

NIVA MEETING RECORD

October 8, 2003

COMMITTEE REPORTS

1. PLANNING AREA 8 DEV. COMMITTEE [Nellie Buomberger] - NIVA has received a Sept 15 response from City Mgr. Allison Hart to NIVA's letter on how the increase in the traffic cap associated with the South Coast Chinese Cultural Center was handled by staff. The letter is being reviewed and a determination will be made as to whether a response to the City is warranted.

2. LOWER PETERS CANYON COMMITTEE [Dave Melvold] - The following actions/events have occurred on the proposal by TIC to convert 29.6 acres of currently-zoned industrial land in Sector 8 into residential zoning for 2 large apartment complexes (one for market rate and the other for affordable):

(1) City held a public workshop on the traffic study for the General Plan Amendment/Zone Change [GPA/ZC] for Sector 8 from industrial to residential at the Las Palmas Apartments community building on Sept 16.

(2) The T&IC held a hearing on the traffic study on Sept 22 and, after listening to 22 community speakers presenting various objections to the study and the project proposal, recommended approval [3/0] of the study to the Planning Commission [PC]. Most of the traffic issues were not responded to completely or at all. There were 30 to 40 community members in the audience. Melvold gave a presentation in NIVA's behalf at the meeting which primarily covered the shortcomings of the modeling in the City's computer traffic study, the ramifications and implications of Caltrans law-suit dealing with the traffic studies for the Great Park on the credibility of the NITM Program, and the continued arrogant disregard of known erroneous conditions assumed in the Scope-Of-Work for new traffic studies.

(3) At the Subdivision Committee meeting of Sept 24, 4 members of the public were present with 3 involved in the discussion on items. No changes were made as a result, but questions were answered and suggestions made for carrying the concerns to the PC. The most significant responses received to questions presented by community members were (a) all standard zoning applicable to residential would apply should the zoning change including an increase in height limitation and reduction in setback distance to structures from Culver, (b) League & Farwell will not have on-street parking, (c) the existing berm along Culver will be retained, (d) the grade for the site will be approximately 5-foot below the top of the berm, the grading is a zero sum so no importing of fill dirt, and (e) all sound mitigation measures will be on-site. Ultimately, the Committee unanimously approved the tract map for the project.

(4) The PC held a hearing on the proposed GPA/ZC, Park Plan, and Master Plans. There were in excess of 300 members of the public in attendance (standing room only). Unfortunately, the item was delayed in coming forward as the PC spent an undue amount of time discussing details on the handicapped parking and access for a fast-food restaurant in University center -- relatively speaking, this item was insignificant in scope and impact to that of this ZC. As a result many persons were forced to leave before the conclusion of this item later in the evening.

Prior to start of public comments, Com. Hansen proposed a significant change to the project as a result of prior communications received from the public. His proposal was to replace the market-rate apartment complex with single-family residential. This was received favorably by the audience. After much discussion between the PC members and TIC reps, Mike LeBlanc stated that TIC would be willing to consider the proposed change and would meet with members of the community to attempt to arrive at a consensus plan. 19 members of the public gave presentations nonetheless, though most were hastily modified due to the Hansen's proposal. As time past in the evening, it became all the more apparent that TIC was not agreeing to Hansen's specific proposal but rather simply that TIC would consider conversion to "ownership residential" -- a term which could include condos as well as single-family homes. The former

would have most of the drawbacks of apartments including traffic with the additional drawback of lack of control on maintenance, etc., which would be present with TIC still owning the residential. It was not apparent that the public was aware of this subtle but significant variation and the nuances involved in the difference. In any case, the PC approved the recommendation of the GPA/ZC and approved the Park Plan, and Master Plan for the Jamboree Affordable Housing Complex [4/1 w/ Mavity voting no on both motions].

During public input, NIVA presented several issues to the PC during public input including: (a) the southerly shifting of residential in PA-4 towards the I-5, (b) the potential impacts due to the Beckman High School service boundaries, (c) the lack of a neighborhood elementary school, (d) objectionable nature of the proposed roadway improvements; (e) increase in apartments for PA-4 from 9% to 44% of units in PA-4, (f) failure to include a proportionate reduction in business intensity corresponding to proposed reduction in acreage in remaining business site.

Considerable effort has been made by various community members especially Terry Kiser of Racquet Club, and Debra Osorio and Elaine Provencher of Northwood Courtside in disseminating information, peaking the interests of the residents of Northwood and Northpark Square, and instigating and coordinating their response efforts. Besides presentations and mass attendance at the hearings, letters/e-mails to the City, articles/letters in the newspapers, the group is considering a referendum in the event of approval of the GPA/ZC. NIVA has been assisting the efforts of the residents by supplying pertinent background information, analysis of City-generated documents on the proposal, and presentations at hearings and in newspapers.

The Council is scheduled to hear the GPA/ZC on Oct 28.

The TUSD will hold the ground-breaking ceremony for the eagerly-sought \$12.5 Million Hicks Canyon Elementary School on a 15-acre site at the NW corner of Central Park and Viewpark in Sector 5. It will accommodate 550 students initially in K-5 grades and possibly eventually K-8. It is the first school in LPC east of the Transportation Corridor.

3. PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [Nancy LaPorte] - Another e-mail inquiry was made of Ability First on the affordable housing project on Oct 6 about its status. The response received indicates no further significant progress.

A sign has been installed on Peters Canyon north of Walnut indicating that TIC is planning a 9-building complex on the site north of the Fireman's Fund bldg. The buildings would range in size from 3520 to 6950 sq.ft. Per Steve Weiss of the City, no application has been received as yet by the City.

4. NORTHERN SPHERE (PA-3, 5B, 6, 8A, & 9) (_____) - The Northern Sphere Community Task Force met on Sept 16 and reviewed and discussed TIC's proposed zone change for PA-6. In essence, the proposal entailed rezoning 2 sites totaling 227 acres of industrial land-use north of Irvine Blvd. and east of the Corridor to residential. The balance of the industrial in PA-6 would be reduced from 2.4 million to 500,000 sq. ft. There would be no increase in the 4,500 dwelling units in PA-6. It is anticipated that the units would be bigger and on bigger lots. After some discussion, it was agreed that NIVA has no problem with the proposal and will go on record of such. There were questions of how the change would affect the financial viability of the project to the City, how the jobs/housing ratio will be impacted, and what if any implications on the previously-anticipated Corridor improvements. The item is tentatively scheduled to go to the PC on Nov 6.

OLD BUSINESS

1. EL TORO MCAS REUSE - The Council approved the Bylaws for the Great Park Corporation at its

Sept 23 meeting. With 5 of the 9 member board being City Councilmembers, the community may have more accountability but not much more than North Irvine has now on City issues in our community. Should the Board establish any sort of advisory committee, it is hoped that the North Irvine residential community will have representation. (See also the lawsuit settlement between Caltrans and the City under Item #5 below.)

2. NORTH IRVINE LIBRARY [Dave Melvold] - Though it was the desire to have the library built and dedicated before the passing of Katie Wheeler, it will not now be possible with her passing last month. Still no word on the completion of the final drawings.

3. LOWER PETERS CANYON COMMUNITY PARK/BECKMAN HS JOINT-USE AGREEMENT - [Terry Kiser] - The IUSD School Board has approved boundaries for the high school at its Sept 29 meeting. The boundaries will play a critical role in defining the anticipated traffic associated with the attending students. NIVA has been attempting to secure information from the District about the number of on-site parking spaces, the percentage to be allocated to students, and the percentage of driving age students would be given permits. Because of the location of the school site and the obstacles to walking to school, and with the distances involved in the selected boundaries, it is anticipated that a higher than normal number of students will either drive or be driven to school.

The following data has been obtained for comparison on Irvine high schools:

School	Total # Spaces	Student			Ratio: Spaces/student	
		No. w/ licenses	spaces (%)	permits issued		
Woodbridge	--	2,200	<i>(No parking issue: more spaces than needed due to arrangements with adjacent church and 176 spaces built for tennis courts.)</i>			
University	571	2,200	1,100	434 (76 %)	n/a	0.19
Northwood	530	1,900	>700	397 (75 %)	445	0.21
Irvine	380	2,000	n/a	236 (62 %)	234	0.12

4. STORM DRAIN INSPECTIONS - Per Mike Loving of the City, the Santa Ana Regional Water Quality Control Board endorsed the proposed draft Water Quality Management Program on Sept. 26. It was subsequently approved by the Board's Exec. Officer Gerald Phibeault. The plan covers both new development and redevelopment. The City now has until Nov. to conform the City plan to the WQMP.

6. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - The TCA is expected to vote Oct 31 on the merger of the San Joaquin Hills Corridor with the Foothill/Eastern Corridor due to financial problems in meeting the debt obligations. The SJHC is not collecting sufficient revenues and the burdening of the other Corridor could result in postponement of anticipated improvements to the latter. This in turn would negatively impact traffic in North Irvine due to planned development which relies upon the improvements for traffic relief.

The City and Caltrans have settled the lawsuit filed by Caltrans over disagreements on the traffic analysis contained in the Great Park EIR but also increased traffic anticipated from other North Irvine development projects. The City has agreed to conduct a new traffic study within 2 years of the sale of the Base. Caltrans had contended that the traffic from the development would generate almost 500,000 daily trips while the EIR estimated only 148,000. Unfortunately, the various developments will continue in the meanwhile with the assumption that adequate and acceptable mitigation measures can be identified and funded in a timely manner so as to mitigate traffic. But until the study is performed, the risk is growing.

It was anticipated that monies evolving from passage of Proposition 53 would allow increased maintenance on needed State infrastructure including the freeway system. This would have resulted in the releasing of funds for capital improvements many of which would have been allocated to Orange

County and maybe specifically the I-5 freeway. However, with the failure of Prop. #53, funding for needed improvements especially those needed for North Irvine development will go unfunded and unbuilt. However, the development will most likely go forward nonetheless.

7. AFFORDABLE HOUSING - The Council is expected to take up the proposal for revision to the fees and credits for affordable housing projects at its Oct 14 meeting.

8. NORTHWOOD MILITARY MEMORIAL MONUMENT- NIVA has received a response to the letter to the City from Mayor Agran dated Sept 15 thanking NIVA for the interest and support of the proposal. The item is expected to go to the Council at its Oct 14 meeting. There is an issue about adequacy of community involvement in the final design and some concerns about the current design.

9. PROPOSED REVISED POSTED SPEED LIMITS - A review was made of the changes proposed by the City's traffic engineering in the posted speed limits for the roadway segments located in North Irvine.

<u>Roadway Segment</u>	<u>Existing Speed Limit</u>	<u>Proposed Speed Limit</u>
Irvine Blvd -- Jeffrey to Sand Canyon	65 mph	60 mph
Jeffrey -- I-5 Freeway to Irvine Blvd.	60	55
Portola Pkwy -- Culver to Yale	50	55
Trabuco -- Sand Canyon to east City limits	Not posted	50

Most of the changes were made possible as a result of the annexation of the land east of Jeffrey into the City. All changes were considered to be acceptable. Final approval is to be expected by the Council at its Oct. 14 meeting. If approved, implementation will occur soon thereafter.

NEXT MEETING - The next meeting will be Wednesday, Nov 12, 2003 at 7:15 PM.

[] - Assignments or committee chairpersons.