

NIVA MEETING RECORD

April 9, 2008

COMMITTEE REPORTS

1. **PA-40 R & D DEVELOPMENT COMMITTEE []** - Compiled a list of comments to Draft EIR on PA-40/12 to be submitted to the City prior to the deadline. The major concerns/objections with the Project were: (1) Unmitigated library services impact; (2) The Determination of the JOST boundary adjacent to the middle school prior to approved (or even proposed) JOST plan for the Trabuco to I-5 segment; (3) Failure to address community park athletic field lights on the JOST; (4) Postponement of studies for noise attenuation from the I-5 until after approval of the project; (5) Introduction of 4 and possibly 5 signaled intersections on Trabuco between Jeffrey and Sand Canyon; and (6) Continued use of fallacious assumptions and serious omissions in the traffic study modeling though identified in several previous traffic studies. *[Letter sent April 13, 2008]* The letter also forwarded 3 strongly-supported recommendations. These were that the City should negotiate a Development Agreement MOU with The Irvine Company which would require the Company to (1) Fund the JOST grade-separated crossing bridge feasibility study due to the relocation of the middle school; (2) Fund a fair share for actual library impact created by the introduction of the estimated 12,417 residents with the residential development (estimated to be in the neighborhood of \$3 Million); and (3) Reduce the proposed number of signaled intersections on Trabuco between Jeffrey and Sand Canyon.

The proposed GPA and accompanying Draft EIR goes to the Community Services Commission on April 16. Public hearings are scheduled for the Planning Commission and Council on May 15 and June 10, respectively.

The City is processing the plans for a temporary fire station to be built on the south side of Trabuco east of the SR-133 in PA-40. The application was scheduled to go to the City's Zoning Administrator on Mar. 26.

2. **NORTHERN SPHERE COMMITTEE []** - As mentioned last month, TIC is seeking approval of a Tentative Tract Map 17220 to subdivide 6.12 acres in PA-1 on the NW corner of Portola Pkwy. and Jeffrey Road into 7 lots. One lot will be for the northerly extension of Jeffrey Road, 1 lot for an IRWD water quality basin, 1 lot for a SCE substation and the remaining 4 lots for landscaping. NIVA's concerns about the Hicks Canyon Trail thru the area, need for adequate screening of the electrical apparatus in the scenic hills, and objection to any high sloping grade along Portola Parkway were expressed at the City's Mar 26 Subdivision Committee meeting. In response, NIVA was informed that the Hicks Canyon trail is being moved to circle around this site and that its installation will accompany adjacent residential development. The grading was shown to be relatively mild and NIVA was assured by TIC's rep that adequate landscape screening would be installed. To assure adequacy of screening, maximum practical use of low profile electrical structures should be used by SCE in the substation. In the end, the Committee recommended approval of the application with only minor changes -- none affecting NIVA's area of concern. The matter now goes to the Planning Commission on May 1. *[Melvold sent an e-mail to Planning Com. Probolsky on April 14 concerning the screening and trail timing.]*

OLD BUSINESS

1. **NORTH IRVINE LIBRARY** - The City's Library Services Advisory Committee is preparing a presentation to be given to the City Council on April 22. The major points of the presentation are to seek Council approval of: (1) An increase of the City standard to 0.86 square feet of library space per capita (a 72% increase over the currently approved standard) to match other cities with comparable demographics to Irvine; (2) The short- mid- and long-term goals for the Committee including siting of 3 new branch libraries in addition to a metropolitan library at the Great Park; (3) Authorization to City staff to explore land acquisition opportunities; and (4) A decrease in the City's library parking standard to be in tune with that of the OCPL and other comparable cities thereby reducing the amount of acreage needed for each library. (The Committee realized that none of the 3 libraries in Irvine come even close to 50% of the City parking standard.)

2. **HICKS CANYON COMMUNITY PARK COMMUNITY BUILDING** - This item was included in the proposed City's 2008 Strategic Business Plan [SBP] prepared by staff. The SBP was approved by the Council on April 8 without any change. \$3 Million was indicated for the construction of the 4,500 sq. ft. center in the 2012/13 Fiscal Year. *[An inquiry has been made of the City by Melvold for details by e-mail of April 16.]*

3. **ORCHARD HILLS VILLAGE [PA-1] LAND-USE PLANNING** - TIC has submitted a request for extensions from 3 to 6 years on the building permits on 8 previously approved maps (November 2005) involving 210 acres (i.e., 8 indi-

vidual residential tracts) in PA-1(Orchard Hills) -- all west of Culver Drive and north of Portola Pkwy. These tracts involve 681 DUs.

4. **NEED FOR REVISION OF CITY'S MASTER STREETSCAPE PLAN** - A long-overdue revision of the Plan is finally being prepared and scheduled to go to the PC on June 19.
5. **NORTHWOOD MILITARY MEMORIAL MONUMENT [Zelinko]** - Zelinko reported that to progress the project, he has ordered the granite panels without any names ascribed and has forwarded a copy to Debbie Mears of the City requesting reimbursement of 1/3 of the cost. However, Mears has stated that because the Community Services Commission never approved the names on the panel, she can not process the request.
6. **"SMART" PEDESTRIAN CROSSING OF YALE & GRADE-SEPARATED CROSSING FOR VENTA SPUR TRAILS** - Without any prior public notice, City staff "updated" the Community Services Commission at the April 2, 2008 meeting on the Venta Spur Trail Connection to the JOST. It was erroneously stated that "the City Council voted to remove the Venta Spur Trail/Jeffrey Road Pedestrian Bridge Project from the (City's) Bicycle Transportation Plan", when, in fact, the Council had done no such thing. To the contrary, the Council left the bridge in the Plan but chose to drop any further effort on such and to direct staff to proceed with the alternative routing.

Along the lines of the alternative routing, Steve Haubert of Com. Services Dept., stated that the City (1) is requiring Public Storage [PS] to provide the 11-foot wide trail fronting their establishment as part of PS's application for expansion, and (2) has applied for a grant for the balance of the trail along the west side of Jeffrey. In contrast to information provided the Council last January by Public Works, Haubert stated that it has subsequently been determined that sufficient ROW exists fronting the LDS property to accommodate the 112-foot trail with no need for procurement of additional.

Now that the City is proceeding with a trail routing that necessitates an on-street/at-grade crossing of the 8 lane (i.e., 6 thru plus 2 turning lanes) Jeffrey Road by pedestrians desiring to reach the JOST from Northwood, this "opens a can of worms" regarding safety. The City staff had previously proclaimed that a pedestrian bridge over Jeffrey for the Venta Spur Trail would encompass "safety risks" while totally ignoring risks associated with crossing a busy truck-traveled 8-lane arterial! The discussion surrounded the need for the City to install a signal initiating button in the median of the Jeffrey Road and adequate landing space for pedestrians and bicycles to accommodate future pedestrian, including children, who cross at Bryan get to the JOST and/Great Park due to installation of the "alternative" trail routing. Upon concluding the discussion, it was agreed that a letter be sent to the City putting them on notice regarding the serious safety situation with the crossing and requesting that the City make modifications at the intersection to alleviate the risk. [Letter faxed to PW Dir. Gomez on April 16.]

7. **NORTH IRVINE SENIOR CENTER** - At the March 20, 2008 meeting of the Senior Advisory Council [SAC], City staff presented their recommendation for Senior Facilities in Northern Irvine and Completion of the Northern Sphere Park Amenity Program. Though NIVA has been active and interested in this issue and had even attended and given public discussion at previous SAC meetings on this subject, NIVA received no notification of the agenda item for the SAC meeting. Review of the City web site discloses that no agenda for the SAC is listed for the Mar. 20, 2008 meeting at which this item was apparently considered and in fact, as of April 8, the web site still indicated a cancellation of the Feb. meeting and announcement of the upcoming March 20th meeting! But no agenda of the March 20 meeting and no minutes of any past meetings since May 19, 2005! The situation gives a very strong indication of attempts by City staff to keep the public including NIVA in the dark! In the end, the SAC supposedly unanimously approved the recommendation to the Council for approval of the Program as presented by staff. (Recall also, that the strongest and only knowledgeable supporter on the SAC for NIVA's position on the senior center was Al Brandt who only passed last Feb. 20th. It didn't take City staff long to make its move once Brandt was out of the picture!)

On April 2, the Community Services Commission [CSC] heard the same presentation. Only 3 of the 4 current commissioners were present (Khosravani absent). After presentation by staff, Melvoid gave a presentation in behalf of NIVA basically objecting to (1) the short notice, (2) the continued neglect of long-established North Irvine residential in favor of a program that seems to be more ideally suited to serve the newer Northern Sphere residential communities, (3) the lack of a more centrally locate site for the earliest facility to more optimally service existing residents, (4) heavy reliance on vehicle transportation for access by many in North Irvine, (5) continued utilization of multi-use/multi-generational centers, and (6) an obvious bias against the LDS site primarily because it is not the easiest "solution". Instead, City staff is recommending a plan to build at least one of the facilities by trading JOST land for improvements -- that is, trading JOST land valued at \$3 Million/acre for improvements valued at \$1 Million/acre -- not exactly a good trade. But its easier for staff than trying to come up with cash

by some other means to build the facility. In the end, the CSC voted 3/0 to approve the recommendation of the program as presented by staff to the Council.

Copies of the Recommended Concept Plan for Senior Facilities in Northern Area of Irvine as approved by the CSC were distributed at the meeting. Note that at least the City has revised its previous thinking and is now looking at a combination of multi-use (Gateway & Portola Springs) and senior/adult focus (Trabuco) activity centers. The Portola Springs is actually slated to be more of a cultural center than either a senior or multi-use community/senior center. The earliest expected in-service dates for each would be Trabuco (2 to 3 years), Gateway (5 to 6 years), and Portola Springs (5 to 10 years). The Trabuco site will be as much as 5 miles distant to some existing North Irvine residents! Not a practical solution and definitely not giving adequate weighting and value to "location, location, and location" as a primary consideration in siting. Because of the gated residential communities around the Trabuco site, even the closest residential is a long walk of no less than 1/2 mile, i.e. the site is not even "walking friendly" from either Northwood II or Woodbury. Staff responded that seniors could use the City's TRIPS bus to get to and from the center -- an infrequent and not really practical access means to get back and forth to the center. The matter is now scheduled to go to the City Council on April 22.

8. **REFURBISHMENT OF NORTHWOOD SHOPPING CENTER** - NIVA received a March 18 letter from Tim Gerhrich, Mgr. of Planning and Development Services for the City which gives an update on the status of the modifications for the Center and identifies the exact location of the bike path approved with the original Site Design. Copies of the letter were distributed at the meeting. Staff is in the process of determining whether the proposed project would be considered a major or minor modification. This distinction is significant because the former goes to the Zoning Administrator with a public hearing for approval while the later is simply approved by the Dir. of Com. Development without public involvement. Gerhrich also discusses Code Enforcement activity with the owner and refers those with questions concerning code enforcement to Jan Helf, Code Enforcement Supervisor, at (949) 724-6430.

9. **PUBLIC STORAGE FACILITY EXPANSION** - On April 7, NIVA received a copy of the Notice of Intent to Adopt a Mitigated Negative Declaration For The Public Storage Project from P&D Consultants in behalf of the City. Accompanying the Notice was a copy of the Draft Mitigated Negative Declaration for the Public Storage Project. The Notice of Intent was previously released for a 30-day public review (Feb 13 to March 14, 2007). Subsequently, the project was modified and consequently a Modified Negative Declaration and new Notice has been prepared and is now circulated with a review period ending on May 6, 2008. The application consists of 3 parts: (1) General Plan Amendment, (2) Zone Change, and (3) Conditional Use Permit. Details were provided at the meeting. The most significant change has been that the applicant has abandoned the effort to seek approval of a second story and has instead applied for a basement. A list of comment/concerns was reviewed and discussed and a decision was made to forward the listing to the City. The matter is scheduled to go to the PC on May 15. [Letter sent April 12.]

10. **WIRELESS COMMUNICATIONS FACILITY IN LOWER PETERS CANYON COMMUNITY PARK** - NIVA received a notice from the City that the application from T-Mobile Wireless for a CUP to install a Class 6 wireless communication facility at the Park has been continued for 60 days as a result of the OC Superior Court invalidation of the City's Wireless Ordinance thanks to the University-area residents who filed suit against the City to stop such facilities in the South. Though the Ordinance did not provide a perfect solution, it did provide the community a significant amount of protection on siting such facilities. The delay was imposed to provide City staff time to evaluate the implications of the Court's action on pending wireless applications. The situation with the actual invalidated ordinance is not expected to come before the City Council until June.

11. **BRYAN AVENUE TREE REPLACEMENT IN SETBACK [Zelinko]** - Zelinko reported that he had sent an e-mail to Steve Buorke of the City but he had already retired. Consequently, the e-mail was forwarded to Dennis Schittor.

12. **NORTHPARK PLAZA CHEVRON STATION SIGN MODIFICATION** - NIVA received a notice of an application by Baab & Associates on behalf of the Irvine Company Retail Properties for administrative relief for modification of various signs for the station and food mart located at Irvine Blvd. and Culver Drive. Details were provided at the meeting. The primary change was an increase of height of 1 foot and inclusion of gas prices. After discussion, it was agreed that there was no concern with the request and that City should be so informed. However, the never installed 2nd sign on Culver should be deleted from the Sign Program. [E-mail letter sent April 13.]

13. **MEMBERSHIP E-MAIL ADDRESS BOOK** - A motion was passed to compile an e-mail address listing of NIVA membership, i.e., both reps and HOA member boards/project mgrs. who so wish to be listed, so that communications can be expedited if need be. Only those who concur will have their e-mail addresses listed. RaeAnn Levey, from Northwood Horizon HOA, agreed to compile and be the custodian of the listing. She can be reached on <rlevey@sbcglobal.net> for those who are interested.

NEXT MEETING - The next meeting would be Wed., May 14 at The Groves.