

NIVA MEETING RECORD

August 8, 2007

ANNOUNCEMENTS

The City of Tustin has announced that it will be completing the extension of Tustin Ranch Road from its current termination at Walnut south through the closed Tustin MCAS to Barranca Pkwy. This project would include a bridge over the railroad. Construction is expected in 2009. This roadway should relieve some of the traffic on Jamboree.

COMMITTEE REPORTS

1. PA-10 JAMBOREE MEDICAL/SCIENCE CENTER COMMITTEE [LaPorte] - (Note: regarding City incentive to seek full cooperation of KIA for installation of adequate landscaping, there may exist significant pressure to do otherwise. KIA has recently donated a vehicle to the Irvine Police Dept.)

OLD BUSINESS

1. EL TORO MCAS REUSE - The City approved the \$280 Million mass transit system to serve and connect the Great Park to Irvine Spectrum and the Irvine Transportation Center. The 5-mile route will consist of a combination of light rail (street cars) and busway. Installation is expected by 2012.

The Planning Commission approved the Great Park master plan last month.

The Great Park balloon ride was initiated last July 14. The venture will cost almost \$4 Million in capital expenditures and almost a Million in annual operating costs.

Ken Smith's park design team was expected to move from the studio in the Base's Building 83 to its new home in the Spectrum the weekend of July 28-29. The City Council is discussing the extension of Ken Smith's contract for \$27.3 Million which would include design & engineering to take the project through the schematic design phase including grading drawings especially for the wildlife corridor.

2. NORTH IRVINE LIBRARY - A meeting of the City's Library Services Advisory Committee met last evening. Briefly, staff gave a summary of its revised Library Alternatives Study report which it will forward to the City Council. Staff included many, but not all, of the changes suggested by the Committee at the previous meeting. Contrary to the Committee's desire, staff only evaluated alternative sites on City property. Staff is recommending that the the study results be incorporated into the City-wide Capital Improvement Program and Public Facilities Master Plan. However, to do so would exclude any consideration of sites on currently private property.

Committee member Melvold made a motion which passed unanimously that stated "the Committee recommends to the Council that 60 to 70 thousand square feet be allocated to new local libraries with the balance of square footage be assigned to the Metropolitan library (in the Great Park) based on the Committee's adopted 0.86 sq ft/resident and projected ultimate City population in the City's General Plan."

The next meeting of the Committee is set for Sept. 4. It is anticipated that the Council will schedule a study session on the library issue sometime in Oct.

3. JEFFREY OPEN-SPACE SPINE - City Transportation Analyst Alfonso Gomez has suggested a meeting with NIVA on the Venta Spur Feasibility Report. He initially proposed tomorrow but that obviously wouldn't do. Melvold will seek a few suggested times in the future to arrive at a mutually acceptable time. Aharonian and Garcia asked to be included if possible.

4. **NORTHWOOD MILITARY MEMORIAL MONUMENT [Zelinko]** - Community Services Commission is scheduled to hear the matter on Sept 5 at City Hall. The meeting starts at 6:30 PM. Zelinko displayed the latest renderings of the proposed memorial at the meeting. He is working with Debbie Mears of the City who he said has been most cooperative and helpful. However, there has been no indication, however, of when the feedback or summary should be forthcoming from the public meeting held last May 30.

5. **NORTH IRVINE SENIOR CENTER** - Anyone want to provide details on the June 14th tour or feedback sent to the City? What were the specific questions for which the City desired feedback? The City has scheduled the next Community Information Workshop (#3) for Thurs., Aug. 30 from 9:30 AM to Noon at the Woodbury Community Center. The Workshop is expected to cover the findings of Workshops 1 & 2, site analysis of potential locations, review of the Northern Area Senior Facilities Study Project, and review of senior demographic/statistical trends. The City staff is expected to share criteria for senior facilities site location and input on desired senior building amenities.

6. **REFURBISHMENT OF NORTHWOOD SHOPPING CENTER** - A lengthy discussion occurred regarding the formal but anticipated announcement that the Von's Market was closing (effective Sept 11). There was major concern about the impact of the loss of the convenient neighborhood supermarket to the members of The Groves community as many of these residents are unable to drive (or have no vehicle) so as to access another market. To make access easier to Von's, The Groves even has a side gate from their community into the shopping center to shorten the travel distance for those walking or using electric wheelchairs. There was a general displeasure with the sense of a lack of loyalty exemplified by Von's and a questioning of the Von's implied lack of viability of the continued operation with the opening of the Pavillion's in Orchard Hills. Comparisons were made in the separation distances of stores operated by Albertson's and Ralph's to that between this Von's and the soon to open Pavillion's. There was also concern expressed as to whether this might trigger other tenants to leave the center.

There was discussion about possible future tenant's for the Von's location. Among those were the possibility of a replacement supermarket (such as Stater's or 99 Store) , conversion to further office uses, or the eventual demise of the entire center into aa future condo/apt. site. Various possible actions of NIVA and their anticipated effectiveness were discussed. It was realized that there was little that NIVA could do to change Von's decision. Ultimately, it was decided that contact would be made informally with Councilmembers to seek City assistance in securing a replacement supermarket since it was TIC's decisions on development projects in North Irvine (creation of 3 new shopping centers in the vicinity), guided and approved by the City, that resulted in a situation leading to Von's decision. Though the City claims that it is a "well planned city", little evaluation is made of future development in terms of impacts on existing development. Troyer and Melvold indicated they would make such contacts.

In addition, NIVA received a response from the City to NIVA's May 14, 2007 letter from City Planner D. Chin notifying NIVA that the City had received a pre-application from Business Properties, the owner of the Center, indicating its desire to submit an application for (a) demolishing the ex-Coco's restaurant and replacing it with a 2-story office building and (2) requesting a left-turn access from SB Yale at the Center entrance between the old Coco's and Downey Savings. The City has rejected the left-turn because of the close proximity to the Irvine Blvd. intersection. Also, with the left-turn, 3 or of the large Sycamore trees in the median would have to be removed exposing further the future 2-story building to the neighbors across Yale. The outstanding questions are: (1) Does NIVA have any objection to the 2-story 9,600 sq. ft. office building, and (2) is there grounds for concern about the gradual transition of the Center from a commercial center to a business office center and at what point does it become inviable as a commercial center such that the balance closes? There currently is no formal application to the City but NIVA should be prepared nonetheless. A summary of the discussion which followed indicated that there was no objection per say to the office building and full agreement to the City's rejection of the left-turn lane on Yale.

7. **CULVER DRIVE/WALNUT AVENUE IMPROVEMENT PROJECT** - Construction has commenced on the Jeffrey undercrossing of the railroad and is expected not to be completed until Dec, 2009. Much of the traffic may choose to use Culver to avoid construction congestion. Consequently, should the proposed Culver Drive/Walnut Avenue Improvement Project start construction prior to completion of the Jeffrey rail undercrossing, a real congestion nightmare could be in the making which may result in unusually high traffic levels on Yale.
8. **PUBLIC STORAGE FACILITY EXPANSION** - The City has changed its stance on the proposed expansion and is now recommending against a 2-story structure. A meeting was held last Monday, July 30 at the Oak Creek Golf Course for the benefit of the public to discuss the outstanding issues on the project. Unfortunately because of the distant venue selected, the attendance by neighbors was sparse.
9. **INTERSECTION SIGNAL SYNCHRONIZATION CABINETS** - The matter of the unresolved sites for the two cabinets on Culver Drive is expected to be brought to the attention of the City Council by Melvold and Zelinko at an October Council meeting.
10. **WIRELESS COMMUNICATIONS FACILITY IN LOWER PETERS CANYON COMMUNITY PARK** - The public is invited to a public meeting scheduled by the City to be held at the Heritage Park Community Center at 6:30 PM on Tues., Aug. 21 to review and comment on the proposed installation. The City Planner is Omar Masry. He will forward to NIVA copies of the revised rendering of the installation as soon as possible.
11. **IMPACTED NORTHWOOD VILLAGE MONUMENT SIGN AT TRABUCO/CULVER** - OCFC District is enlarging the Trabuco channel capacity in the area of the Culver/Trabuco intersection by building a concrete wall to heighten the channel in both the Trabuco median and at the intersection on the NE side. Enlargement to the west of Culver has already been completed. Most likely this increased capacity is necessitated by the Northern Sphere development which had not been previously anticipated. It is also most likely being funded by the Northern Sphere developer -- TIC. The concern to NIVA would be two-fold: (1) The visual impact of additional concrete vertical walls in contrast to landscaping in the median primarily, and (2) the partial screening or blocking of the Northwood Village monument sign on the NE corner of Culver and Trabuco along with the landscaping in front of it by the heightened vertical concrete wall. Attendees were requested to view the sites to see if the changes are objectionable for consideration at the Sept. meeting.

NEXT MEETING - The next meeting would be Wed., Sept. 12 at The Groves.