

NIVA MEETING RECORD

May 10, 2006

COMMITTEE REPORTS

1. NORTHERN SPHERE (PA-3, 5B, 6, 8A, 9, & 9C) COMMITTEE (_____) - NIVA has received a copy of the Draft EIR for the Lambert Ranch General Plan Amendment and Zone Change. The document is out for a 45-day public review period with a deadline for comments of June 9, 2006. As previously announced, the project is for the development of 169 sf dwelling units on approximately 51 acres located north of Portola Pkwy and east of Sand Canyon. The project is relatively remote from our community but a cursory review was nonetheless still considered to be of value. A list of items of possible concern for consideration at the meeting and possible response to the City was presented and copies distributed at the meeting. The intent was to submit these as comments to the City. After a short discussion and no disention expressed, it was agreed to forward these to the City. [Letter sent May 11, 2006.]

OLD BUSINESS

1. EL TORO MCAS REUSE - A final tour of the old El Toro Marine Corps Base is being offered on Sat., May 20 from 10 AM to 2 PM. Registration for the tour was required by last May 5.

Last month, the City issued the demolition permits for the runways and taxiways with initiation expected this month after the final public base tour. An estimated 4 million tons of concrete are expected to be broken up over the next 2 years. Recycled Materials Co. of Denver Colorado has the contract. The contract is not expected to cost the City or Great Park Corp. a single dime! A symbolic demolition is scheduled for May 11 though actual demolition will not commence in earnest until probably July.

After some discussion on the recent events, it was decided that NIVA would take no action or express any position on the matter of the role and authority of the O.C. Great Park Corp. Board vs. City Council but rather wait, monitor the situation, and let it play out.

Architect Ken Smith's design team identified 13 issues to be addressed in developing the park. A copy of the listing was distributed and briefly reviewed at the meeting. Certain issues (i.e., park boundaries, access and circulation, neighborhood integration, and public outreach) were noted of more significance for NIVA to monitor or inject itself. However, at present no NIVA action was proposed.

2. NORTH IRVINE LIBRARY - The City's Ad Hoc Library Task Force [TF] met on May 2 and approved a recommendation to be made to the City Council of the consultant contract to Arroyo Associates, Inc. of Pasadena, Calif. However, the TF added the condition that a negotiating team meet with the consultant to work out several details before finalizing the contract for submission to the Council. Melvold was appointed to the negotiating group from the TF. Though the bid proposal was for \$79,000, it is expected to increase due to the negotiated items to be addressed. The TF approved a limit of \$100,000 as a ceiling before it would need to be reconsidered. It is expected to go to the Council at its May 23 meeting. If approved, the contract work is expected to take at least 2 months to complete. The negotiating group made up of City staff and Melvold met on May 9 with the Arroyo reps and negotiated some issues and clarified others. The study will result in an identification of what library services are, what level is being met or deficient in Irvine both now and in the future. A second followup study would follow which would identify any needed library location(s), site(s) or additions to existing libraries.

3. HEAVY VEHICLE ROADWAY RESTRICTIONS [Jerry Kirchgessner] - [Awaiting the initiation of the North Irvine Truck Route Study which is supposedly included in PW's July 2006 Budget] Per City Traffic Engineer Ken Louie last Feb., he had issued a work order to install signage on Jeffrey Road indicating it is not a truck route. However, a check was made by Melvold of Jeffrey Road from Walnut to Portola today and no signs were evident. Another check will be made by Ravenscroft and if he also confirms that no signs are present, an e-mail will be sent to Louie inquiring about the situation and when

the signs might be expected. [After the second check confirmed no signage in place, an e-mail sent May 19.]

4. FUTURE NORTHWOOD MIDDLE SCHOOL - Per IUSD's Lora Lujan, the District is still awaiting the draft of the site transfer agreement from TIC. TIC has been dragging their feet since there is no transfer of money (to TIC) involved in the transaction. However, the District has informed TIC that it is nonetheless still needed to be expedited.

5. BOWERMAN LANDFILL EXPANSION - The letter agreed upon at the last meeting was e-mailed to City Mgr. Sean Joyce on May 3 [copies distributed at the meeting] and an acknowledgement was received May 4 by e-mail giving thanks for the "thoughtful comments and suggestions" and stating that he is discussing each of these with staff and would get back afterwards.

6. NORTH IRVINE TRANSPORTATION MITIGATION PROGRAM - On May 2, NIVA received a Notice of Intent To Adopt A Mitigated Negative Declaration for the Jeffrey Road/Walnut Avenue Intersection Improvement Project. The draft document has been released for a 30-day public review starting May 1 and ending May 30, 2006 -- the deadline for receipt of any comments by the City. A copy of the draft is available for review at Heritage Park Library. The proposed project primarily consists of the addition of a shared thru/right-turn lane and second left-turn lane on eastbound Walnut Avenue. Walnut Avenue will be widened 8 feet to the south requiring an additional 8 feet of ROW for a distance of 185 feet west of Wisteria Lane. A total of 3750 square feet of landscaping will be lost to accommodate the roadway ROW! During construction, an additional 3,300 square feet of temporary easement will be required which essentially means at least a temporary loss of that landscaping and permanent loss of any mature trees contained in the area. A Public Information Meeting is scheduled of 6 PM on Monday, May 15 at City Hall.

7. AFFORDABLE HOUSING - On April 11, the City Council approved an Affordable Housing Strategic Plan of which a key part is the creation of the Irvine Community Land Trust which will allow for the development of permanently affordable housing in the City. The Council adopted a plan designed to ensure 10 % of the housing in the City will remain affordable in perpetuity and is seamlessly integrated within the community. In numbers, this amounts to a mandate of 9700 affordable DUs in the City by year 2025. Today the City has 4,400 units. Where these are to be placed is of concern. Most recently, affordable housing has been installed in Northwood off Trabuco and in Peters Canyon next to the new post office.

8. NORTHWOOD MILITARY MEMORIAL MONUMENT- Zelinko reported that the memorial will be recreated at the Northwood Community Park site again for Memorial Day. It is expected to erected on May 20 and stay until June 11. Though there may be a desire to retain the memorial until after July 4, the group volunteering this effort considered it too difficult to keep up this long. The group has been in discussions with the police department about use of the intersection observation cameras to monitor the memorial for vandalism as was experienced last year.

9. "SMART" PEDESTRIAN CROSSING OF YALE & GRADE-SEPARATED CROSSING FOR VENTA SPUR TRAILS - [Awaiting response from NIVA letter of Nov 10, 2005 to Gomez, Deputy Dir. of PW, on the Yale Ave. crossing] A second e-mail reminder was sent to Gomez on May 3 asking about the status of any response or whether the City has any intention of responding whatsoever. An e-mail response was received later the same day simply stating that he could not locate the Nov 10 letter and suggesting a meeting be set up by contacting his secretary. Another copy of the Nov 10 letter was, therefore, faxed to Gomez on May 4.

Since City staff was being directed by City Council to come back with the item of the study on the Jeffrey overcrossing, it was agreed that there would be benefit for NIVA to suggest to the City Mgr. that consideration be given to combining the study with that of maybe a couple of other bridges (e.g., the

Jeffrey Spine Trail bridges over Trabuco and Roosevelt, so as to make more efficient use of limited City funds) even if it might sound obvious.

10. **NORTH IRVINE SENIOR CENTER** - NIVA received an Apr 17 e-mail from Sheila Driscoll, Human Services Supt, in response to NIVA's Jan 16 letter to the secretary of the City's Senior Citizens Council requesting the agendaing of the siting of the center at an upcoming meeting of the Council. Driscoll is attempting to agendaize the item for the May 18 meeting of the Senior Citizens Council. However, she states further that she is attempting to have a Community Services representative present the City's current plan for the northern sphere. This is not the City's plan but the Community Services' plan and is exactly why this matter should and needs to be brought to the attention of the Senior Citizens Council. Recall that the City staff wants to place the center in the future Gateway Park which is to be located at the northern boundary of the City northeast of the Portola Pkwy/Jeffrey Road intersection -- distant from most senior citizens and from most bus routes. Kiser and Melvoid are scheduled to make a presentation at the May 18 meeting if the item agendaized. No confirmation has been received from the City about agendaizing the item.

11. **REFURBISHMENT OF NORTHWOOD SHOPPING CENTER** - At the April meeting it was agreed that a letter should be sent to the Center's property manager (Business Properties Development Co. located in Irvine) regarding the deterioration of the Center. A draft was prepared for review at the meeting. After review and inclusion of some suggested changes, the draft was approved. It was agreed to not to copy the City at this time but to see what kind of response is received from the owner. [Letter sent May 11, 2006]

12. **CITY BICYCLE TRANSPORTATION PLAN UPDATE** - Two articles were recently published in local newspapers ("Wheeling and Dealing on Bike Trails", Irvine World News, Apr 13 and "Irvine Plans to Expand City Bike Trails", The OC Register, Apr 25) giving the general public a peek at the expanding trail network being proposed by City staff in the Draft Bicycle Transportation Plan. One of the key statements made in the latter article was that "...bicyclists could ride from existing trails into the Great Park and bypass traffic intersections." As currently proposed, this statement will be closer to the truth with the Plan as proposed than as originally planned. However, without NIVA's strong efforts the necessary connections would not have been even identified or included in the proposed network. City staff never saw this as a goal for the City. Several grade-separated crossings have consequently been included which were not previously planned by staff. Of course, the Council must first adopt the Plan. Following that step comes the long and hard effort to secure funding for several improvements not expected to be funded out of development fees. After only a few relatively minor inquiries at its May 3 meeting, the Community Services Commission approved [3/0] the recommendation that the City Council adopt the Plan. At the May 4 meeting of the Planning Commission City staff was scheduled to consider the Plan, but due to the heavy agenda, postponed the matter until their May 18 meeting.

13. **JEFFREY/I-5 BUSINESS PARK** - Ware Malcomb submitted plans, in behalf of Bacchus Development, to the City for development on 22.8 acres between Roosevelt and the I-5 in the Business Park. The footprint is 250,000 sq ft. The development would consist of 38 office/light industrial buildings for a total of 338,024 square feet with a footprint of 250,000 square feet or FAR of 0.34. Though the buildings will be both 1 and 2 story, the maximum height of any of the buildings is 36 feet. Only 5 buildings will be 1 story and these are located at the entrances and the corner of the site at Truman and Roosevelt. The buildings encircle the site with the parking, fountain and 4 buildings within the encirclement. A total of 1,125 parking spaces are required and 1,136 are being proposed. The main entrance will be off Roosevelt at Nimitz along with a second entrance at the elbow where Truman turns into Hayes. Marika Modugno is the City's planner reviewing this proposal. June 1 is the tentatively scheduled PC hearing on the Master Plan 00402399-PMP. Scott Meyers of Ware Malcomb has been contacted and forwarded a copy of the drawings and colored architectural renderings for our review at the

meeting. After reviewing the available drawings, the general response was that there was no glaring objectionable features of the proposed project. There was some concern expressed about the density of the buildings along the perimeter and the appearance of a continuous 2-story building over the entire length of the site from Jeffrey and the I-5. [Letter sent to the Planning Commission on May 16.]

14. PUBLIC STORAGE FACILITY EXPANSION - In response to both concerns expressed by some residents in the immediate area to the expansion and the Apr 6 letter from JoAnn Hansell of ENTI in behalf of Public Storage [PS] suggesting a meeting with NIVA reps. A meeting was scheduled which would accommodate both NIVA reps and adjacent residents to be held at City Hall on the evening of May 3. A flyer was distributed to the residents supposedly within the mandatory 500 feet of the project site.

Representing PS were Dev. Mgr. Timothy Reeves, Sr. VP Jim Fitzpatrick, and John Hansell of ENTI, Inc., PS's local consultant. From the City were Marika Modugno and Tim Gehrich. Several residents attended but from their comments indicated considerable dissention in what the objections were and the goal being sought. In general, their concerns dealt with aesthetics and view impact. One resident objected to the proposed zone change as permanently establishing what he considered to be an inappropriate zoning within a residential area. LaPorte and Melvold attended the meeting only to demonstrate support for the residents but not to express any specific concerns. To win over the community and the City staff, PS agreed to (1) reduce the building from 3 stories (34 feet in height) to 2 stories (26 feet in height), (2) improving and increasing the landscaping along Jeffrey, (3) change the color scheme to earthy but darker tones and elimination of the PS orange horizontal band along the roof-line, and to eliminate the need for all-night lighting of the PS sign on Jeffrey. However, PS did not have available any architectural renderings of the project with these new proposed changes. After the meeting, the residents held a short caucus to discuss the issues. Because no agreement could be reached in the short time, it was realized and agreed that the residents needed to meet and work out the differences. Ultimately, they agreed to meet in the near future amongst themselves to attempt at establishing a common front.

Normally a comprehensive review of the zoning for the entire remaining land should be undertaken in situations such as this. PS is seeking a zoning of 3.1 (multi-purpose use) with a Conditional Use Permit for the storage warehouse. It currently is zoned agriculture. However, by some sort of error while under County jurisdiction, the PS land is zoned agriculture while the balance of the open land is zoned 4.1 (neighborhood commercial). One would expect the zoning to be just the opposite. PS contends a mistake occurred during the zoning but the records are missing! The file derived from the County when the land was annexed to the City was missing this file so no records exist to investigate! So in essence, PS is seeking zoning which more closely matches the balance of the area. The height limit for 4.1 zoning is 50 feet.

The only access to the balance of the area is off of Jeffrey. Bryan is unavailable for an entrance. Regardless of whether a 2-story storage building is permitted for PS, any building in the area between the proposed PS building and Jeffrey has a 50-foot limit? It was agreed after some discussion, that NIVA would wait until the adjacent neighbors have met and hopefully agreed upon a single position. At that time NIVA will consider whether to support the position and, if so, in what fashion.

16. NIVA MEETING RECORD DISTRIBUTION: INTERNET vs. MAIL - This item has been agendaized at the request of a member for consideration of replacement of U. S. mail for distribution of meeting records and meeting notices with internet. After a lengthy discussion, it was decided that a survey would be made of the membership to obtain feedback as to the desires of the membership and their willingness to provide e-mail addresses.

NEXT MEETING - Next meeting is scheduled for Wed., June 14, 2006.