

# NIVA MEETING RECORD

June 11, 2003

## ATTENDEES

John Clulik Northwood Villas  
Jerry Kirchgessner College Park  
Terry Kiser Racquet Club  
Nancy LaPorte Harvard Square

David Melvold Canyon Creek  
Judy Omohundro The Groves  
Andy Zelinko

## ANNOUNCEMENTS

GEO Policing Implementation Plan announced by Irvine Public Safety (Police Dept.) on May 27 breaking the City into 3 areas. North Irvine is in the Portola Area under Commander Jeff Kermode. He will have his own clerical and 2 sergeants assigned to him.

On June 10, the Council approved of an agreement to convey ownership of the Hicks Canyon Riding & Hiking Trail (the soft trail and railing fence) to the County. The balance, including the bike trail, remains in and maintained by the City. TIC originally conveyed ownership to the City and the City is only now getting around to conveying the portion of the County's regional trail to the County.

## COMMITTEE REPORTS

1. **PLANNING AREA 8 DEV. COMMITTEE** [Nellie Buomberger] - The 2nd neighborhood meeting hosted by the applicant's consultant, Government Solutions, was held on June 4 on the South Coast Chinese Cultural Center at the Northwood Place Apts. community center. The applicant presented a revisions made to the design in consideration of concerns previously expressed by the community. A significant modification entailed developing the project in 3 phases with the performing arts center (auditorium) being last and the possibility of additional underground parking should the City require such and should the applicant be unable to secure arrangements with the neighboring businesses for after-hours parking use. Another accommodation was an increase in tree landscaping for additional screening. A preliminary noise assessment done by a consultant, Jack Bearig, indicated adequacy of measures to be taken. It was noted that the performing arts center will require a CUP which could include language limiting the operating hours. The PC hearing is scheduled for June 17 on the CUP for the South Coast Chinese Cultural Center.
2. **LOWER PETERS CANYON COMMITTEE** [Dave Melvold] - The sign program for the Serrano Apartments in Sector 11 was approved as proposed at the May 28 hearing by the ZA. A May 27 response to the Committee's May 12 letter to the City was received after the ZA hearing, not with additional explanation as requested but simply a regurgitation of the same justification for the requested administrative relief! It also continue to mistakenly refer to a non-existent El Camino Real North access to the apartment complex. Melvold will take up the matter of the late and in-accurate response with the City.
3. **PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE** [Nancy LaPorte] - Ability First has indicated that their plans for the housing project has been delayed as somehow the plans omitted utility connections to the site! The resultant question is whether this means an additional expense which could impact funding for other areas of the design especially features desired by the existing neighbors.
4. **NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9)** (\_\_\_\_\_) - The Subdivision Committee [SC] was scheduled to consider the Master Plan and Tentative Tract Map for the 104 SF detached DUs in PA-8A hearings this morning and PC on July 17. The Master Plan for 72 SF detached DUs on 18.6 acres by Fieldstone Homes is tentatively scheduled for PC hearing on June 19.

On Apr 19, NIVA received a copy of the Response to Comments on the Northern Sphere Area Supplemental EIR dealing with the demolition of the Valencia Growers Packing House. One of NIVA's 2

comments dealt with the allowance of a temporary concrete recycling (crushing) facility at the site as being in conflict with current City Ordinance limiting such facilities to Construction Circle only. Though included in the SEIR, the Response states that the reference to the facility in the Draft Implementation Agreement was not a part of the Draft SEIR! This is confusing. However, the Response goes on further to state that the Agreement is not finalized as yet and not a part of the project description in the Draft SEIR. It acknowledges that the facility would require a zone change and additional environmental review. Consequently, the Agreement is being revised with regards to the placement of such a facility on the site. The question remains, if NIVA would not have brought this to the forefront, would the Agreement and the inclusive facility go forward?

Regarding the following paragraphs of this Northern Sphere Committee Report, it should be noted that the Community Services Commission [CSC], Subdivision Committee [SC], and Transportation & Infrastructure Commission [T&IC] act in the capacity of advisory to the Planning Commission [PC] which has final approval authority on a Master Plan. This the normal and logical sequence of actions.

On May 21, the CSC considered the comprehensive *Community Parks Park Plan* for the Northern Sphere, recommending approval of the Plan to the PC. Melvold gave a presentation on several issues: (1) establishment of the 3rd or North Irvine Senior Center, (2) recommendation of the Venta Spur easterly extension across PA-9A and under Sand Canyon and over the Corridor to the Great Park and Cal State Fullerton campus, (3) consideration of community center for Hicks Canyon Community park within the Plan, and (4) objection to the delay in Gateway Park development as currently phased and need for lighted fields. Also questioned was the combining of the NITM program with the Park Plan as a single agenda item. Com. Dugard initially expressed concern for the lack of lighted fields but made no suggestions for changes in the Plan. A May 23, 2003 letter was received from Ken Coulter of TIC on issues presented by NIVA at the CSC hearing of May 21. A motion was approved that NIVA respond to the letter. (See Item 4 below also.)

The SC considered the Vesting Tentative Tract Map for PA-9A over the course of 3 meetings -- May 21 & 28 and June 4 -- making several changes in response to expressed concerns. Several were made in response to comments from Melvold in NIVA's behalf of which the most notable were (1) Condition 6.7 on the closing and reinstatement of median at exit of the Northwood Golf Center, (2) Condition 1.16 on minimization of the cul-de-sac "bulb" on Street BB to minimize intrusion into the Jeffrey Spine, (3) inclusion of a drawing to detail the final alignment of Jeffrey Road since it varies considerably over the Trabuco to Irvine Blvd. section, (4) Conditions 2.27 & 2.28 to extend the construction noise limitations to not only the grading but the demolition permit work so as to cover the demolition of the packing house and (5) relocation of the crosswalk on Jeffrey at the entrance (Hideaway) to PA-8A on the Map. With the revisions, the SC recommended approval of the Map to the PC on June 4.

The T&IC hearing on the PA-9A Traffic Study was scheduled for June 2, prior to the PC hearing, but was postponed to June 9 due to a lack of a quorum. Though it was expected that this would result in a delay in the PC hearing, this was not the case. City Staff recommended the PC go forward regardless! Consequently, the collective expertise of T&IC's analysis on traffic was not available at the PC hearing nor did the PC seem concerned about the lack of this input. When the T&IC did meet on June 9, they passed a motion to take no action on PA-9A. So on top of the PC's decision to go forward without benefit of T&IC's input, T&IC took a position indicating no major concern about being left out of the loop nor that they felt compelled to still act as they have a vital role to play and have important input for consideration even if after the fact. It was indicative of an attitude of simply a lost opportunity rather than a neglecting of responsibility.

The PC considered the Vesting Tentative Tract Map, the Landscape Master Plan, Neighborhood Park Plan for PA-9A and the Community Parks Park Plan for the Northern Sphere on June 5. Com. Mavity expressed concern about the delay in development of the "Terminus" (Gateway) Park and introduced a

7. CORRIDOR CITY ENTRY SIGN - NIVA has received a copy of the final approved Gateways and Corridors Master Plan. [[ITEM TO BE CLOSED]]

8. STORM DRAIN INSPECTIONS - As a first step, the Council approved an amendment to the City Code replacing the chapter on "pollution" with a new chapter on "stormwater and urban runoff". The actual document of interest to the community is the City's Implementation Plan which is still being drafted and per Mike Loving [5/28] expected to go to the Council on June 24. Loving was agreeable to e-mail a copy of the section of the draft which addressed communities with private streets (usually gated) but, after discussion with PW Dir. Eldridge, he was told that he could not send out any portion prior to adoption by the Council. Anyone wanting to see the material prior to that action would have to review a copy at the City Hall! It would be pointless to see the document after approval if the purpose is to influence the drafting and approval.

9. NEW FIRE STATION 55 - The OCFA Board approved the Neg. Dec. and the Plan for Fire Station 55. The OCFA hopes to have the temporary station operational by this Sept. The Board agreed with NIVA's comments and will allow landscaping including trees within the 500-foot intersection setbacks as long as the trees are not too numerous or trunks too large as to block visibility. The driveway is essentially at the same location as the current IRWD driveway but will of course be improved. The signal will be installed with the temporary station.

10. SPRINT WIRELESS COMMUNICATIONS FACILITY IN CALTRANS PARK & RIDE - The PC approved the application at its May 15th hearing. [[ITEM TO BE CLOSED]]

11. LANDSCAPE BORDER REPLACEMENT ADJACENT TO THE LAKES - Per property manager, Action Property Mgmt., the Board is still considering doing the removal but the concrete work was delayed due to more pressing safety issues which needed to be addressed. They will be considering the concrete work again at the June 10 Board meeting and maybe have a decision by the next meeting.

12. CINGULAR WIRELESS COMMUNICATIONS FACILITY AT CULVER - The PC approved the facility at its hearing of June 5. [[ITEM TO BE CLOSED]]

13. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - Meetings were held May 5 and 19 between City staff and NIVA reps on the Program and the *Preliminary Plans and Cost Estimates* along with numerous phone calls and e-mails to clarify points and to address issues or disagreements. NIVA's participants have been Don Stewart and Melvoid and Eldridge, Bryant and Sandzimier from the City. The City has provided a copy of the *Preliminary Plans and Costs Estimates*. Unfortunately, adequate time was not made available by City staff to cover the vast amount of material and extensive list of issues. Several critical issues remain outstanding and are still to be addressed or an understanding finalized.

In seeking approval of the NITM Program by the Council, staff combined the Program with the Great Park Plan & EIR under a single agenda item. Therefore, to present objections to the Program, members of the public were forced to appear to go against the Great Park. Consequently, the Councilmember, known to be in favor of the Great Park in opposition to the Airport, paid little attention to details of objections to the NITM Program. The Council ultimately approved the staff-submitted motions verbatim at its May 27 meeting. Again, the Mayor washed away traffic concerns by a simple comparison of the total ADT trip levels of the Millennium Plan with the proposed Great Park Plan. The statement, even if sincere, is highly insensitive to the potential traffic impacts and inadequate mitigation measures imposed with the Program. Obviously, it will be a series of tough uphill battles to make any future changes to this Program now that it has been approved.

14. AFFORDABLE HOUSING - The PC approved the project at its June 5 hearing. There were several members of the public who expressed various concerns and a few who spoke in favor of the

motion to accelerate Phase I of the park. The motion was approved 3/1 with Hansen voting no. Otherwise, the PC approved the Map and all Plans 4/0 with no changes. Melvold gave a presentation on 3 items: (1) 2 proposed objectionable traffic mitigation measures, (2) the Venta Spur easterly trail extension, and (3) the delayed realization of the community parkland.

NIVA has yet to formally respond to TIC regarding the village monument sign proposal for Northwood contained in Ken Coulter's letter of April 29, 2003. Zelinko has discussed the matter with Coulter. It was agreed at the meeting that NIVA would send a letter to TIC under signatures of both Melvold and Zelinko indicating a favorable response to the proposal for 3 village monument signs including 2 of the proposed sites (NW corner of Trabuco & Jeffrey and SW corner of Portola and Jeffrey) but suggesting a delay in final location of the 3rd sign currently proposed for SW corner of Jeffrey and Bryan. Other locations are being considered including the NW corner of Jeffrey & Bryan and the NW corner of Irvine Blvd & Jeffrey. As the major use of the signs is to inform other than existing residents of the community, the signs need to be located where they most effectively serve this purpose, i.e., arterials used by in-coming "visitors" to the area.

### OLD BUSINESS

1. EL TORO MCAS REUSE - Council unanimously recommended approval of the General Plan Amendment, Zone Change, and Development Agreement for the Orange County Great Park at its hearing of May 27 with no significant discussion on the details of the EIR. At the same time, the Council approved the NITM Program.
2. NORTH IRVINE LIBRARY [Dave Melvold] - NIVA was informed that the project manager for the job for the County is Bob Genzel. Revisions to the design drawings for the library have yet to be completed.
3. TUSTIN AIR FACILITY REUSE [Jerry Kirchgessner] - Construction started on May 29 on the 376 home tract to be built on the northwest corner of Harvard and Irvine Center Drive by John Laing Homes. 200,000 cubic yards of dirt will have to be imported to the site to raise the site 4 to 6 feet. 90,000 cubic yards had already been imported as of end of May.
4. HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING - A motion was unanimously approved that NIVA should actively support the installation of the community center at Hicks Canyon Com. Park and that, should the proposed apartments be approved for Sector 11 of PA-4, the community park credit should be applied to funding this construction. As a second fallback source, the center should become a part of the Comprehensive Community Parks Park Plan for the Northern Sphere.
5. UNDERGROUNDING OF BRYAN 69-kV POWER LINE [Andy Zelinko] - Construction is now expected to start in Jan. 2004. Prior to undergrounding the electric circuit, COX Communications will have to remove their overhead circuit from the poles and place it underground.
6. CENTERLINE LIGHT-RAIL PROJECT & CALIF. HIGH-SPEED RAIL PROJECT - With the recent election results, it is not expected that the issuance of the Draft EIR for the Centerline will remain July/Aug. However, with the rejection of Measure A but approval of B, the most recent Centerline routing is dead but the approval of B still leaves the possibility of light rail in the City and along the current railroad tracks. However, NIVA has been unable to secure returns on its survey from all of its member associations. A May 29 letter was received from Canyon Creek HOA stating that the Board could not respond without surveying their owners which apparently they chose not to do so. As an insufficient number have been returned to date (only 9 out of 19) to comply with NIVA's voting guidelines to constitute a position, NIVA is unable to take a position or to involve itself in any further activities regarding this subject. However, the item would remain open.

project simply due to the need for affordable housing. Prior to the hearing, flyers published by concerned community members had been distributed on the Bridge Housing Corp. proposal for 96 apartments on a site south of Trabuco Road northwest of Truman by concerned neighbors. Though there were concerns expressed about (1) increased traffic, crime, and noise, (2) inadequate parking, park facilities, and access to the site, and (3) the differences in grading between the site and neighbors, the PC made no changes to the proposed plan. NIVA had previously submitted questions on the project but had taken no position.

The City Council held a scoping session yesterday on the affordable housing project proposed for the NE corner of I-5 & Culver Drive in PA-4. The Racquet Club HOA distributed a flyer alerting the residents of the Council session. The session was fairly well attended with 10 residents expressing concern about the proposal especially the 422 marketing-grade apartments. Councilmembers made individual remarks though no action was expected by the Council. Overall, it was apparent from the comments by the individual councilmembers that at least a majority are leaning towards approval possibly regardless of the impacts or with token "fixes" to impacts. The matter is not expected to commence the public hearing process until late in the summer. Com. Dev. Dir. Vander Dussen stated that a traffic study will be done and a comparison of current with proposed land uses. There was no mention of community park parkland requirement dedication or the absence of any local elementary school.

Kiser agreed to take the lead on this issue. The following course of action was outline at the meeting. Kiser will put together a package of pertinent details and documents and prepare a flyer for distribution in the community both in handouts and on e-mail to list of interested parties. The efforts will inform and seek active participation by members of Park Paseo, Northwood Courtside, and Vista Filare HOAs. One or more informal meetings may be scheduled also during the summer months. This effort will be expended in anticipation of the City's preparing of General Plan Amendment and Zone Change documents for commencement of hearings in late Summer/early Fall. Vista Filare HOA has already indicated its interest in participating and Melvold was informed that Debra Osari and Maria MCAuley, both of Northwood Courtside HOA, will take an active role. There was discussion on the feasibility and possible method to involve residents of Northpark Square. One of the immediate goals of the group would be to reach a consensus on the objective of the community regarding the proposed project, i.e., what does the community want and what can the community live with.

NEXT MEETING - No meeting scheduled for July. The next meeting will be Wednesday, August 13, 2003 at 7:15 PM.

[] - Assignments or committee chairpersons.