

# NIVA MEETING RECORD

Dec. 8, 2004

## ANNOUNCEMENTS

Tustin's City Council approved plans for extending Tustin Ranch Road south from Walnut Ave. to the closed Tustin Marine Base. When completed, this should reduce the traffic on Jamboree to some extent.

## COMMITTEE REPORTS

1. **PLANNING AREA 8 DEV. COMMITTEE** [Nellie Buomberger] - The PC continued the hearing on Dec 2 on the service station/convenience store in Trabuco Grove Retail Center.
2. **LOWER PETERS CANYON COMMITTEE** [Dave Melvold] - The Lower Peters Canyon Community Park was expected to open last month but is held up, not by any problems with the installation itself but with some paper technicalities associated with surveying and deed details. Per Pat Fiero, it is not expected to hold the opening up very long.

## OLD BUSINESS

1. **EL TORO MCAS REUSE** - Newly elected Assemblyman Mike Gordan from El Segundo is proposing legislation that would create a Southern California regional airport authority, which would have broad powers over the location and level of service at area airports. This may be attempt to revive El Toro though very difficult.

At the request of the El Toro Reuse Planning Authority, the O.C. Board of Supervisors approved [3/2, Smith & Silva voting no] rescinding (decertifying) the environmental impact reports [563 & 573] associated with an airport at El Toro at the Nov 23 mtg. With the rescinding of the EIR, any new attempts to resurrect the airport would require a new EIR to be prepared. Melvold spoke in favor of rescinding the obsolete documents.

The private advocacy group Ocmil and Tustin developer Affordable Housing Resources has submitted its proposal for \$225 Million for 1,200 single-family houses on 400 acres of the closed base to be renovated and converted into apartments for low-income and military personnel. The site is in the north above Irvine Blvd. which is proposed in Irvine's plan to be for 1,100 high-end homes. The Navy reviewed the proposal and rejected it earlier today.

The City of Fullerton has formally requested by letter yesterday to the U.S. Transportation Secretary Mineta that the El Toro land auction be halted so that Fullerton could proceed jointly with the Feds to develop and operate a commercial airport on the site. No response as yet from the Feds. However, this proposal is similar to that previously proposed by Los Angeles which was rejected by the Feds.

On Dec 10, The Irvine Redevelopment Agency issued a proposed Orange County Great Park Redevelopment Plan for public review through Jan 11, 2005 at which time it will consider adaption of the Plan at a 4 PM public hearing to be held at the Irvine City Hall. NIVA has requested for review a copy of the Plan, staff report, and report to the Irvine City Council.

2. **MUSICK JAIL EXPANSION** - [Awaiting a response to NIVA's Sept 13, '04 letter to Mears.] There is a class-action lawsuit in progress against the County by the current and past inmates which could have fall-out or ramifications involving all County jail facilities and their adequacy. Though specifically addressing the Santa Ana facility, this could in turn resurrect the issue of the expansion of other facilities including Musick. Since Mears will be leaving the Council effective next week, it was decided to do nothing more at this time on this issue.
3. **NORTH IRVINE LIBRARY** [Dave Melvold] - Melvold, LaPorte & Ravenscroft reviewed the library drawings at the City Hall on Nov. 18. It was noted that even though the parking had been increased by 10 stalls to a total of 80, there remains the concern about adequate parking for any library activity with

increased parking need or any use of library parking by those using the historical park. The 10,500 sq ft facility has a requirement of only 38 spaces based on a calculated 195 occupants including 5 staff members. Of the 80 spaces, 5 are designated for staff, 4 for handicapped, and 1 for service van. It was noted that the fireplaces on both floors will have gas provided. There was some concern that all the windows are clear glass which would not seem to provide UL protection for the library contents. The main sign for the library will be located on and parallel to Irvine Blvd. just west of Old Myford.

9. PROPOSED NORTHWOOD U.S. POST OFFICE - [ON HOLD] approval of final drawings before any start of construction.] Numerous phone calls have been made to the San Francisco office over the last couple of weeks with messages left with the project manager, Martin Petrey. No response was received prior to the meeting.

11. HEAVY VEHICLE ROADWAY RESTRICTIONS [Jerry Kirchgessner] - [ON HOLD] since Council indefinite postponement of 3/27/01; awaiting further action on proposed ordinance by the City.] It was agreed that a letter should be sent to the City requesting this item to be resurrected since PA-9A has long since been annexed to the City and requesting signage now on Irvine Blvd. at Sand Canyon restricting westerly truck travel on Irvine Blvd. The City had indicated that even though it might agree with placement of signs restricting truck flow west of Jeffrey on Irvine Blvd., it could not do so since the placement of signs east of Jeffrey would be outside the City boundary. With annexation, that obstacle has been removed. A draft of the letter will be prepared for review and approval at the next meeting. Melvold agreed to prepare a draft letter for review at the next meeting.

12. HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING - [Awaiting receipt of response from City to NIVA's 4/16/04 letter.] Per direction agreed upon at last month's meeting, a followup reminder letter was sent to the City on Nov. 19.

13. UNDERGROUNDING OF BRYAN 69-KV POWER LINE [Andy Zelinko] - The asphalt patches in the sidewalks have been replaced with concrete. ITEM TO BE CLOSED as agreed at the last meeting. Zelinko has requested a job summary of SCE detailing the specifics of the job, e.g. number of poles removed, number of feet of cable laid, etc..

19. BUILDING FACILITIES MASTER PLAN - The community has been awaiting the City's scheduling of 3rd workshop which was postponed since April 2001 so as to incorporate Year 2000 Fed. Census data. Since it has been more than adequate time to incorporate the 2000 Census data, it was agreed at the meeting that NIVA should send a letter to the City Manager requesting that this item should be progressed. For the City to do otherwise would be disingenuous of the City having held 2 workshops already all the while indicating that a master plan is needed and will be developed.

23. FUTURE NORTHWOOD MIDDLE SCHOOL - Per Asst. Dir. of Facilities Planning & Construction, Lora Lujan, staff will be going to the Board in early 2005 (Jan. or Feb.) to seek either a blessing of their intended effort or other direction regarding the siting. Staff is in favor of the Woodbury site and is preparing the CEQA documents to support it. The State has not as yet given its final OK for the relocation from the previously approved Northwood site.

29. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - The County's Committee on Growth Management Area [GMA] transportation funding from Measure M 1/2 cent sales tax revenue for GMA7, which includes Irvine, met on Dec 1 to review approved appropriations for projects for GMA7. On the Committee are Supv. Campbell and elected officials of the cities within GMA7. The original listing is provided by a Technical Advisory Committee made up of public works staff of the cities and County. The review is done annually. To review the listing, interested parties are advised to check on web site "<http://bos.ocgov.com/third/newsletter/pdf/GM7.pdf>".

30. **AFFORDABLE HOUSING** - There has been on-going communications with Tony Raeker of the City discussing the annual update on affordable housing that is presented to the City Council. The data is misleading as presents only existing designated affordable housing, i.e., it fails to discuss the approved (future) housing or the dispersed affordable housing that is provided by government subsidies throughout the City. The information is also deceiving in that it is given in percentages of housing rather or in additionally in actual numbers. A table provided by the City was reviewed at the meeting. Glaring omissions were highlighted. For example, no affordable housing is listed for any of PA-4 (Lower Peters Canyon) even though such housing is currently under construction. So the record indicates 0% for contributing share from PA-4!

33. **ROADWAY CROSSINGS FOR VENTA SPUR TRAIL** - As agreed at the last meeting, a letter was sent (Nov. 20, 2004) to the the City's Dir. of Public Works, Marty Bryant, with copies of photographs of the worn median crossing at Yale and the median fence installed at Jeffrey Road. The letter requested the City to continue to work towards an effective and adequate solution to the current safety hazard with the mid-block crossing of the Venta Spur Trail at Yale. A response dated Dec 6, 2004 was received this day from the City which was read at the meeting. The City will (1) evaluate the viability of installing fence along the Yale median, and (2) do an opportunities and constraints analysis for the installation of in-pavement crosswalk lighting. The City would undertake these tasks within the next month or two and provide NIVA a detailed response including their findings and recommendations.

A lengthy discussion followed on the second part of this issue -- that of the intersection of the Trail with Jeffrey Road. NIVA finds itself in a quandary since it represents the interests of many associations in Northwood -- most of which would benefit from a grade-separated crossing of the Trail at Jeffrey while only The Groves has indicated an objection -- an objection based on concerns about privacy and security from visibility afforded trail users of The Groves complex. It was agreed that a letter would be sent to The Groves Board of Directors seeking an opportunity to discuss the matter including the possibility of requesting that the City revisit the issue.

35. **NORTH IRVINE SENIOR CENTER** - The draft of the proposed letter to City submitting results of survey was reviewed and approved with only minor changes. [Letter sent to City Mgr. on Dec 9, 2004] The summary of the survey results will be prepared as a separate document for distribution.

39. **LIQUOR SALES APPLICATION FOR WALNUT EXXON-MOBIL STATION** - Exxon-Mobil's request to the State ABC was denied as it was determined that the area already contained sales locations in excess of the limit. Apparently since opening the station/convenience store in 1996, Exxon-Mobil has been operating the store 24/7 in violation of its CUP without being cited by the City. Having recently been cited finally by the City, Exxon-Mobil revised its application to request revision of the CUP Condition limiting hours of operation to allow 24/7 operation. The matter went to the PC for consideration on Dec 2. City staff recommended against approval of any change primarily since the limited hours was a commitment made to the community. At the request of College Park HOA rep., a letter was faxed to the City Nov 18 supporting the rejection of Exxon-Mobil's application for change of operating hours. The PC upheld staff's recommendation [4/0, Gaido absent] by rejecting the application. The PC was upset with Exxon-Mobil because of the failure to comply with the existing CUP conditions and failing to come to the hearing to explain their actions to the PC. In fact, the PC was so upset as to request staff to commence revocation of the existing CUP which, if approved, would shut the Exxon-Mobil station down.

41. **WIRELESS TELECOMMUNICATIONS FACILITY FOR HARVARD COMMUNITY PARK** - The application by Nextel Communications was approved by the CSC at the Dec 1 hearing but must now come before the PC for a CUP. It was noted that the equipment building had been significantly reduced in size from the original application and that the architecture of the building will be compatible with other existing buildings within the park.

NEXT MEETING - Next meeting is Wed., Jan. 12, 2005

# SUMMARY OF SENIOR CENTER SURVEY

Dec. 18, 2004

The responses indicated that the location for the Center was critical and unanimously indicated a preference for a location in Northwood on Irvine Blvd. opposite the entrance to The Groves Senior Community. In so doing, the following were the most important characteristics that need City consideration in site selection. They are listed in the order of ranking as to importance with No. 1 being highest as expressed by the number of association responses selecting the item. (Where two are listed, they were tied in ranking.)

1. Centrally located geographically in area to be served.  
Centrally located within the area in which initial or largest number of seniors are anticipated.
2. Within walking distance of the largest number of residences to be served.  
On major bus lines serving community.
3. Within residential area.
4. Adjacent to major riding/hiking trail.
5. Within commercial area.

The following is a list of 11 possible features to be provided at the Center ranked with No. 1 being highest according to the perceived need by the member associations. The last or 12th item was submitted as a "write-in".

1. Library/reading room.
2. Activities/craft room
3. Patio  
Exercise room
4. Cafeteria
5. Auditorium with a stage
6. Park & Ride
7. Boardroom/conference room (small meeting room)
8. Dining room
9. Swimming pool
10. Lap pool
11. Computer room
12. Whirlpool/spa