan 26 requesting missing information in the application -- landscaping around the shelter, color of the antenna, and inquiring as to whether any existing landscaping will be disturbed.

2. RECAP OF YEAR 2002 - [Meivold] A copy of the summary was distributed at the meeting. A reduced version will be sent to the membership.

3. FINANCIALS FOR YEAR 2002 - [Elliott] The financials were reviewed and approved as submitted.

4. ELECTION OF OFFICERS FOR 2003 - There was no nominations or volunteers presented for President or Vice-President. The current secretary/treasurer, Chris Elliott, agreed to stay on for the another year. Final decision on officers was therefore postponed until the next meeting.

NEXT MEETING - Wednesday, March 12, 2003 at 7:15 PM.

□ - Assignments or committee chairpersons.