

# NIVA MEETING RECORD UNABRIDGED

April 9, 2003

## ATTENDEES

Heidi Aharonian	Northwood Park	Jerry Kirchgessner	College Park
John Ciulik	Northwood Villas	Terry Kiser	Racquet Club
Yvonne Cole	Vista Filare	David Melvold	Canyon Creek
Nancy LaPorte	Harvard Square	Janet Vathen	Vista Filare
		Andy Zelinko	

## ANNOUNCEMENTS

The signal installation at Orange Arrow and Yale has been delayed due to a need to remove and place the light standards in the median near the intersection as the both noses of the curbed median has to be moved back to not encumber the crosswalk to wheelchairs, etc. The delay involves scheduling with SCE. The City was originally intending to increase the Yale SB left-turn pocket to today's standard length. This would have required removal of at least 2 large Sycamore trees. After discussions between Melvold and city engineer, Barry Greenstein, a decision was made to take actual counts of the usage. The counts revealed a very small use of the left-turn. Consequently, the City informed Melvold that it is going to make an exception to the standard and not change the existing left-turn pocket.

## COMMITTEE REPORTS

1. **PLANNING AREA 8 DEV. COMMITTEE** [Nellie Buomberger] - Government Solutions held a community briefing on the proposed South Coast Chinese Cultural Center at the community room of Northwood Place Apts. on Mar 19. In attendance from NIVA were Buomberger, Ciulik, and Melvold. Following a brief background on the Chinese Foundation and an overview of the project, considerable discussion followed on the traffic, parking, and visual impact of the center to the adjacent residential communities. The Planning Commission hearing on the application is expected in the May/June timeframe. Though Northwood Villas or Northwood Classics HOAs have reviewed the proposed plans, neither had yet responded formally to the City but were encouraged to do so.
2. **LOWER PETERS CANYON COMMITTEE** [Dave Melvold] - A community meeting was held Apr 2 on the Affordable Housing proposed for installation in the area currently zoned for the Irvine Technology Center west of Culver Drive. Besides reps from TIC, the City, and Jamboree Housing (TIC's affordable housing developer), 48 residents attended. In addition to the 168 units of affordable housing, TIC is planning to use the affordable housing as leverage to get approval of 422 regular apartments along Culver Drive. A drawing of the site plan was distributed at the meeting. The 690 DUs would utilize the remaining open land along Culver Drive. Though traffic is one of the major concerns, per TIC's Mike LeBlanc at the meeting, no traffic study will be performed until after approval of the General Plan Amendment for the project! It was agreed at the meeting that the NIVA-member HOAs along Culver opposite the site (Courtside, Racquet Club, and Vista Filare) would take the lead in this matter while NIVA would take a supportive role.
3. **PA-40 R&D DEVELOPMENT** (\_\_\_\_\_) - The PC recommended (4/0) approval of the GPA and Zone Change for the project along with the revised EIR at the Apr 3 hearing. There was some discussion about the need to make the 5-year reservation for the Oak Canyon I-5 crossover a condition of approval but a notation of same on the tract map was considered sufficient. Melvold gave a presentation expressing (1) support for removal of the "Capital Group" crossing of the Spine, (2) concern about the deletion of the Trabuco/SR-133 interchange with the Great Park reuse of the El Toro MCAS and the reliance of its existence to mitigate traffic from PA-40 and Northern Sphere, and (3) the need to reduce the maximum permitted height along the Jeffrey Spine.
4. **NORTHERN SPHERE** (PA-3, 5B, 6, 8A, & 9) (\_\_\_\_\_) - NIVA has been informed by the

City that Tim Garret is now the Proj. Mgr. for the City for the Northern Sphere activities.

An application for a Master Plan for a 72 single family residential units by Fieldstone in PA-8A has been submitted. The site is the NW quadrant adjacent to the Paseo and Bryan. Pc hearing is anticipated to be sometime in June.

A second application for a Master Plan for 136 single-family detached homes by California Pacific Homes [CPH] has been submitted. A copy of a letter dated Feb 7 to the City of Irvine was received from Hogle-Ireland, development consulting firm for CPH, responding to concerns expressed at the Mar 26 Community Task Force Meeting concerning compatibility of the project with the Northwood Village theme. The letter discusses the village edge, architectural style, and integration of details in building design. Regardless, still remaining is the difference in architectural design of existing Northwood and the proposed Spanish Colonial and Monterey proposed for the project. PC hearing is scheduled April 17.

During the Mar 26 Northern Sphere Community Task Force meeting, the 2 submitted housing projects for PA-8A (Fieldstone & Calif. Pacific) were reviewed in detail. A major concern uncovered was that of Fieldstone's proposal for an option for a 3rd floor on one design and that one of the sites for this option was along the Paseo. City staff was essentially neutral simply stating that the zoning allowed the option since it did not exceed the maximum allowed height of the structure. TIC agreed to go back and research their notes of previous Task Force meetings. On Apr 1, Melvold was informed by the City that TIC and Fieldstone agreed to delete the 3-story option along the Paseo. The adjacent existing residents and Northwood community should be grateful to both the community reps and the sensitivity demonstrated by Fieldstone and TIC, especially Jeff Davis.

The PC did not recommend approval of the Jeffrey Open-Space Spine (Master) Consensus Plan at the hearing of Apr 3 but instead voted 4/0 to send it on to the Council with a recommendation that the Council strive to save the packing house, that all options for funding for the preservation be sought including trading of more Spine acreage, and that the Venta Spur, Roosevelt, and Trabuco grade-separated crossings be included. Melvold and Zelinko gave presentations regarding the Plan. It should be noted that even though many members held the building in high historical significance, NIVA had previously gone on record against preserving the packing house as too costly and lacking a feasible use for the facility if preserved.

It was agreed at the meeting to have the Jeffrey Open-Space Spine listed as a separate agenda item in the future.

NIVA received a Master Plan for PA-9A which was reviewed at the meeting. A list of comments to forward to the City was compiled. [Letter sent Apr 10.]

Ciulik gave a short summary of the results of community meeting on Affordable Housing planned for PA-8 which was held at the Northwood Apts. Club House the week of Mar 24

## OLD BUSINESS

1. EL TORO MCAS REUSE - Comments to the Draft Program EIR for the Orange County Great Park was submitted to the City by letter of Apr 2.

The Navy is expected to issue the final environmental analysis of the condition of the base and its suitability for transfer of ownership on Apr 28 with a 30-day public comment period to follow -- a necessary step prior to the expected auction of the land. The US Gen. Services Adm. is planning to use an on-line auction procedure to sell 3,500 acres of the site.

2. CENTERLINE LIGHT-RAIL PROJECT & CALIF. HIGH-SPEED RAIL PROJECT- Discussion surrounded the lack of response to the survey from the NIVA-member associations -- particularly those whose reps are repeatedly absent from the monthly meetings. Only 8 responses have been received to date. Per NIVA Operating Guidelines, 14 responses are needed to take any action. Basically, the lax associations are making it more difficult for NIVA to act on an issue. Followup effort will be made before the next meeting to see if more responses can be obtained. If not, the item will have to be dropped. Those still needing to respond are: Park Paseo, Canyon Creek, Northwood Classics, Northwood Courtside/Horizon/Glen, Windstream, Windwood, Harvard Square, Irvine Groves, and Orchard Glen.
3. SPRINT CINGULAR WIRELESS COMMUNICATIONS FACILITY IN CALTRANS PARK & RIDE - Received a Mar 11 letter from the City responding to NIVA's Jan 11 letter. All questions/concerns were satisfied. PC hearing is scheduled for April 17.
4. BOWERMAN LANDFILL CAPACITY INCREASE STUDY - IWMD is finishing a \$3.3 million effort to stabilize the slide discussed at previous NIVA meetings so as to prevent the loss of considerable Landfill capacity.
5. PROPOSED GENERAL PLAN AMENDMENT TO REDUCE DENSITIES IN VARIOUS PAs - Hearings are tentatively scheduled for PC and Council on Apr 17 and May 13, respectively.
6. CINGULAR WIRELESS COMMUNICATIONS FACILITY AT CULVER - Received a Mar 11 letter from the City responding to NIVA's Jan 26 letter. NIVA received favorable/acceptable responses on all questions.
7. RELOCATION OF CELL TOWERS AT PACKING HOUSE - NIVA has received a copy of Verizon Wireless' application to the County for the 60-foot colocatable monopole to be located 175' south of Irvine Blvd. on the immediate west side of the SR-133. Mounted on the monopole will be up to 33 panel antennas (the highest centered at the 58' level) and two 4-foot diameter dish antennas. It will be used by both Verizon Wireless and Cingular Wireless. The base equipment will be located within a 6-foot concrete block area with landscaping on 3 sides (bare towards the Corridor). A temporary mobile facility will be installed between the site and Irvine Blvd. It was agreed after discuss that NIVA send a letter to the County stating no objections to the installation but suggesting beige blocks, no advertising on the tower or antenna, and encouraging the use of off-white or earth-tones for any coloring of the dish antenna. [Letter sent Apr 11].
8. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - The program (previously referred to as NITIA) will address the traffic study for PA-1,2,3,5A, 6, 9, and 40. A hearing is scheduled for the Program Implementing Agreement by the PC on April 17.

NEXT MEETING - Wednesday, May 14, 2003 at 7:15 PM.

[] - Assignments or committee chairpersons.