

NIVA MEETING RECORD

Oct 13, 2004

VP Laporte presided over the meeting in the absence of the President.

COMMITTEE REPORTS

1. **PLANNING AREA 8 DEV. COMMITTEE** [Nellie Buomberger] - Received a notice of an application for a new ARCO gas station-AM/PM convenience store-car wash to be located within the Trabuco Grove Retail Center. The specific site is the SW corner of Grove and Jeffrey Road. The store would be licensed to sell beer and wine. The business plan calls for 24/7 operation for the station & store. The Planning Commission [PC] hearing is anticipated to be in Jan 2005. Comments including any objections can be submitted to the City, c/o Jorge Estrada via email on jestrada@ci.irvine.ca.us or by phone on (949) 724-6559 or fax (949) 724-6440.

2. **NORTHERN SPHERE** (PA-3, 5B, 6, 8A, & 9) (_____) - The Council approved [3/2, Agran & Krom dissenting] for the second reading the Zone Change for PA-9C for the workforce housing.

An application has been filed by TIC for 2 affordable residential developments in PA-9A, Woodbury Village. Both are for 50 apartments in 3-story structures. One in the NE quadrant of Woodbury Village behind the future shopping center at Irvine Blvd. and Sand Canyon and the second is the SE near Sand Canyon & Trabuco. The PC hearing is not expected before Jan, 2005.

OLD BUSINESS

1. **EL TORO MCAS REUSE** - Assistant Sec. of the Navy, Wayne Army, announced last Sept. 10 that the Navy is expecting to auction the land within a few months with the whole process being completed by close of escrow and change of ownership by next July. It appears the City will have a contractor on site the next day to start demolition of the runways.

LaPorte and Zelinko attended the OC Great Park Corp special Board meeting on Sept 23 at which it was reported that the Navy would hold a simultaneous auction (no longer a phased sale) starting Jan 5 with escrow expected to close by July 2005. The Board added verbiage to the Procurement Policy to prevent the appearance of any conflict of interest. Chairman Mears read information that indicated Boardmember Agran was involved with nurseries which were hoping for contracts in the Park development and implied that Agran had violated the integrity of his office by favoring and working with these specific nurseries. Boardmember Shea expressed concern about potential improprieties. She would bring the matter before the Irvine City Council at its next meeting -- specifically who is creating businesses using the name of the Great Park and who are the financial donors to the Great Park Conservancy. Staff was directed to investigate a contention that the bill the City received in behalf of the Corp for the recently performed tree inventory work had been altered. An analysis was proved the Board on an RV-storage for 4,000 spaces as an income generator.

A letter was sent Sept 15 to the O.C. Great Park Corp. Board of Directors suggesting the Board include 2 additional listed items in the activities identified for its 5 established committees. Copies of the letter were distributed at the meeting. These included addressing accessibility to the Park via other than vehicles and (2) development of a list of principles to submit to agencies with jurisdiction over development immediately adjacent to the Park so as to minimize impacts on the park.

The community must remain ever alert to on-going attempts to resurrect or salvage the supposedly dead international airport at the closed Base:

(1) In Sept., L. A. Councilmember Cindy Miscikowski proposed the formation of a regional airport authority which would have broad power to determine airport locations. Membership makeup would

include reps from L.A., Orange, Riverside, San Bernardino, and Ventura counties. Such authorities typically hold the power to override local decisions on airports and, if formed, could still determine an airport should be built at El Toro. Even still, to have El Toro an airport would require federal intervention. Nonetheless, this matter is being discussed in the L.A. Council chambers.

(2) The O.C. Register reported (Oct 13) that OCMil.com and David Rose, president of Tustin-based Affordable Housing Resources, want to buy and rehabilitate the 5,500 family and bachelor quarters on the closed Base and then rent them to military and low-income civilian families. They are preparing a formal offer to be presented to the Navy within a couple of weeks. This proposal, if accepted, would be expected to seriously undercut the proposed Great Park plans.

2. MUSICK JAIL EXPANSION - The proposed NIVA letter was faxed to Councilmember Mears on Sept 13. No response received to date.

3. NORTH IRVINE LIBRARY [Dave Melvold] - [Awaiting opportunity for review of final drawings and start of construction. Groundbreaking ceremony was last Nov. 17, '03!] Per John Adams [9/20], County Librarian, only 1 contractor bid on the construction project even though 15 firms went through the prebidding walk-thru. In his perspective, the construction market is not very hungry right now and that due to the massive construction in China and the massive school construction currently underway by the Los Angeles USD in building 70+ new schools which is swallowing large amounts of steel and concrete, the local contractors are reluctant to take on new unique projects. Whereas the County estimated the project at \$3.2 Million, the County's architect at \$3.4 to 3.6 Million, the one bid came in at \$6.3 Million! The County has decided to reduce some of the design such as a less luxurious A/C system and less costly finishes. No change in overall design or square footage of the building. Adams also mentioned that the City (Pat Fiero) has had final drawings for over 2 months now and should have contacted NIVA some time ago to offer the opportunity to review the drawings. He was surprised that the City hadn't done so. LaPorte, Eric Gless (an architect who lives in Harvard Square), and Ravenscroft indicated an interest in participating in a review of the drawings which would most likely take place at City Hall. Melvold will contact the City for necessary arrangements.

4. I-5 FREEWAY OFFRAMP LANDSCAPING - [Awaiting response to NIVA letter of May 14 to the OCTA about the 5-lane I-5 SB off-ramp @ Culver proposal.] As directed at the Sept. meeting, a reminder letter was sent Sept. 16 to OCTA regarding a response to the May 14 letter.

5. COMPLETION OF PETERS CANYON WASH AND WALNUT TRAIL "GAPS" - The proposed NIVA response to the City's June 29th letter is still being prepared.

6. UNDERGROUNDING OF BRYAN 69-kV POWER LINE [Andy Zelinko] - Zelinko reported that the overhead phone cable had been removed from the power poles and that the poles are expected to come down at the end of the month.

7. PROPOSED WIRELESS TELECOMMUNICATION FACILITY ORDINANCE [Jerry Kirchgessner] - The proposed ordinance was scheduled for Council hearing on Sept 14 but has been continued until Jan 11, 2005 "to allow staff more time to coordinate and respond to the input being received by the City in reaction to the latest draft of the ordinance". More delay. Realize that from NIVA's records, the development of this ordinance has been in the works since at least 1999. There is reason to be concerned that once and if the ordinance is approved, it will be ineffective due to the number, types, and locations of already approved existing facilities which will be a strong basis for precedence regardless of the ordinance. At the Council meeting, Ward and Shea expressed concern about the continual continuation and questioned whether there really is a sufficient controversial issue to warrant further continuation of the matter. In actuality, it is probably simply that staff is giving this ordinance low priority or one or more councilmembers wish to avoid contentious issues at this election time.

8. JEFFREY OPEN-SPACE SPINE - The City and The Irvine Company held a "Dusty Shoe Preview" celebration of the Jeffrey open Space Trail on Oct. 2. As this was a "sneak preview" of the Trail, it is anticipated that there will be another formal opening celebration in the future.
9. NORTHWOOD MILITARY MEMORIAL MONUMENT- Zelinko reported that a meeting is scheduled for Oct 29 with John McAllister, Asher Milgrom, himself and an architect to discuss possible modification to the existing park sign.
10. "SMART" PEDESTRIAN CROSSING OF YALE FOR VENTA SPUR TRAIL - A letter was sent to The Groves NIVA rep. Sept 16 as requested of the same requesting that a meeting or presentation opportunity be provided by The Groves Board to air the issue of the Jeffrey overcrossing of the Venta Spur and to seek reconsideration of The Groves previously expressed position.. Ravenscroft expressed thanks for the letter. Following the letter, he had formally requested The Groves Board to work with NIVA on this matter. The Groves Board indicated that they would get back to him but as of this meeting he had received no response. Because of the urgency with construction underway on the Jeffrey Spine, NIVA attendees recommended that a follow up be made by Ravenscroft with The Groves Board. Ravenscroft agreed to do so.
11. DISSOLVING OF CITY'S TRANSPORTATION & INFRASTRUCTURE COMMISSION - As this commission was formally dissolved by the Council last Feb 24, this ITEM IS TO BE CLOSED.
12. NORTH IRVINE SENIOR CENTER - With the addition of responses from 3 more associations, sufficient responses (17 out of 19 or 89%) have been received to satisfy the voting guidelines of NIVA. A summary will be prepared for discussion at the next meeting and a determination of the next action to be taken.
13. LIQUOR SALES APPLICATION FOR WALNUT MOBIL STATION - PC hearing was delayed until Dec 2. However, due to an error Mobil made on some of the reporting of addresses of establishments with liquor licenses in the vicinity of the project (required information in application for a liquor license) used to establish "under saturation", it has been determined by the State's ABC that the liquor selling limit for the area has already been (OR WOULD BE) exceeded. At this time it is not known where Mobil stands on its application. Mobil could theoretically ask for a variance.

NEXT MEETING - Next meeting is Wed., Nov. 10, 2004

☐ - Assignments or committee chairpersons.