

# Memo

**To:** Carl Petersen, City Clerk

**From:** Pete Carmichael, Director of Community Development 

**Date:**<sup>[OBJ]</sup> June 3, 2022

**Re:** General Plan and Zoning Ordinance Technical Update 01-2020

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Pursuant to Section 2-11-3.C and Section 2-1-3 of the Zoning Ordinance, the Director of Community Development shall have the authority to define and perform minor technical updates to the General Plan and Zoning Ordinance, such as scrivener's errors and clarifications, including exhibits that do not change the intent of the regulation to the Zoning Ordinance.

Therefore, I am approving the following actions:

**A. Zoning Ordinance Administrative Amendments (Attachments 2 - 50)**

1. Chapter 1-2 Definitions

A. Action: Revise the definition of "Hotel, Motel"

**Hotel, motel:** A facility offering transient lodging accommodations to the general public, either on a daily basis or for extended periods of time for a maximum of 30 consecutive calendar days or less. Services such as restaurants, meeting rooms and recreation facilities may be provided as accessory uses if their aggregate total area does not exceed 10 percent of the site's gross square footage.

Justification: The revision provides consistency with the Municipal Code's definition of "transient" by clarifying the maximum amount of days a person or persons can stay at a "hotel, motel."

B. Action: Delete reference to Exhibit 7-4-9 of the "Sign Area" definition.

Justification: The exhibit does not exist.

See Attachment 2

2. Chapter 2-22, Park Procedure. Section 2-22-5.C.2, Park Design Application Requirement and Approval Authority.

Action: Insert the following language to the beginning of the section:

The Community Services Commission shall have the final review and approval authority for Park Designs for public or private parks equal to or greater than one acre in size, except as stated herein and under Items 3 and 4 below.

Justification: The language was approved through Zone Change 00729211-PZC, but inadvertently left out.

See Attachment 3

3. Chapter 3-3 Land Use Matrix

Action: Update the land uses categories in the Land Use Matrix including, but not limited, to the following:

- Incorporating all the land use categories in the 9.1 Veterans Memorial Park and Cemetery Zoning District.
- Removing the 3.2 Transit Oriented Development Zoning District in accordance with City Council Resolution 13-07.
- Removing specific retail land uses, such as beauty shop, barber, florist, dry cleaner, etc. as they are covered under “Retail and/or service business, general” in the Zoning Ordinance

See Attachment 4 for all proposed changes.

Justification: The revisions provide more accuracy and clarity to the Land Use Matrix by removing obsolete land uses, correcting inconsistencies in permitted, conditionally permitted, and prohibited land uses in each zoning district category.

4. Chapter 3-20 Outdoor Storage and Equipment Areas

- A. Section 3-20-1.B -- Outdoor Storage and Equipment Areas

Action: Remove the first sentence in the section, which states:

“Screening shall be provided so that materials stored in the area and/or equipment at grade or on the roof are screened from view from all adjacent streets and properties at the same grade.”

Justification: The deletion corrects a scrivener's error as it is a duplicate of the sentence below.

See Attachment 5

5. Chapter 3-37, Section 3-37-14 – 2.3 Medium Density Residential

B. Section 3-37-14.A – Intent

Action: In the 2.3 F zoning district, include “Turtle Ridge (Planning Area 27)” as shown below:

(2.3F) Lower Peters Canyon <sup>1</sup> (Planning Area 4) and Turtle Ridge (Planning Area 27)

Justification: Chapter 9-27 identifies the 2.3F zoning district in Planning Area 27.

See Attachment 6

6. Chapter 3-37, Section 3-37-17.A -- 3.1G (Northwood)

Action: Add the 3.1G zoning district to Section 3-37-17.A of the Zoning Ordinance.

Justification: The revision would be consistent with CC Ordinance 08-06, which approved a zone change for the property located 13241 Jeffrey Road in Planning Area 8. The area was re-zoned from 1.1. Exclusive Agriculture to 3.1G Multi-Use (Northwood). Therefore, Section 3-37-17.A - 3.1 Multi-Use of the Zoning Ordinance should reflect this change.

(3.1)	Woodbridge (Planning Area 15)
(3.1A)	University Town Center (Planning Area 24)
(3.1B)	Westpark (Planning Area 14)
(3.1C)	Lower Peters Canyon <sup>1</sup> (Planning Area 4)
(3.1D)	Oak Creek (Planning Area 12)
(3.1E)	Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, 9C1)
(3.1F)	El Camino Real (Planning Area 11)

(3.1H)	Planning Area 40
<u>(3.1G)</u>	<u>Northwood (Planning Area 8)</u>

See Attachment 7

7. Chapter 3-37, Section 3-37-18 – 3.2 Transit Oriented Development

Action: Remove the entire 3.2 zoning district from the Zoning Ordinance.

Justification: City Council Ordinance 13-07 deleted this zoning district. The 3.2 zoning district was replaced with the 8.1 Trails and Transit Oriented Development.

See Attachment 50

8. Chapter 3-37, Section 3-37-28– 5.0 IBC Mixed Use

A. Section 3-27-28.1.B Permitted Uses

Action: Add a footnote #12 by “Alternative Health Care Provider” land use

Justification: Approved by CC Ordinance 11-08

B. Footnotes

Action: Insert Footnote 12 in the footnote section with the following language:

12 An alternative health care provider land use locating within an existing suite(s) or building with a valid conditional use permit (CUP) for medical office which can meet all conditions of approval under the original CUP will be a permitted use and not require a CUP

Justification: Approved by CC Ordinance 11-08

See Attachment 8

9. Chapter 3-37, Section 3-37-29 – 5.1 IBC Multi-Use

A. Section 3-37-29.B – Permitted Uses

1. Action: Revise the Domestic Animal Care Facility GLU Category from “31-Commercial” to “35 – Undefined Uses.”

Justification: The revision is consistent with Zoning Ordinance Chapter 9-36, Section 9-36-3.3b, and how staff reviews Animal Care Facilities in the Planning Area.

2. Action: Remove reference to “Office, design professional.”

Justification: “Office, design professional” is a subcategory of “Office, Admin” and is not its own separate land use in Planning Area 36 like it is in Planning Areas 12, 13, 34, and 35.

3. Action: Add a footnote #14 by “Alternative Health Care Provider.”

Justification: Approved by CC Ordinance 11-08

#### B. Footnotes

Action: Add “footnote 14” under Footnotes, stating the following:

An alternative health care provider land use locating within an existing suite(s) or building with a valid conditional use permit (CUP) for medical office which can meet all conditions of approval under the original CUP will be a permitted use and not require a CUP

Justification: Approved by CC Ordinance 11-08

See Attachment 9 for all changes.

#### 10. Chapter 3-37, Section 3-37-33. – 5.4 General Industrial

##### A. Section 3-37-33.A – Intent

Action: Remove reference to PA 30 under 5.4B.

(5.4)	Irvine Spectrum 2 (Planning Area 35)
	Irvine Spectrum 8 (Planning Area 40)
	Oak Creek (Planning Area 12)
(5.4A)	Irvine Spectrum 5 (Planning Area 34)
(5.4B)	Oak Creek (Planning Area 12)
	Irvine Spectrum 3 (Planning Area 32)
	<del>Orange County Great Park (Planning Area 30)</del>

Justification: The revision is consistent with City Council Ordinance 13-07, which rezoned all of Planning Area 30 to 8.1 Trails and Transit Oriented

Development, removed the Planning Area, and incorporated it into Planning Area 51.

B. Section 3-37-33.B – Permitted Uses

1. Action: Remove footnote #2 from “Office, design professional” and add it to “Office, administrative, business, professional.”

Footnote #2 reads: Incidental offices in conjunction with permitted or conditionally permitted uses may occupy up to 50 percent of a parcel or site; except, in 5.4B where 100 percent office is allowed.

Justification: The revision corrects a scrivener’s error as footnote #2 only applies to “Office, administrative, business, professional” uses.

2. Action: Add a footnote next to “Warehouse and Sales Outlet” identifying the use as a “conditional use” in the 5.4A – Irvine Spectrum 5 (Planning Area 34).

Warehouse and sales outlet. <sup>7</sup> (Conditionally Permitted in the 5.4A – Irvine Spectrum 5 (Planning Area 34)).

Justification: The uses identified in Planning Area 34 were vested at the time of the original approval and override Section 3-37-33. Therefore, the revision would be consistent with Chapter 9-34 – Section 9-34-4. – Land Use Regulations.

C. Section 3-37-33.C – Conditional Uses

1. Action: Add “Warehouse and Sales Outlet (only in 5.4A – Irvine Spectrum 5 (Planning Area 34))” to the list of conditional uses.

Justification: The uses identified in Planning Area 34 are vested and override Section 3-37-33. Therefore, the revision would be consistent with Chapter 9-34 – Section 9-34-4. – Land Use Regulations. See Attachment 11.

2. Action: Delete reference to Planning Area 30 in Footnote #8.

Justification: Planning Area 30 no longer exists.

See Attachment 10

11. Chapter 7-3-1.

A. Sign Type #4

Action: Under Sign Copy, add the text “symbol.” The text should read:

Sign Copy: Only name, symbol, address of development, or homeowners association.

Justification: The revision corrects a scrivener’s error in the Sign Type #6 criteria. See Attachment 11

B. Sign Type #6

Action: Replace the word “sign” with “side” under “Criteria for Maximum Number, Sign Size, and Sign Copy.” as follows:

Apartment projects: Same as Sign Type #3 except that one sign is allowed on each sign side on a project entry that has walls.

Justification: The revision corrects a scrivener’s error in the Sign Type #6 criteria.

See Attachment 12.

C. Sign Type #29:

Action: Revise the words under “Sign Design” to the following:

“~~Pole Pole~~ signs (i.e. panels mounted on exposed posts) are not allowed. The size, letter-style, materials, and color of all site maps on the same site must ~~man~~ match.”

Justification: The revision corrects a scrivener’s error in this section.

See Attachment 13.

D. Sign Type #103

Action: Under Sign Copy, replace the text “reg” with ®

Justification: The revision corrects a scrivener’s error in the Sign Type #103 criteria.

See Attachment 14

12. Chapter 9-1 – Planning Area 1, Section 9-1-3 – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

A. Action: Include additive square footage in the zoning districts below:

1. Add 125,000 additive square feet in the 2.2D Low Density Residential zone.
2. Add 203,840 additive square feet in the 6.1 Institutional (Educational Facilities) zone.
3. Add 9,096 additive square feet in the 6.1 Institutional (Public Facilities) zone

Justification: The addition would correct an omission in the Statistical Analysis Table. In the 2.2. zone, the square footage is comprised of Orchard Hills Elementary School (125,000 s.f.) and a future childcare facility (10,000). In the 6.1. zone, the square footage is comprised of Northwood High School (203,840 s.f.), and the OCFA Fire Station # 55 (9,096 s.f.).

B. Action: Revise the total additive square footage to 337,936.

Justification: The total square footage is the sum of all additive square footage in the Planning Area.

See Attachment 15.



13. Chapter 9-4 – Planning Area 4, Section 9-4-3 – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

A. Action: Include additive square footage in the zoning districts below:

1. Add 11,680 additive square feet in the 2.3F Medium Density Residential column.
2. Add 244,314 additive square feet in the 2.4/2.4F Medium High Density Residential column.

Justification: The addition would correct an omission in the Statistical Analysis Table. The square footage is comprised of Edu-Kid Day Care (11,680 s.f.) located at 12860 Central Park Ave. and the OCFA headquarters (244,314 s.f.) located at 1 Fire Authority Road.

B. Action: Revise the total additive square footage in the Planning Area to 255,994 square feet.

Justification: The total square footage is the sum of all additive square footage in the Planning Area.

C. Action: Include a new Institutional category with 490,050 square feet in the 2.3F zone (Educational Facilities) and 4,380 square feet in the Public Facility category.

Justification: The Institutional square footage is consistent with General Plan Table A-1.

D. Action: Increase the square footage in the Planning Area's Total Maximum Regulatory Square Feet from 2,498,000 square feet to 2,992,430 square feet.

Justification: The increase is a result of the square footage adjustment in the Institutional category.

			Building Intensity Standard			
General Plan Category	Zoning Number	Zoning District	Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>3</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>3</sup>
<b><i>Institutional</i></b>						
Educational Facilities	2.3F				<u>490,050</u>	
Public Facility:	N/A				<u>4,380</u>	
PLANNING AREA TOTAL					<del>2,498,000</del> <u>2,992,430</u>	

See Attachment 16 for all changes.

#### 14. Chapter 9-5 – Planning Area 5, Section 9-5-3 – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

A. Action: Include additive square footage in the following zoning districts:

1. Add 110,364 of additive square feet in the 2.3 Medium Density zone
2. Add 62,655 square feet of additive square feet in the 2.4 Medium High Density zone (Institutional).

Justification: The addition would correct an omission in the Statistical Analysis Table. The square footage in the 2.3 Medium Density category is comprised of three projects: Northwood Montessori, approved through ZA Resolution 96-317, Chinese Baptist Church of Central Orange County approved through PC Resolution 98-2059, and Eastwood Elementary School.

The square footage in the 2.4 Medium High Density reflects Canyon View Elementary School.

- B. Action: Adjust the Statistical Analysis Table by including a new Institutional category with the 62,655 square feet of additive square feet.

			Building Intensity Standard			
General Plan Category	Zoning Number	Zoning District	Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>3</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>3</sup>
<u>Institutional</u>						
<u>Educational Facilities</u>	<u>2.4</u>	<u>Medium-High Density</u>				<u>62,655</u>
PLANNING AREA TOTAL						<u>173,019</u>

Justification: The revision would be consistent with General Plan Table A-1.

- C. Action: Change the total additive square footage in the Planning Area from 0 square feet to 173,019 square feet.

Justification: The proposed total square footage represents the total additive square footage in the Planning Area as mentioned above in Section A and B.

See Attachment 17 for all changes.

## 15. Chapter 9-6 – Planning Area 6, Section 9-6-3 – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Include additive square footage in the following zoning districts:

1. Add 104,473 in the 2.3K Medium Density Residential zone.
2. Add 61,029 additive square feet in the 4.2 Community Commercial zone.

Justification: The addition would correct an omission in the Statistical Analysis Table.

The square footage in the 2.3K zone is comprised of a Montessori Child Care Center (15,124 s.f. (ZA Resolution 19-1474)), Portola Springs Community Park (14,390 s.f.), Loma Ridge Elementary School, 65,919 s.f.), and OCFA Station #27 (9,040 s.f.).

The square footage in the 4.2 zone is comprised of Portola Springs Elementary School (61,029 s.f.).

- B. Action: Revise the Planning Area Total in the Additive Square Feet column to 165,502 square feet.

Justification: The total square footage is the sum of all additive square footage in the Planning Area.

See Attachment 18 for all changes.

#### 16. Chapter 9-8 – Planning Area 8, Section 9-8-3 – Statistical Analysis

- A. Action: Include additive square footage in the following zoning districts:

1. Add 7,552 additive square feet in the 1.5 Recreation zone.
2. Add 82,210 additive square feet in the 2.4/2.4C Medium-High Density zone.
3. Add 79,247 additive square feet in the 2.2 Low Density Residential (Institutional).

Justification: The addition would correct an omission in the Statistical Analysis Table.

In the 1.5 zone, the square footage is comprised of the Northwood Community Center (7,552 s.f.). In the 2.2 zone (Institutional), the square footage consists of Brywood Elementary School (42,190 s.f.) and Northwood Elementary School (37,057 s.f.). In the 2.4/2.4C zone, the square footage is comprised of True Jesus Church (24,560 sq. ft.) and Our Lady of Peace Korean Catholic Center (57,650 s.f.)

- B. Action: Incorporate an additional “Educational Facilities” row under the Institutional category to show zone:

<i><b>Institutional:</b></i>	<b>Additive Sq. Ft.</b>					
Educational Facilities	6.1	Institutional	0	0	188,174	0
<u>Educational Facilities</u>	<u>2.2</u>	<u>Low Density</u>				<u>79,247</u>

Justification: The additive square footage represents Brywood Elementary School (42,190 s.f.) and Northwood Elementary School (37,057 s.f.) Both are “Educational Facilities” and located within the 2.2. zone.

- C. Action: Revise the Planning Area Total additive square feet to show 169,009 square feet.

Justification: The proposed total square footage represents the total additive square footage in the Planning Area as discussed in Section A and B .

See Attachment 19 for all changes.

## 17. Chapter 9-9, Section 9-9-3 – Statistical Analysis

- A. Action: Include additive square footage in the following zoning districts:

1. Add 126,960 additive square feet in the 2.3J Medium Density Residential zone.
2. Add 214,050 additive square feet in the 2.4G Medium High Density Residential zone.
3. Add 17,951 additive square feet in the 4.4 Commercial Recreation zone.

Justification: In the 2.3J zone, the square footage is comprised of Woodbury Elementary (66,901 s.f.) and Stonegate Elementary (60,059 s.f.).

In the 2.4G zone, the square footage is comprised of Crean Lutheran High School, which was approved as additive through PC Resolution 10-2978; 490549-PCPM)

In the 4.4 zone, the square footage is combination of Trabuco Center (7,671 s.f.; CSC Reso 14-08) and Spectrum Montessori Childcare (10,280 s.f.; PC Resolution 15-3379)

- B. Action: Revise the Planning Area Total in the Additive Square Feet column to 358,961 square feet.

Justification: The proposed square footage total represents the total additive square footage in the Planning Area as mentioned in Section A.

See Attachment 20 for all changes.

#### 18. Chapter 9-10 – Planning Area 10, Section 9-10-3 – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Switch the maximum regulatory square footage in the 4.2A and 4.2E zoning district. Currently, the Zoning Ordinance shows the 4.2A Community Commercial zone with 296,530 square feet and the 4.2E Community Commercial Zone with 517,078 square feet.

The revision should reflect the following:

1. 4.2A Community Commercial zone: 517,078 square feet.
2. 4.2E Community Commercial Zone: 296,530 square feet.

Justification: The commercial square footage revision is consistent with City Council Ordinance 12-09.

- B. Action: Include additive square footage to the following zoning districts:

1. Add 5,897 additive square feet in the 1.5 Recreation zone.
2. Add 5,791 additive square feet in the 6.1 Institutional (Educational Facilities) zone.

Justification: The additive square footage in the 1.5 zone consists of Harvard Park Community Center (5,897 s.f.), and the additive square footage in the 6.1 zone consists of a portion of College Park Elementary School (5,791 s.f.).

These are approved projects that should be identified in the Statistical Analysis Table.

- C. Action: Revise the Planning Area's Total Additive Square Feet to 11,688 square feet.

Justification: The total square footage represents the total additive square footage in the Planning Area as mentioned in Section B.

See Attachment 21 for all changes.

19. Chapter 9-11. – Planning Area 11, Section 9-11-3. – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Revise the maximum regulatory square footage from 1,097,572 square feet to 1,097,641 square feet.

Justification: The revision would correct a scrivener's error. The sum of the non-residential square footage equals 1,097,641 square feet.

- B. Action: Include 91,746 additive square feet in the 1.5 recreation zone.

Justification: The additive square footage in the 1.5 zone is comprised of Heritage Park Library (21,000 s.f.), Heritage Park Complex (58,469 s.f.), Heritage Aquatic Center (8,404 s.f.), and Deerfield Community Park (3,873 s.f.). These are existing facilities that should be identified in the Statistical Analysis Table.

- C. Action: Include 19,044 additive square feet in the 2.4 Medium High Density zone.

Justification: The additive square footage consists of The Church in Irvine approved through PC Resolution 82-405. This is an approved project that should be identified in the Statistical Analysis Table.

- D. Action: Include 114,256 additive square feet in the 6.1 Institutional (Educational Facilities) zone.

Justification: The additive square footage in the 6.1 zone is comprised of the following educational facilities: Deerfield Elementary, El Camino Real Elementary, Greentree Elementary, Venado Middle school, IUSD Early Childhood Learning Center, KinderCare Learning Center, and Irvine High School. These are existing facilities that should be identified in the Statistical Analysis Table

- E. Action: Include 10,919 additive square feet in the 6.1A (Public Facilities) zone.

Justification: The additive square footage in the 6.1A zone is comprised of Gerber Children's Center (5,734 s.f.) and a portion of Good Shepard Lutheran (5,185 s.f.). These are existing facilities that should be identified in the Statistical Analysis Table.

- F. Action: Revise the Planning Area's Total Additive Square Feet to 235,965 square feet.

Justification: The total square footage represents the total additive square footage in the Planning Area as mentioned in Section B-E.

See Attachment 22 for all changes.+

## 20. Chapter 9-12, Planning Area 12, Section 9-12-3. – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Include additive square footage to the following zoning districts:

1. Add 20,249 square feet in the 1.5 Recreation zone
2. Add 57,720 square feet in the 2.2 Low Density Residential zone.
3. Add 12,660 square feet in the 2.4 Medium High Density zone
4. Add 60,258 square feet in the 6.1 Institutional (High Density Residential category).
5. Add 21,594 square feet to the 6.1 Institutional (Public Facilities) zone.

Justification: The additive square footage consists of approved and existing facilities that should be reflected in the Statistical Analysis Table.

In the 1.5 zone, the square footage consists of the Oak Creek Golf Course Clubhouse and accessory buildings. In the 2.2 zone, the square footage consists of the Oak Creek Elementary School (57,720 s.f.). In the 2.4 zone the square footage consists of Tutor Time (12,660 s.f.). In the 6.1 zone, the square footage consists of the Pacific Church of Irvine Irvine (54,676 s.f.), First Church of Christian Science (1,970), Voyagers Church (3,612 s.f.) and a portion of the OSF (21,594 s.f.) and a portion of the Operations Support Facility (OSF) (21,594 s.f.)

- B. Action: Revise the total additive square footage to 172,481 square feet.



Justification: The number reflects the total amount of additive square footage in the Planning Area resulting from the above changes.

A. Action: Revise the information in the Multi-Use Category as shown below:

<b>Multi-Use:</b>						
Multi-Use	3.1	Multi-Use	*588	0	470,000	0
<del>3.1D</del>	<del>Multi-Use</del>	<del>*106</del>	<del>0</del>	0	0	
<u>Multi-Use</u>	<u>3.1D</u>	<u>Multi-Use</u>	<u>106</u>			
					1	

Justification: The change would correct a scrivener's error in this section.

See Attachment 23 for all changes.

## 21. Chapter 9-13, Planning Area 13, Section 9-13-3. – Statistical Analysis

Action: Revise the asterisk note in the Statistical Analysis Table. The note should read:

\*~~1,355,359~~ **1,847,711** square feet for the Irvine Medical Center and Kaiser Hospital is additive and is not included in the planning area total square footage.

Justification: The square footage is comprised of the existing Kaiser Hospital and Hoag Hospital, plus the 432,152 square foot Hoag expansion (00816357-PCPM PC Resolution 20-3802), which totals 1,847,711 square feet.

See Attachment 24.

## 22. Chapter 9-14 – Planning Area 14, Section 9-14-3. – Statistical Analysis

Make the following changes in the Statistical Analysis Table:

A. Action: Include additive square footage to the following zoning districts

1. Add 9,022 additive square feet in the 1.5 Recreation.
2. Add 825 additive square feet in the 6.1 Institutional zone

3. Add 1,345 additive square feet in the 2.3C Institutional zone

Justification: The additive square footage in the 1.5 Recreation is for The Rinks, approved through ZA Resolution 96-319. The additive square footage in the 6.1 zone is for a portion of Westpark Elementary School. The additive square footage in the 2.3C zone is for a portion of Tutor Time.

These are existing land uses in the Planning Area and should be reflected in the table.

- B. Action: Revise the total additive square footage to 11,192.

Justification: The total square footage is the sum of all the additive square footage in the Planning Area that reflects the above changes.

- C. Action: Move the following square footage from the “Additive Square Feet” column to the “Maximum Regulatory Square Feet” column in the following zoning districts:

1. 179,906 square feet in the 4.1E Neighborhood Commercial zone.
2. 618,801 square feet in the 4.2B, 4.2C, and 4.2H zone.
3. 91,313 square feet in the 6.1 Institutional zone.
4. 208,000 square feet in the 6.1A Institutional zone
5. 10,500 square feet in the 6.1B Institutional zone.
6. 9,000 square feet in the 2.2C Institutional.
7. Move 1,126,520 total square feet to the Planning Area Total.

Justification: The revision would correct a scrivener’s error in the table. The square footage should be placed in the “Maximum Regulatory Square Feet” category.

See Attachment 25 for all changes.

## 23. Chapter 9-15. -- Planning Area 15, Section 9-15-3. -- Statistical Analysis

Make the following changes in the Statistical Analysis Table:

- A. Action: Include additive square footage in the following zoning districts:

4. Add 32,750 additive square feet in the 1.5 Recreation zone.
5. Add 62,624 additive square feet in the 2.2 Low Density Residential zone.
6. Add 7,632 additive square feet in the 3.1 Multi-Use zone

Justification: The additive square footage in the 1.5 zone is comprised of the Boys and Girls Club (23,500 s.f.), Alton Athletic Park (1,750 s.f.), and the OCFA Fire Station #36 (7,500 s.f.)

The additive square footage in the 2.2 zone consists of the South Lake Middle School (62,624 s.f.)

The square footage in the 3.1 zone is consistent with Zoning Administrator Resolution No. 15-1311, which approved the expansion of the Irvine United Congregation Church by 7,632 additive square feet.

These are existing facilities that should be reflected in the Statistical Analysis Table.

- B. Action: Increase the total additive square footage in the Planning Area from 56,465 square feet to 159,471 square feet.

Justification: The total reflected is the sum of all additive square footage in the Planning Area resulting from the above changes.

- C. Action: Change the total number of additive units from 116 units to 120 units in the 3.1 Multi-Use zone.

Justification: A Conditional Use Permit Minor Modification 00562913-PCPU was approved for the Inn at Woodbridge (Senior Affordable Apartments) was approved to convert four storage units into four studio apartments. As a result, the project increased the total number of additive units in the zoning district.

- D. Action: Revise the Planning Area's additive unit total from 116 to 120.

Justification: The unit increase is a result of Conditional Use Permit Minor Modification 00562913-PCPU for the Inn at Woodbridge (Senior Affordable Apartments).

- E. Action: Revise the maximum regulatory square footage from 32,822 square feet to 33,508 square feet in the 4.1 Neighborhood Commercial zone.

Justification: The square footage consists of the Woodbridge Lakeside. The original site design (82-SD-0908) for this center was approved for 33,508 square feet. This increases the maximum regulatory square feet in the 4.1 zone by 686 square feet.

- F. Action: Revise the maximum regulatory square footage in the Planning Area from 2,102,501 square feet to 2,103,187 square feet.

Justification: The maximum regulatory square footage in the Planning Area increases by 686 square feet as a result of the square footage adjustment in the 4.1 zone (Woodbridge Lakeside; site design (82-SD-0908)). The total square footage is consistent with General Plan Table A-1.

See Attachment 26 for all changes.

24. Chapter 9-16 – Planning Area 16, Section 9-16-3. – Statistical Analysis

- A. Action: Include 8,827 additive square feet in the 1.4A Preservation zone.

Justification: The additive square footage consists of the OCFA Fire Station #47 located at 47 Fossil. The fire station is an existing facility and should be reflected in the Statistical Analysis Table.

- B. Action: Include 8,827 additive square feet in the Planning Area's Additive Square Feet total.

Justification: The square footage is the sum of all additive square footage in the Planning Area resulting from the above change.

See Attachment 27 for all changes.

25. Chapter 9-17 – Planning Area 17, Section 9-17-3. – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Include additive square footage in the following zoning districts.

1. Add 66,769 additive square feet in the 2.3G Medium Density Residential zone.
2. Add 12,019 additive square feet in the 4.2M Community Commercial zone.

Justification: The additive square footage in the 2.3G zone is comprised of Alderwood Basics Plus (63,630 s.f.) and West Village Private Park pool and recreation building (3,139 s.f.).

The additive square footage in the 4.2M zone consists of the Quail Hill Community Center. The community center is an existing facility and should be reflected in the Statistical Analysis Table.

These are existing facilities in the Planning Area and should be reflected in the Statistical Analysis Table.

- B. Action: Revise the Planning Area's additive square footage total to 78,788 square feet.

Justification: The total is the sum of all additive square footage in the Planning Area resulting from the above changes.

See Attachment 28 for all changes.

## 26. Chapter 9-18 – Planning Area 18, Section 9-18-3. – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Move the residential unit count from the Maximum Regulatory Square Feet category into the Maximum Regulatory Dwelling Units category.

Justification: The revision would correct a scrivener's error in the table.

- B. Action: Revise the Statistical Table Analysis table to show 258 dwelling units in the Low Density Residential zoning district and 597 dwelling units in the Medium Density Residential zoning district. A total of 855 dwelling units in the Planning Area. See below:

			Building Intensity Standard				
General Plan Category	Zoning Number	Zoning District	Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>2</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>2</sup>	Gross Acres
<b>Conservation and Open Space:</b>							
Preservation	1.4	Preservation	0	0	0	0	447

<b>Residential:</b>							
Low Density	2.2	Low Density	<u>258</u>	0	<del>160</del> 0	0	155
Med Density	2.3	Med Density	<u>597</u>	0	<del>597</del> 0	0	150
Unallocated Dwelling Units <sup>1</sup>	n/a	n/a	0	0	0	0	0
<b>PLANNING AREA TOTAL</b>			<u>855</u>	<b>0</b>	<del>757</del> 0	<b>0</b>	<b>752</b>

Justification: The revision is consistent with Master Plan 00601035-PMP, PC Resolution 14-3356, which transferred 98 residential dwelling units from Planning Area 27 (Turtle Ridge) to Planning Area 18 South (Laguna Altura); thereby increasing the total number of units from 160 to 258.

The action is consistent with Section 8-22-1, which allows transfers among Planning Areas 17, 18, 22, 26, and 27, at the landowner's discretion (i.e., Irvine Company).

- C. Action: Remove the asterisk footnote in the Statistical Analysis Table as shown below:

~~\*Dwelling units may be freely transferred between 2.2 and 2.3 provided that the total dwelling units in PA 18 do not exceed 757 and other requirements of this chapter are met.~~

Justification: Planning Area 18 currently has a total of 855 dwelling units. Section 8-22-1 allows the landowner (i.e. Irvine Company) to freely transfer dwelling units among Planning Areas, 17, 18, 22, 26, and 27, provided the total number of dwelling units in these areas do not exceed 10,600. As a result, Planning Area 18 was able to gain 98 residential units through a unit transfer from Planning Area 27.

See Attachment 29 for all changes.

## 27. Chapter 9-19. – Planning Area 19, Section 9-19-3. – Statistical Analysis

- A. Action: Include 8,411 additive square feet in the 2.3 Medium Density Residential zone.

Justification: The additive square footage is comprised of Rancho San Joaquin Golf Course Clubhouse (3,341 s.f.) and Pro Shop (5,070 s.f.)

- B. Action: Change the additive square footage total from 0 to 8,411 square feet.

Justification: The total reflects the additive square footage for the Rancho San Joaquin Golf Course Clubhouse (3,341 s.f.) and Pro Shop (5,070 s.f.) in the 2.4 zone.

- C. Action: Include a new Institutional category with 6,764 square feet in the 1.5 Recreation zone and 2,610 square feet in the 2.3 Medium Density Residential zone.

			Building Intensity Standard			
General Plan Category	Zoning Number	Zoning District	Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>2</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>2</sup>
<u>Institutional</u>						
<u>Recreation</u>	<u>1.5</u>	<u>Recreation</u>			6,764	
<u>Community Facility</u>	<u>2.3</u>	<u>Medium Density Residential</u>			2,610	
PLANNING AREA TOTAL			1,784	0	294,390 <u>303,764</u>	<del>0</del> <u>8,411</u>

Justification: The category would be consistent with General Plan Table A-1. The square footage accounts for Rancho San Joaquin Senior Center (6,764 s.f.) and Historical Society (2,610 s.f.).

- D. Action: Increase the Planning Area's Maximum Regulatory square footage from 294,390 square feet to 303,764 square feet.

Justification: The increase is a result of the additional square footage in the Institutional category.

See Attachment 30 for all changes.

28. Chapter 9-20. – Planning Area 20, Section 9-20-3. – Statistical Analysis

A. Action: Include 14,524 additive square feet in the 1.5 Recreation zone.

Justification: The additive square footage is comprised of the University Park Library (10,189 s.f.) and University Park Community Center (4,335 s.f.)

B. Action: Revise the Planning Area's additive square footage total to 14,524 square feet.

Justification: The total is the sum of all additive square footage in the Planning Area resulting from the above changes.

See Attachment 31 for all changes.

29. Chapter 9-21. – Planning Area 21, Section 9-21-3. – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

A. Action: Include additive square footage in the following zoning districts

1. Add 19,746 additive square feet in the 1.5 Recreation zone.
2. Add 119,669 square feet of additive in the 6.1 Institutional zone.

Justification: The square footage in the 1.5 Recreation zone accounts for the Turtle Rock Community Center located at 1 Beech Tree Lane. The square footage in the 6.1 Institutional zone is comprised of a public facility (Turtle Rock Community Park building (38,573 s.f.)) and educational facilities (Turtle Rock Elementary School (42,744 s.f.), Bonita Canyon Elementary School (35,126 s.f.), a portion of University High School (3,226 s.f.)).

B. Action: Revise the Planning Area's additive square footage total to 149,655 square feet.

See Attachment 32 for all changes.

30. Chapter 9-22, Planning Area 22, Section 9-22-3. Statistical Analysis Table. -- 7D, Section 3B.7

Make the following changes to the Statistical Analysis Table:



- A. Action: Under Section 9-22-7D.3b(7), remove reference to Section 3-37-11 and replace with 3-37-12

Justification: Section 3-37-11 references the 1.9 Orange County Great Park. Section 3-37-12 references 2.1 Estate Density Residential.

- B. Action: Include 42,605 additive square feet in the 2.1A Estate Density Residential zone.

Justification: The square footage accounts for the Shady Canyon Clubhouse, which was approved through PC Resolution 99-2099.

- C. Action: Revise the Planning Area's additive square footage total to 42,605 square feet.

Justification: The total represents all additive square footage in the Planning Area resulting from the above change.

See Attachment 33 for all changes.

31. Chapter 9-23, Planning Area 23, Section 9-23-3. Statistical Analysis.

- A. Action: Include 100,451 square feet in the 6.1 Institutional zone.

Justification: The square footage is comprised of a portion of Bethel Korean Church (12,292 s.f.), which was approved through PC Resolution 17-3627 and Irvine Water Ranch District (IRWD) located at 21 Riparian (3,160 s.f.) and IRWD Treatment Facility located at 3512 Michelson (84,999 s.f.).

- B. Action: Revise the Planning Area's additive square footage total to 100,451 square feet.

Justification: The total is the sum of all additive square footage in the Planning Area resulting from the above changes.

See Attachment 34 for all changes.

32. Chapter 9-24, Planning Area 24, Section 9-24-3. Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Revise the Maximum Regulatory Square Feet information in the 4.1 Neighborhood Commercial zone to 73,570 square feet.

Justification: Minor Modification 49937-MP approved the increase of the Albertsons building by 7,323 square feet thereby increasing the overall square footage in the plaza to 73,570 in the 4.1 Neighborhood Commercial zone.

B. Action: Revise the Institutional category to show:

1. 13,271 s.f. in the 2.4 Medium-High Density Residential zone (Institutional),
2. 12,579 s.f. in the 6.1 Institutional zone (Institutional)

			Building Intensity Standard			
General Plan Category	Zoning Number	Zoning District	Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>2</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>2</sup>
<u>Institutional</u>						
<u>Educational Facilities</u>	<u>2.4</u>	<u>Medium High Density</u>			<b>9,500</b> <u>13,271</u>	
<u>Public Facility</u>	<u>6.1</u>	<u>Institutional</u>			<u>9,971</u>	
PLANNING AREA TOTAL			1,784	0	<del>734,752</del> <u>753,420</u>	

Justification: General Plan Table A-1 shows a total of 25,850 square feet in the Institutional category. This square footage is a combination of Human Options Elementary School (13,271 s.f.) and OCFA Station #4 (9,971 s.f.) with 3,300 s.f. remaining.

C. Action: Increase the Planning Area's Maximum Square Footage total from 734,752 square feet to 750,812 square feet.

Justification: The total is the sum of all maximum square footage in the Planning Area resulting from the above changes.

See Attachment 35 for all changes.

### 33. Chapter 9-26 – Planning Area 26

Action: Remove Planning Area 26 from the Zoning Ordinance.

Justification: The removal of Planning Area 26 would be consistent with City Council Resolution 97-90, which detached Planning Area 26 from the City. This area is now in the City of Newport Beach.

See Attachment 36 for all changes.

### 34. Chapter 9-27 – Planning Area 27, Section 9-27- 3 – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

A. Action: Include additive square feet in the following zoning districts:

1. Add 360,903 additive square feet in the 2.3F Medium Residential zone.
2. Add 50 additive square feet in the 6.1 Institutional zone (Medium High Residential)
3. Add 250,982 additive square feet in the 6.1 Institutional zone (Institutional)

Justification: In the 2.3F zone, the square footage is comprised of Tarbut V' Torah High School and Community Center (209,474 s.f.), Vista Verde Elementary School (76,845 s.f.), and a portion of Mariner's Church (74,584 s.f.). In the 6.1 zone, the square footage is a combination of Tarbut V' Torah Community Day School (50 s.f.; 00772666-PCPM) and Mariners Church (250,982 s.f.; PC Resolution 01-2290).

B. Action: Revise the total additive square footage to 611,935 square feet.

Justification: This is a combination of all the additive square footage proposed in the Statistical Analysis Table.

See Attachment 37 for all changes.

35. Chapter 9-28 – Planning Area 28, Section 9-28-3 – Statistical Analysis

Make the following changes to the Statistical Analysis Table:

- A. Action: Include 2,944 additive square feet in the 1.5 Recreation zone.

Justification: Park Plan 00754919-PPK approved 2,944 square feet of building for Bommer Canyon.

- B. Action: Change the total additive square footage in the Planning Area from 0 to 2,944 square feet.

Justification: The change reflects the Bommer Canyon square footage.

See Attachment 38 for all changes.

36. Chapter 9-29 – Planning Area 29, Section 9-29-3 – Statistical Analysis

- A. Action: Increase the square footage in the 6.1 Institutional zone from 761,000 square feet to 950,000 square feet.

Justification: The square footage is consistent with UCI's 2007 Long Range Development Plan

- B. Action: Include 140,000 additive square feet in the 1.5 Recreation zone.

Justification: The square footage is for the FDA building located at 19701 Fairchild. This facility is exempt from local regulations and zoning square footage caps.

See Attachment 39 for all changes.

37. Chapter 9-30 – Planning Area 30

Action: Remove Planning Area 30 from Chapter 9 of the Zoning Ordinance.

Justification: The removal would be consistent with City Council Ordinance 13-07, which rezoned the entire Planning Area 30 to 8.1 Trails and Transit Oriented Development and included this area to be part of Planning Area 51.

See Attachment 40 for all changes.

## 38. Chapter 9-33. -- Planning Area 33, Section 9-33-3. – Statistical Analysis

- A. Action: Revise the Statistical Analysis table showing that the 7,955,092 square feet maximum is available to all the commercial zoning districts in the Planning Area.

Justification: The 4.7/4.7C is the only zoning district with building square footage in the Statistical Analysis table. It contains the 7,955,092 square foot maximum in the entire Planning Area. The square footage maximum should be available to the other commercial zoning districts in the Planning Area since there is also non-residential development in these zones, including: Irvine Spectrum Center located in the 4.5 Irvine Center Regional Commercial and 4.6 Irvine Center Retail/office Commercial zone, and the 20 and 40 Pacifica office towers located in the 4.8 Irvine Center Garden Commercial zone. Therefore, the Statistical Analysis Table should be reformatted accordingly.

- B. Action: Create a new cell for the 4.7/4.7C zoning district showing 4,356 maximum dwelling units.

Justification: The revision clearly distinguishes the residential and nonresidential intensity and improves the readability of the table.

					Building Intensity Standard			
General Plan Category	Zoning Number	Zoning District			Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>2</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>2</sup>
<b>Conservation and Open Space:</b>								
Preservation	1.4	Open Space Preservation			0	0	0	0
<b>Commercial:</b>								

Regional Commercial	<u>4.5</u>	<u>Regional Commercial</u>						
	<u>4.6</u>	<u>Retail/Office Commercial</u>					<u>*7,955,092</u>	0
	<u>4.7/4.7C</u>	<u>Urban Commercial</u>						
	<u>4.8</u>	<u>Garden Commercial</u>						
	<u>4.7/4.7C</u>	<u>Urban Commercial</u>			<u>* , **4,356</u>	0		0
Unallocated Dwelling Units <sup>1</sup>	n/a	n/a			0	0		0
PLANNING AREA TOTAL					* , **4,356	0	*7,955,092	0

See Attachment 41 for all changes.

### 39. Chapter 9-34. – Section 9-34-3. – Statistical Analysis

A. Action: Include 10,550 additive square feet in the 5.4 General Industrial zone.

Justification: The square footage is for OCFA Fire Station #51 located at 18 Cushing

C. Action: Change the total additive square footage in the Planning Area from 0 to 10,550 square feet.

Justification: The change reflects the OCFA Fire Station #51 square footage.

See Attachment 42 for all changes.

40. Chapter 9-35. -- Section 9-35-3. – Statistical Analysis

Action: Revise the Planning Area’s Maximum Regulatory Square Feet total from 14,130,493 square feet to 15,106,827 square feet.

Justification: The revision would correct a scrivener’s error in the Section 9-35-3 - Statistical Analysis Table. The sum of the maximum regulatory square feet is 15,106,827 square feet, which is also consistent with Table A-1 in the General Plan.

See Attachment 43 for all changes.

41. Chapter 9-36. -- Section 9-36-5. - Statistical Analysis and Section 9-36-8.B.2. - Irvine Business Complex land use development intensity value database

A. Section 9-36-5. Statistical Analysis

Action: Revise the General Plan Category from “Research and Industrial” to “Urban and Industrial.”

			Building Intensity Standard					
General Plan Category	Zoning Number	Zoning District	Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>2</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>2</sup>	Gross Acres	Net Acres
<b>Industrial:</b>								
<b>Urban Research and Industrial</b>	5.0	IBC Mixed-Use					50.08	40.3
	5.1	IBC Multi-Use					2,518.83	2,015.58
	5.2	IBC Industrial					123	92

	5.3	IBC Residential					81.87	85.34
Unallocated Dwelling Units <sup>1</sup>	n/a	n/a					0	0
TOTAL*			15,000	2,038	48,787,662	0	2,764	2,243

Justification: The revision would correct a scrivener's error as the General Plan Category should have been "Urban and Industrial."

See Attachment 44

B. Section 9-36-8.B.2. - Irvine Business Complex land use development intensity value database

Action: Reinsert the original retail DIV rate in the DIV table below.

Use	A.M.	P.M.	Average Daily	Unit
Office	.0013	.00138	.01377	sq. ft.
Industrial	.00045	.00042	.00462	sq. ft.
Retail	<u>Original: .00254</u> <u>Current: .00157**</u>	<u>Original: .00696</u> <u>Current: .00432**</u>	<u>Original: .084</u> <u>Current: .05208**</u>	sq. ft.
Hotel	0.42	0.68	10.00	room
Residential	0.50	0.52	6.30	du*
Zoning potential	.0013	.00138	.01377	sq. ft.
Miniwarehouse	0.00029	.00027	.00304	sq. ft.
Hotel, extended stay	0.38	0.42	5.14	Room



Justification: Existing retail centers were built based on the original retail DIV rate and may continue operate under this rate. Therefore, the table should reflect the original retail DIV rate in the Zoning Ordinance in addition to the rate adopted in March 24, 2020. Further, if a developer should want to convert the original retail DIV rate to the new retail DIV rate, the Zoning Ordinance should reflect the original retail rate for reference purposes.

See Attachment 44

#### 42. Chapter 9-38. – Section 9-38-3. – Statistical Analysis

- A. Action: Include 75,186 additive square feet in the 2.3 Medium Density Residential zone.

Justification: The square footage is comprised of Plaza Vista Elementary (62,114 s.f.), Sweetshade Park Community Facility (3,289 s.f.), and Kindercare Learning Center (9,783 s.f.) approved through ZA Resolution 01-630.

- B. Action: Include a new Institutional category with 37,820 square feet in the 1.2 zone.

			Building Intensity Standard			
General Plan Category	Zoning Number	Zoning District	Maximum Regulatory Dwelling Units	Additive Dwelling Units <sup>2</sup>	Maximum Regulatory Square Feet	Additive Square Feet <sup>2</sup>
<u>Institutional</u>						
<u>Educational Facilities</u>	<u>1.2</u>	<u>Development Reserve</u>				<u>37,820</u>

Justification: The 37,820 square feet reflects the Creekside High School and should be included in the table.

- C. Action: Change the total additive square footage in the Planning Area from 0 to 113,006 square feet.

Justification: The 113,006 square feet represents the total additive square footage in the Planning Area.

See Attachment 45 for all changes.

42. Chapter 9-39. – Section 9-39-3. – Statistical Analysis

Action: Add 6,751 square feet to the additive column in the 2.4 Medium-High Density Residential zone.

Justification: The square footage consists of the Los Olivos Community Park Facility, which was approved as additive.

See Attachment 46

43. Chapter 9-40. -- Section 9-40-3. -- Statistical Analysis

A. Action: Add 80 additive dwelling units in the 3.1H Multi-Use zone.

Justification: PC Resolution No. 19-3714 approved an 80-unit affordable housing project that was considered “additive.”

B. Action: Add 14 additive dwelling units in the 2.3N Medium Density Residential zone.

Justification: The 14 units were a density bonus to Allegre Apartments (affordable housing development) located at 1104, 2104, and 3100 Visions.

C. Action: Include 61,029 additive square feet to the 2.3N Medium Density Residential zone.

Justification: The square footage is comprised of Cypress Village Elementary School.

D. Action: Change the total number of additive units from 0 to 94 and the total additive square footage from 0 to 61,029 square feet.

Justification: The total reflects the updated information to the Statistical Analysis Table.

See Attachment 47 for all changes.

44. Chapter 9-50, Section 9-50-3. Statistical Analysis

- A. Action: Increase the maximum regulatory square footage in the 6.1 zone from 9,810,293 square feet to 12,309,400 square feet.

Justification: The square footage increase is consistent with UCI's 2007 Long Range Development Plan.

- B. Action: Revise the Planning Area's maximum regulatory square footage total to 12,309,400 square feet.

Justification: The revision is a result of the square footage increase in the 6.1 zone as reflected in UCI's 2007 Long Range Development Plan. As a result, the overall square footage in the Planning Area increases to 12,309,400 square feet.

See Attachment 48 for all changes.

45. Chapter 9-51

A. Section 9-51-3 Statistical Analysis

1. Action: Increase dwelling units in the Maximum Dwelling Units and Totals column from 9,500 to 10,556.

Justification: The increase was approved through PC Resolution No. 19-3719.

2. Action: Add an additive column to include the following square footage:

- 361,869 s.f. in the 8.1 (K-8 and high school)
- 249,064 s.f. in the 8.1 B (City of Hope)
- 75,293 s.f. in the 1.9 (Great Park Accessory buildings)
- 71,157 s.f. in the 1.9 (Community Ice Facility)

Justification: In the 8.1 zone, the square footage consists of Beacon Park K-8 school (91,594 s.f.), Portola High School (270,275 s.f.), and the City of Hope, which was approved through PC Reso 19-3766. In the 1.9 zone, the square footage consists of Great Park accessory buildings totaling 75,293 s.f. and the Community Ice Facility (71,157 s.f.)

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Zoning Number	Zoning	OCGP Sub Land-Use Categories	Acres in category	Maximum Square feet	Additive	Maximum dwelling units
Orange County Great Park						
1.4	Preservation	Wildlife Corridor	179			
1.9	OC Great Park	Open Space/Park	367		146,450	
		Sports Park	170	26,000		
		Drainage Corridor	229			
		Exposition Center	156	468,000		
Great Park Neighborhoods						
8.1/8.1B	Trails and Transit Oriented Development	Community Commercial	(1)	220,000	610,933	0
		Residential	(1)			9,500 10,556 (2)
		Medical and Science	(1)	3,364,000		0
		Multi-Use	(1)	1,318,200 (5)		0
Miscellaneous						
1.1	Exclusive Agriculture	Agriculture	117 (3)			
1.4	Preservation	Habitat Preservation	974			
6.1	Institutional	Institutional	135	685,500 (4)		
8.1	Trails and Transit Oriented Development	Transit Oriented Development	35	53,500		0

8.1	Trails and Transit Oriented Development	ARDA Transfer	46 <sup>(6)</sup>			
-	-	Major Roadways	185			
9.1	ARDA Recreation	ARDA Transfer	85 <sup>(7)</sup>			
<b>TOTALS</b>			<b>4,704</b>	<b>6,135,200<sup>(5)</sup></b>	<u>757,383</u>	<u>9,500<sup>(2)</sup></u> <u>10,556</u>

3. Action: Revise Footnote # 2 to reflect the following language:

This number includes the 1,269 density bonus units granted pursuant to State law, Section 2-3, and Planning Commission Resolution No. 08-2926 and a further 1,194 density bonus units granted pursuant to State law and Section 2-3, and 1,056 additive units pursuant to Planning Commission Resolution No. 19-3719.

Justification: The revision is necessary to explain the dwelling unit increase from 9,500 to 10,556

B. Section 9-51-6 – Special Development Requirements

1. Action: Remove the text “insert approval date” and insert the actual approval date - October 24 - in Section 9-51-6.S as shown in red below:

*S. Nonresidential land use conversions.* The "Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis, approved ~~(insert approval date)~~ October 24, 2013" or subsequent traffic analysis approvals amending these assumptions analyzed 1,318,200 square feet of Multi-Use (Office) in Planning Area 51. If any other nonresidential land uses within the 8.1 TTOD Zoning District are proposed in lieu of Multi-Use (Office), the square footage may be adjusted accordingly within the Zoning Statistical Table without the need for a zone change.

Justification: Removing the text “insert approval date” corrects a scrivener’s error.

2. Action: Remove the text "insert approval date" in Section 9-51-6.T and T(i) and insert the actual approval date – October 24 -- as shown in below:

*T. Future traffic analysis.* Subsequent discretionary applications shall require further traffic analysis, if revisions occur that are different (i.e., creates materially different trip generation resulting in new or altered traffic impacts) than the assumptions in the "Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis, approved ~~(insert approval date)~~ October 24, 2013" or subsequent traffic analysis approvals amending these assumptions. The traffic analysis for the conversion, depending on the proposed use, may include a long-term/General Plan build-out analysis. This requirement will address any land use conversions between Multi-Use (Office) and other nonresidential land uses as provided in Section 9-51-6.S (Land Use Conversions) that differ from those assumed in the 2012 traffic analysis and approval or subsequent approvals and that may result in new or altered traffic impacts. Any future traffic analysis shall be used to update the Great Park Development Monitoring Database. Notwithstanding the requirements of City Council Ordinance 03-20 (The NITM program), The Director of Community Development may waive this requirement if the applicant can demonstrate that these revisions do not result in significant differences compared to the underlying traffic analysis.

i. Conversion to other nonresidential uses within the Multi-Use category is subject to a traffic analysis to assess traffic impacts due to the change in land use. To the degree other uses are proposed above their maximum limits, a corresponding adjustment in allowable Multi-Use (Office) intensity shall occur in terms of equivalent traffic generation based on a.m. peak, p.m. peak, and average daily trips (ADT). The adjustment will be based on Socioeconomic (SED) trip rates derived from ITAM 8.4-10, and using an average trip generation rate (12.55 ADT, 1.13 a.m. peak hour trips, 1.21 p.m. peak hour trips per 1,000 square feet of office use) and applicable rates for any proposed non-office use based on trip generation rates in table [3-1](#) of the approved "Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis, approved ~~(insert approval date)~~ October 24, 2013." If the proposed non-office use and associated trip generation rate is not included in table [3-1](#), the Director of Community Development shall approve the application of an appropriate rate.

Justification: Removing the text "insert approval date" corrects a scrivener's error.

See Attachment 49 for all changes.

### **43. General Plan Table A-1 Administrative Amendments (Attachment 1)**

Staff proposes the following changes below for Table A-1. See Attachment 49 for all redline edits.

46. Planning Area 1:

A. Action: Revise the total additive square footage to 337,936 square feet.

Justification: The number reflects the total additive square footage in the Planning Area. The square footage is comprised of childcare and educational facilities (328,840 s.f.) and public facilities (9,096 s.f.).

B. Action: Revise the Maximum Square Footage with Additive Square Feet category to 470,436 square feet.

Justification: The number reflects the total square footage in the Planning Area.

47. Planning Area 4:

A. Action: Add 85,000 square feet to the Multi-Use category.

Justification: The square footage represents the maximum square footage available in the Multi-Use, consistent with Chapter 9, Section 9-4-3 of the Zoning Ordinance.

B. Action: Add a footnote related to the 85,000 square feet in the Multi-Use category:

Footnote #30:

\*85,000 square feet refers to maximum square footage for commercial uses. All uses shall not generate more than 12,250 ADT unless additional environmental documentation ensures traffic mitigation.

Justification: The footnote is consistent with Chapter 9, Section 9-4-3 of the Zoning Ordinance.

See Attachment 1

- C. Action: Increase the square footage in the Maximum Square Feet category to 2,992,430 square feet.

Justification: The addition of 85,000 square feet in the Multi-Use category increases the maximum regulatory square feet in the Planning Area.

The Statistical Analysis table in Section 9-4-3 of the Zoning Ordinance consists of 85,000 of maximum regulatory square footage in the 3.1 zone that not included in Table A-1.

Staff is revising Table A-1 to include the 85,000 square feet in the Multi-Use category, which will update the maximum regulatory square footage in the Planning Area to 2,992,430 square feet.

- D. Action: Add 255,994 square feet in the Additive column.

Justification: The square footage is comprised of a childcare facility (11,680 s.f.) and the OCFA headquarters (244,314 s.f.)

- E. Action: Revise the square footage in the Maximum and Additive Sq. Ft. category to 3,248,424 square feet.

Justification: The number represents the total square footage in the Planning Area.

48. Planning Area 5:

- A. Action: Add 173,019 square feet to the Additive square footage category.

Justification: The additive square footage is comprised of Northwood Montessori (12,828 s.f.), Chinese Baptist Church of Central Orange County (33,098 s.f.), Eastwood Elementary School (64,438 s.f.) and Canyon View Elementary (62,655 s.f.)

- B. Action: Revise the square footage in the Maximum and Additive Sq. Ft. category to 173,019 square feet.

Justification: The number represents the total square footage in the Planning Area.

49. Planning Area 6:

- A. Action: Add 165,502 additive square feet in the Additive Square Feet category



Justification: The number represents the total additive square feet in the Planning Area.

- B. Action: Revise the square footage in the Maximum and Additive Sq. Ft. category to 965,502 square feet

Justification: The number represents the total square footage in the Planning Area.

50. Planning Area 8.

- A. Action: Revise the square footage in the Community Commercial category to 829,750 square feet.

Justification: The revision will be consistent with Chapter 8, Section 9-3-8 of the Zoning Ordinance.

- B. Action: Add 169,009 square feet to the Additive Sq. Ft. Category.

Justification: The number represents the total additive square footage in the Planning Area.

- C. Action: Revise the square feet in the Maximum and Additive Sq. Ft category to 1,643,724 square feet.

Justification: The number reflects the total square footage in the Planning Area.

51. Planning Area 9:

- A. Action: Add 358,961 additive square feet to the Additive Sq. Ft. category.

Justification: The number represents the total additive square footage in the Planning Area.

- B. Action: Revise the square footage in the Maximum and Additive Sq. Ft. category to show 808,961 square feet.

Justification: The number represents the total square footage in the Planning Area.

52. Planning Area 10:

- A. Action: Revise the square footage in the Neighborhood Commercial category from 73,661 square feet to 73,750 square feet.

Justification: The increase reflects the existing square footage in the Planning Area and is also consistent with Chapter 9-10, Section 9-10-3.

- B. Action: Increase the square footage in the Maximum Square Feet category from 3,750,140 square feet to 3,750,229 square feet.

Justification: The increase is a result of the square footage adjustment in the Neighborhood Commercial category.

- C. Action: Add 11,688 square feet in the Additive category.

Justification: The square footage is comprised of Harvard Park Community Center (5,897 s.f.) and College Park Elementary School (5,791 s.f.)

- D. Action: Include 3,761,917 square feet to the Maximum with Additive Square Feet category.

Justification: This is a combination for total Maximum Square Feet and Additive Square feet.

53. Planning Area 11:

- A. Action: Revise the square footage in the Multi-Use category from 71,174 to 71,324 square feet.

Justification: The square footage adjustment is consistent with Chapter 9, Section 9-11-3 of the Zoning Ordinance and the existing square footage in the Planning Area.

Justification: The square footage adjustment is consistent with Chapter 9, Section 9-11-3.

- B. Action: Increase the square footage in the Maximum Square Feet category from 1,106,227 square feet to 1,141,848 square feet.

Justification: The increase in square footage is a result of the square footage adjustments in the Multi-Use and Public Facility categories.

- C. Action: Add 235,965 square feet to the Additive Square Feet category.

Justification: The number reflects the total amount of additive square footage in the Planning Area.

- D. Action: Revise the Maximum and Additive Square Footage category to 1,377,813.

Justification: The number reflects the total square footage in the Planning Area.

54. Planning Area 12:

- A. Action: Add 172,481 square feet in the Additive Square Feet category.

Justification: The number reflects the total amount of additive square footage in the Planning Area.

- B. Action: Revise the Maximum with Additive Square Feet category from to show 5,695,202 square feet.

Justification: The number represents the total amount of Maximum and Additive square footage in the Planning Area.

55. Planning Area 13:

- A. Action: Add 1,847,711 square feet in the Additive category.

Justification: The square footage is comprised of the existing Kaiser Hospital and Hoag Hospital, plus the 432,152 square foot Hoag expansion (00816357-PCPM PC Resolution 20-3802), which totals 1,847,711 square feet.

- B. Action: Revise the Maximum with Additive Square Feet to show ~~6,558,832~~ 6,990,984 square feet.

Justification: The square footage is comprised of the existing Kaiser Hospital and Hoag Hospital, plus the 432,152 square-foot Hoag expansion

(00816357-PCPM PC Resolution 20-3802), which totals 1,847,711 square feet. See Attachment 25

56. Planning Area 14:

- A. Action: Add 11,192 square feet to the Additive Square Feet category.

Justification: The square footage is comprised of The Rinks (9,022 s.f.), Westpark Elementary School (825 s.f.), and Tutor Time (1,345 s.f.).

- B. Action: Increase the square feet in the Institutional – Public Facility category from 227,322 square feet to 236,500 square feet.

Justification: The number is consistent with Chapter 9, Section 9-14-3 of the Zoning Ordinance, and represents the square footage cap within this land use category.

- C. Action: Increase the square footage in the Maximum Square Feet category from 1,117,342 square feet to 1,126,520 square feet.

Justification: The increase is a result of the square footage adjustment in the Institutional- Public Facility category.

- D. Action: Revise the square footage in the Maximum with Additive Square Feet category to 1,137,712.

Justification: The number reflects the total amount of square footage in the Planning Area.

57. Planning Area 15:

- A. Action: Increase the number in the additive units category from 116 to 120.

Justification: The Planning Area additive unit total increased from 116 to 120 as a result of Conditional Use Permit Minor Modification 00562913-PCPU was for the Inn at Woodbridge (Senior Affordable Apartments).

- B. Action: Increase the square footage in the Institutional – Public Facility category from 321,079 square feet to 484,014 square feet.

Justification: The revision would be consistent with Chapter 9, Section 9-15-3 of the Zoning Ordinance. Zone Change 37370-ZC increased the total square footage in the Institutional - Public Facility category to 422,841 square feet. Additionally, there is 61,173 existing square feet in the

Institutional – High Density Residential category. The total combined square footage is 484,014 square feet.

Action: Decrease the square footage in the Institutional- Educational Facility category from 359,270 square feet to 224,139 square feet.

Justification: The revision would be consistent with Chapter 9, Section 9-15-3 of the Zoning Ordinance. City Council Ordinance 11-13 reduced the square footage in the Institutional – Educational Facility to 224,139 square feet.

- C. Action: Increase the square footage in the Community Commercial category from 715,736 square feet to 733,823 square feet.

Justification: The revision would be consistent with Chapter 9, Section 9-15-3 of the Zoning Ordinance.

- D. Action: Increase the square footage in the Maximum Square Feet category from 2,057,296 square feet to 2,103,187 square feet.

Justification: The total reflects the sum of all the square footage in the Planning Area.

- E. Action: Increase the square footage in the additive column to 159,471 square feet.

Justification: The number reflects the total amount of additive square footage in the Planning Area.

- F. Action: Revise the square footage in the Maximum with Additive Square Feet category to 2,262,658 square feet.

Justification: The number reflects the total square footage in the Planning Area.

58. Planning Area 16:

- A. Action: Add 8,827 square feet to the Additive category and Maximum with Additive Square Feet.

Justification: The square footage reflects OCA Fire Station #47 located at 47 Fossil. Additionally, it is the total amount of additive square footage in the Planning Area.

59. Planning Area 17:

- A. Action: Add 78,788 square feet in the Additive category.

Justification: The number represents the total amount of additive square footage in the Planning Area.

- B. Action: Revise the Maximum with Additive Square Feet to show 1,288,788 square feet.

Justification: The number represents the total Maximum and Additive square footage in the Planning Area.

60. Planning Area 19:

- A. Action: Add 8,411 square feet to the Additive Square Feet category.

Justification: The additive square footage is comprised of Rancho San Joaquin Golf Course Clubhouse (3,341 s.f.) and Pro Shop (5,070 s.f.).

- B. Action: Revise the square footage in the Maximum and Additive Square Feet category to 312,175 square feet.

Justification: The number is the total maximum and additive square footage in the Planning Area.

61. Planning Area 20:

- A. Action: Increase the Institutional - Educational Facilities from 116,207 square feet to 156,207 square feet

Justification: The square footage increase would accommodate 40,000 square feet of Institutional use (Medium Density) that exists in the Planning Area. The adjustment would still be within the maximum regulatory square footage cap in the Planning Area.

- B. Action: Increase the square footage in the Maximum Square Feet category from 326,685 to 366,685 square feet.

Justification: The increase is a result of the square footage adjustment in the Institutional-Educational Facilities category.

- C. Action: Add 14,524 square feet in the Additive category.

Justification: The additive square footage is comprised of the University Park Library (10,189 s.f.) and University Park Community Center (4,335 s.f.).

- D. Action: Revise the square footage in the Maximum and Additive Square Feet category to show 381,209.

Justification: The number is the total amount of square footage in the Planning Area.

62. Planning Area 21:

- A. Action: Add 149,655 square feet to the Additive category.

Justification: The number represents the total amount of square footage in the Planning Area. The square footage is comprised of the Turtle Rock Community Park building (38,573 s.f.), Turtle Rock Community Center (19,746 s.f.) Turtle Rock Elementary School (42,744 s.f.), Bonita Canyon Elementary School (35,126 s.f.), a portion of University High School (3,226 s.f.), and a portion of Concordia University (10,240 s.f)

- B. Action: Revise the square footage in the Maximum and Additive Square Feet category to 718,576.

Justification: The number represents the total maximum and additive square feet in the Planning Area.

63. Planning Area 22:

- A. Action: Add 42,605 square feet in the Additive Sq. Ft. and Maximum with Additive Sq. Ft. category.

Justification: The square footage is comprised of the Shady Canyon Clubhouse.

64. Planning Area 23:

- A. Action: Add 100,451 square feet to the Additive category.

Justification: The number represents the total amount of square footage in the Planning Area. The square footage is comprised of a portion of Bethel Korean

Church (12,292 s.f.), which was approved through PC Resolution 17-3627 and Irvine Water Ranch District (IRWD) (3,160 s.f.) and IRWD Treatment Facility (84,999 s.f.)

- B. Action: Revise the square footage in the Maximum and Additive Square Feet category to 212,681.

Justification: The number represents the total amount of square footage in the Planning Area.

65. Planning Area 24:

- A. Action: Revise the square footage in the Institutional category to show the following:

1. 12,579 square feet in the Institutional -- Public Facility Sq. Ft.
2. 13,271 square feet in the Institutional -- Educational Facility Sq. Ft.

Justification: Currently, General Plan Table A-1 shows a total of 25,850 square feet in the Institutional category. The proposed action would maintain this number but separate the square footage within their respective categories. The square footage is comprised of Human Options Elementary School (13,271 s.f.) and OCFA Station #4 (9,971 s.f.) with 3,300 s.f. remaining.

- B. Action: Revise the Commercial – Neighborhood Commercial category from 68,953 to 73,570 square feet.

Justification: Minor Modification 49937-MP approved the increase of the Albertsons building by 7,323 square feet thereby increasing the overall square footage in the plaza to 73,570 in the 4.1 zone.

- C. Action: Increase the square footage in the Maximum Square Feet category and the Maximum with Additive Sq. Ft. to 748,803 to 753,420 square feet.

Justification: The increase is a result of the square footage adjustment in the Commercial-Neighborhood Commercial category

66. Planning Area 27:

- A. Action: Increase the square footage in the Institutional-Public Facility category from 210,740 square feet to 282,292 square feet.



Justification: The total square footage in the Planning Area is comprised of Institutional - Public Facility uses. The information would also match Chapter 9, Section 9-27-3 of the Zoning Ordinance.

- B. Action: Increase the square footage in the Maximum Square Feet category to 282,292 square feet.

Justification: The increase is a result of the square footage adjustment in the Institutional-Public Facility category.

- C. Action: Add 611,935 square feet in the Additive category.

Justification: The number is the total additive square footage in the Planning Area.

- D. Action: Revise the square footage in the Maximum and Additive Sq. Ft. category to 894,227.

Justification: The number represents the total square footage in the Planning Area.

67. Planning Area 28:

- A. Action: Add 2,944 square feet in the Additive Square Feet category.

Justification: Park Plan 00754919-PPK approved 2,944 square feet of building for Bommer Canyon.

- B. Action: Revise the square footage in the Maximum and Additive Square Feet category to 2,944.

Justification: The number represents the total square footage in the Planning Area.

68. Planning Area 29:

- A. Action: Increase the square footage in the Institutional – Educational Facilities category from 761,000 square feet to 950,000 square feet.

Justification: The square footage is consistent with UCI's 2007 Long Range Development Plan.

- B. Action: Increase the square footage in the Maximum Square Feet category from 761,000 square feet to 950,000 square feet.

Justification: The increase is a result of the square footage adjustment in the Institutional – Educational Facilities category.

- C. Action: Add 140,000 square feet in the Additive category.

Justification: The square footage is for the FDA building located at 19701 Fairchild and should be reflected in the table.

- D. Action: Revise the square footage in the Maximum and Additive Sq. Ft. category to 1,090,000 square feet.

Justification: The number is the total square footage in the Planning Area.

69. Planning Area 34:

- A. Action: Add 10,550 square feet to the Additive category.

Justification: The square footage is comprised of the OCFA Fire Station #51 located at 18 Cushing.

- B. Action: Revise the square footage in the Maximum and Additive Square Feet category to 5,737,780.

Justification: The number is the total square feet in the Planning Area.

70. Planning Area 38:

- A. Action: Add 113,006 square feet to the Additive category.

Justification: The number is comprised of Plaza Vista Elementary (62,114 s.f.), Sweetshade Park Community Facility (3,289 s.f.), and Kindercare Learning Center (9,783 s.f.), and Creekside High School (37,820 s.f.)

- B. Action: Revise the square footage in the Maximum Square Feet and Additive Sq. Ft. to 113,006 square feet

Justification: The number is the total square footage in the Planning Area.

71. Planning Area 39:

- A. Action: Add 6,751 square feet to the additive column.

Justification: The number accounts for the Los Olivos Community Park Facility, which was approved as additive.

- B. Action: Revise the square footage in the Maximum and Additive category to 6,751 square feet.

Justification: The number is the total square footage in the Planning Area.

72. Planning Area 40:

- A. Action: Add 94 dwelling units in the Additive D.U. category.

Justification: The number reflects the total number of additive dwelling units in the Planning Area. PC Resolution No. 19-3714 approved an 80-unit affordable housing project that was considered “additive. Alegre Apartments also consists of 14 additive units.

- B. Action: Add 61,029 square feet in the Additive category.

Justification: The square footage is comprised of Cypress Village Elementary School and should be reflected in the table.

- C. Action: Revise the square footage in the Maximum and Additive category to 3,568,381.

Justification: The number is the total square footage in the Planning Area.

- D. Action: Add a footnote related to the 1,540,000 square feet in the Multi Use Category.

Footnote:

A maximum of 1,540,000 square feet of nonresidential uses has been established for Area 3.1H; however, up to 1,309 additional dwelling units (in

excess of 3,918) may be substituted for nonresidential square footage in terms of equivalent traffic generation as set forth in Zoning Ordinance Chapter 9-40, Planning Area 40 (Cypress Village), Section 9-40-7D.

Justification: The footnote is consistent with City Council Ordinance 08-12, which approved new development intensity in the 3.1H zoning district as shown in Zoning Ordinance Chapter 9-40, Section 9-40-3.

See Attachment 1

73. Planning Area 50:

- A. Action: Increase the square footage in the Maximum Square Feet from 9,810,293 to 12,309,400 square feet.
- B. Justification: The number is consistent with UCI's 2007 Long Range Development Plan.

74. Planning Area 51:

- A. Action: Increase the dwelling units in the Maximum with Additive Units column from 9,500 to 10,556.
- B. Justification: The increase was approved through PC Resolution No. 19-3719.
- C. Action: Include 756,969 s.f. in the additive column.

Justification: The additive square footage is comprised of the following:

- 361,869 s.f. in the 8.1 (K-8 and high school)
- 249,064 s.f. in the 8.1 B (City of Hope)
- 75,293 s.f. in the 1.9 (Great Park Accessory buildings)
- 71,157 s.f. in the 1.9 (Community Ice Facility)

- D. Action: Revise the Maximum Square Feet with Additive column to 757,383 s.f. and Maximum with Additive column to 6,892,583 s.f.

Justification: The number is the total square footage in the Planning Area.

**C. Title 4 – Public Safety, Division 13 Code Enforcement (Attachment 51)**

75. Chapter 1 Sec. 4-13-102. General enforcement authority.

Action: Revise the language in this section to give enforcement authority to the Director of Community Development.

The ~~Manager of Neighborhood Services~~ Director of Community Development or his or her designee (hereinafter "Code Enforcement Official") has the authority and powers necessary to gain compliance with the provisions of this Code. These powers include the power to issue citations, inspect public and private property and use whatever judicial and administrative remedies are available under the Code and applicable State law. If an owner, occupant or agent refuses the Code Enforcement Official permission to inspect, the Code Enforcement Official may seek a warrant under applicable law.

Justification: The Director of Community Development oversees Code Enforcement and therefore should have the general enforcement authority and powers necessary to gain compliance with the provisions of this Code.

76. Chapter 3 – Administrative Fines

A. Sec. 4-13-306. Advance deposit hardship waiver

Action: Revise the language in this section to give the enforcement authority to the Director of Community Development.

The ~~Manager of Neighborhood Services~~ Director of Community Development may waive the requirement of an advance deposit and issue the advance deposit hardship waiver only if the cited party submits to the Director of Administrative Services a sworn declaration, together with any supporting evidence demonstrating to the satisfaction of the director of administrative services the person's actual financial inability to deposit the full amount of the fine in advance of the hearing.

Justification: The Director of Community Development oversees Code Enforcement and therefore should have the authority to determine when an advance deposit hardship waiver is required.

B. Sec. 4-13-308.D.1 Administrative hearing - Hearing Body

Action: Revise the language in this section to give the enforcement authority to the Director of Community Development.

The Zoning Administrator or any other person, firm or corporation designated by the ~~Manager of Neighborhood Services~~ Director of Community Development ("hearing officer") shall conduct the hearing and hear all facts and testimony presented and deemed appropriate.

Justification: The Director of Community Development oversees Community Development and designates the Zoning Administrator.

### **Environmental Determination**

Pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) procedures and Article 5 of the CEQA Guidelines, it has been determined that the proposed project is covered by the General Rule Exemption (Section 15061(b)(3)), for projects where it can be seen with certainty that the activity in question will have no significant effect on the environment

### **Approved:**



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Pete Carmichael  
Director of Community Development

### **Attachments:**

1. General Plan Amendment Table A-1, Maximum Intensity Standards by Planning Area
- 2 – 50. Zoning Ordinance Technical Amendments: Director-Level Approval
3. Title 4 – Public Safety, Division 13 Code Enforcement

cc: Tim Gehrich, Deputy Director of Community Development  
Kerwin Lau, Manager of Planning Services  
Marika Poynter, Principal Planner  
David Law, Principal Planner  
Stephanie Frady, Principal Planner  
Bill Rodrigues, Principal Planner