

CITY COUNCIL ORDINANCE NO. 25-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, APPROVING ZONE CHANGE 00955251-PZC TO UPDATE APPLICABLE TEXT, TABLES, AND EXHIBITS OF THE IRVINE ZONING ORDINANCE TO REFLECT AN INCREASE OF 1,300 RESIDENTIAL UNITS AND A CORRESPONDING DECREASE OF NON-RESIDENTIAL SQUARE FOOTAGE WITHIN THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (GREAT PARK), REZONE LAND WITHIN GREAT PARK FROM 8.1 AND 8.1B TRAILS AND TRANSIT ORIENTED DEVELOPMENT (TTOD) TO 8.1C TTOD, AND ADD DEVELOPMENT STANDARDS AND LAND USE REGULATIONS TO THE 8.1C TTOD ZONING DISTRICT; FILED BY FIVE POINT COMMUNITIES MANAGEMENT, INC., ON BEHALF OF HERITAGE FIELDS EL TORO, LLC

WHEREAS, the City of Irvine has adopted the Irvine Zoning Ordinance which establishes intensity standards for residential and nonresidential development by zoning district for each planning area in the City and specifies development standards for each zoning district; and

WHEREAS, Five Point Communities Management, Inc. ("Five Point"), on behalf of Heritage Fields El Toro, LLC ("Heritage Fields"), has filed a Zone Change 00955251-PZC to update relevant text, tables, and exhibits of the Irvine Zoning Ordinance to reflect the increase of 1,300 residential dwelling and a corresponding decrease of nonresidential intensity for Planning Area 51 (Great Park); and

WHEREAS, Zone Change 00955251-PZC would specifically revise the following sections of the Irvine Zoning Ordinance:

- A. Modify Section 3-37-39. - 8.1 TTOD to add the 8.1C TTOD zoning sub-designation and revise applicable development standards;
- B. Add the 8.1C TTOD designation to the Planning Area 51 table in Section 9-51-3, *Statistical analysis*, and add footnote (9) describing the potential conversion of nonresidential to residential uses;
- C. Modify footnote (2) of the Planning Area 51 table in Section 9-51-3 to clarify the previously entitled and vested additive units;
- D. Modify the zoning exhibit in Section 9-51-3 to identify the areas to be zoned 8.1C TTOD;
- E. Modify Section 9-51-6(B) to clarify the discussion of the current maximum authorized residential intensity, including additive units, and allow for the potential of up to an additional 1,300 residential units within the 8.1C TTOD zoning district;
- F. Modify Section 9-51-6(D)(b)(vii) to describe additional development monitoring parameters;

- G. Modify Section 9-51-6(Q)(ii) to allow for residential development within District 2;
- H. Modify Section 9-51-6(Q)(vi) to include a description of the mixed-use urban core connecting to the Great Park Cultural Terrace and revise the description of the area outside of the mixed-use urban core to account for the new residential development allowance provided by the proposed zone change within District 6;
- I. Modify Section 9-51-6(T)(ii) to include the methodology to convert nonresidential uses to residential units on an equivalent trip basis;
- J. Implement miscellaneous conforming changes in other portions of Chapter 9-51; and

WHEREAS, Section 2-38-1(B) of the Irvine Zoning Ordinance allows the concurrent processing of applications; and

WHEREAS, the zone change contemplates a future residential project which involves several other actions under review. These applications include General Plan Amendment 00961166-PG, which amends relevant text, tables, and exhibits of the General Plan Land Use Element to reflect an increase of up to 1,300 residential units and a corresponding decrease of nonresidential square footage of the maximum development intensity caps for Planning Area 51, and other associated entitlement applications including five vesting tentative tract maps, five master plans, three park plans, a park plan modification, a master plan modification, amendments to design review guidelines for Districts 2, 3, and 6, and an amendment to the Density Bonus Agreement and Master Affordable Housing Plan for Planning Area 51; and

WHEREAS, the zone change implements the associated General Plan amendment application (File No. 00961166-PGA); and

WHEREAS, upon effectuation of the pending associated General Plan amendment and other associated entitlement applications for the project site, the subject zone change conforms with the Irvine General Plan, Municipal Code, Subdivision Ordinance, and Zoning Ordinance; and

WHEREAS, Zone Change 00955251-PZC is considered a "project" as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, on November 26, 2013, the City of Irvine certified the 2012 Second Supplemental Environmental Impact Report ("2012 SSEIR"), which evaluated a General Plan amendment (File No. 00537028-GPA) and zone change (File No. 00537029-PZC) for the development of residential and nonresidential land uses within Planning Area 51 (State Clearinghouse [SCH] No. 2002101020); and

WHEREAS, pursuant to Section 15164 of the CEQA Guidelines, Addendum No. 16 to the previously 2012 SSEIR has been prepared for the project; and

WHEREAS, a Traffic Evaluation, prepared in September 2025, analyzed project impacts at intersections and roadway segments in the vicinity of the project site, and evaluated the City's Transportation Design Procedures (TDPs) at project access locations and the overall average daily trips in Planning Area 51; and

WHEREAS, on October 21, 2025, the Transportation Commission considered the Traffic Evaluation for the project and voted 4-1-2 (Commissioners Deppe, Kaddeche, Wu, and Joshi in favor; Commissioner Greenberg in opposition; and Commissioners Fujii and Ruiz absent) finding the Traffic Evaluation is consistent with the City's adopted performance criteria, significance thresholds, and General Plan standards, and recommended Planning Commission approval of the Traffic Evaluation for the project; and

WHEREAS, per Section 2-38-4 of the Irvine Zoning Ordinance, the Planning Commission is responsible for making recommendations to the City Council regarding proposed zone changes; and

WHEREAS, on November 6, 2025, the Planning Commission voted unanimously to recommend City Council approval of General Plan Amendment 00961166-PGA, Zone Change 00955251-PZC, and the Seventh Amendment to the Density Bonus Agreement for Heritage Fields El Toro, LLC (File No. 00967679-PPA), and approved the VTTMs, master plans, park plans, park plan modification, master plan modification, Community Design Features and Checklist of Sustainable Design Features modification, the amended affordable housing agreement, and the Master Affordable Housing Plan; and

WHEREAS, on November 19, 2025, notice of December 9, 2025, City Council public hearing was published in the *Orange County Register*, was mailed to all interested parties, and property owners, residential occupants, and homeowner's associations within 500 feet of the project site; and was posted at the project site and at City-designated locations; and

WHEREAS, the City Council of the City of Irvine considered information presented by the applicant, the Community Development Department, and other interested parties at a public hearing held December 9, 2025.

NOW, THEREFORE, the City Council of the City of Irvine DOES HEREBY ORDAIN as follows:

SECTION 1. That the above recitals are true and correct and are incorporated herein.

SECTION 2. Pursuant to Section 15164 of the CEQA Guidelines, Addendum No. 16 to the previously certified 2012 SSEIR for the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020) has been prepared for the project.

SECTION 3. The Addendum to the 2012 SSEIR does not identify any substantial evidence of the record that the project change will result in any new significant impacts on the environment nor that any of the other conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. All applicable mitigation measures, project design features, policies and procedures, and programs would continue to apply to the proposed project. No new mitigation measures are required for the project.

SECTION 4. Pursuant to Department of Fish and Game Code Section 711.4(c), all required Fish and Game filing fees were paid subsequent to certification of the 2012 SSEIR (SCH No. 2002101020).

SECTION 5. The Irvine City Council hereby makes the findings required by Section 2-38-7 of the Irvine Zoning Ordinance to approve Zone Change 00955251-PZC as follows:

- A. The proposed zone change is consistent with the City of Irvine General Plan.

The proposed zone change is necessary to implement and ensure conformity with the General Plan as proposed to be amended through General Plan Amendment 00961166-PGA. The zone change is required to change the zoning of the property from 8.1 and 8.1B TTOD to 8.1C TTOD and to allow for up to 1,300 new dwelling units by converting previously approved/vested, yet not constructed, nonresidential square footage within Planning Area 51.

The proposed zone change is consistent with the City's General Plan across all relevant elements. The conversion of certain nonresidential areas to residential within the Great Park Neighborhoods aligns with the existing mixed-use designation for the Great Park and does not alter the types of uses permitted or compromise the City's goals outlined in the Land use Element. The zone change will not increase traffic and will maintain average daily trips at or below previously approved levels, ensuring consistency with the goal of a balanced transportation system outlined in the Circulation Element.

Additionally, the zone change will not lead to increased construction traffic or noise impacts beyond what has already been evaluated and mitigated through prior approvals of the Noise Element. Future development facilitated by the zone change will be required to meet energy efficiency standards under Title 24 of the State Building Code, meaning energy conservation efforts outlined in the Environmental Protection and Climate Action Element will remain unaffected. Furthermore, the zone change does not introduce any new risks that were not identified in the Safety Element. Lastly, the zone change will not reduce or encroach upon open space within Planning Area 51 as outlined in the Conservation and Open Space Element. Therefore, the zone change is foundational to implementing the General Plan, as proposed to be amended.

- B. The proposed zone change is consistent with any applicable concept plan.

The area subject to the proposed zone change is not covered by a concept plan. Therefore, this finding does not apply.

- C. The proposed zone change meets all the requirements set forth within Division 8 for the dedication of permanent open space through a specified phased implementation program for affected planning areas and zoning districts.

The proposed zone change complies with all requirements set forth within Section 8-5, which requires the dedication of permanent open space through a phased dedication implementation program. This requirement has already been met through a phased implementation program for the site, which is currently within the boundaries of Planning Area 51.

- D. The proposed zone change is in the best interest of the public health, safety, and welfare of the community.

The proposed zone change is in the best interest of the public health, safety, and welfare of the community. The proposed zone change facilitates the future development of residential uses in proximity to established amenities, including nearby employment and commercial centers, transit opportunities, and recreational opportunities available at the Great Park. This locational efficiency supports community well-being and reduces reliance on private vehicles. In addition, development facilitated by the zone change will comply with all applicable subdivision, building and safety, noise and other related codes and ordinances which will ensure protection of the community's health, safety and welfare. Further, the proposed land uses are similar to, and/or are compatible with, existing and approved uses adjacent to the subject sites. Therefore, adequate public infrastructure (roads, water, sewer, police, fire, schools) already exist, or will be built, to serve the future development that could be authorized by the zone change.

- E. Based upon information available at the time of approval, adequate sewer and water lines, utilities, sewage treatment capacity, drainage facilities, police protection, fire protection/emergency medical care, vehicular circulation and school facilities will be available to serve the area affected by the proposed Zone Change when development occurs.

Existing sewer and water lines, utilities, sewage treatment capacity, drainage facilities, police protection, fire protection/emergency medical care, and school facilities are available in the vicinity of the project site and have capacity to accommodate the additional units facilitated by the proposed zone change. The zone change will not increase the number of trips in the area or remove vehicular circulation elements. Therefore, there is adequate infrastructure and services to serve the area affected by the proposed zone change.

- F. If the proposed zone change affects land located within the coastal zone, the proposed zone change will comply with the provisions of the land use plan of the certified local coastal program.

The City has a small area of land within the Irvine Business Complex (Planning Area 36) that is in the coastal zone. The zone change does not impact land within the coastal zone; therefore, this finding is not applicable.

SECTION 6. That the City Clerk to the City Council of the City of Irvine shall certify the passage and adoption of this ordinance and this ordinance shall be published as required by law and shall take effect as provided by law.

SECTION 7. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Irvine hereby declares that the City Council would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that anyone or more sections, subsections, sub-divisions, sentences, clauses, phrases, or portions thereof be declared unconstitutional, invalid, or ineffective.

NOW, THEREFORE, based on the above findings, the City Council of the City of Irvine DOES HEREBY APPROVE Zone Change 00955251-PZC to modify Section 3-37-39 to include the 8.1C Trails and Transit Oriented Development zoning designation and modify Chapter 9-51 to reflect the potential conversion of nonresidential to residential uses, as shown in Exhibit A, attached hereto.

PASSED AND ADOPTED by the City Council of the City of Irvine at an adjourned regular meeting held on the 13th day of January 2026.


MAYOR OF THE CITY OF IRVINE

ATTEST:



CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF IRVINE)

I, CARL PETERSEN, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing Ordinance was introduced for first reading on the 9th day of December 2025 and duly adopted at an adjourned regular meeting of the City Council of the City of Irvine, held on the 13th day of January 2026.

AYES: 4 COUNCILMEMBERS: Go, Liu, Mai, and Treseder
NOES: 3 COUNCILMEMBERS: Carroll, Martinez Franco, and Agran
ABSENT: 0 COUNCILMEMBERS: None
ABSTAIN: 0 COUNCILMEMBERS: None



CITY CLERK OF THE CITY OF IRVINE

EXHIBIT A

Sec. 3-37-39. 8.1 Trails and Transit Oriented Development.

A. *Intent.* The Trails and Transit Oriented Development zoning district allows a variety of uses on the same site consistent with the Great Park land use category as defined in the General Plan. The Trails and Transit Oriented Development zoning district allows for a mix of residential, commercial, recreational and education uses that support a multi-use environment, and which are complementary to the Irvine Station and to the Great Park. Pedestrian paths and trails, including, but not limited to, bike paths, sidewalks, and recreational trails, shall be encouraged in the Trails and Transit Oriented Development zoning district. The variety of trail types and transit choices are intended to provide connectivity to the Great Park, to the Irvine Station, to public open space outside the Great Park, and to other nearby areas.

8.1 TTOD Great Park Neighborhoods Development (Planning Area 51)

8.1A TTOD Portola Springs (Planning Area 6)

8.1B TTOD Great Park Neighborhoods Development (Planning Area 51)

8.1C TTOD Great Park Neighborhoods Development (Planning Area 51)

B. *Intensity standard.*

1. 5.0 to 50.0 dwelling units per net acre.
2. Total maximum development intensity shall not exceed the building intensities described in Section 9-51-6.C and shall not cause the total maximum average daily trips (ADT) in PA 51 to exceed 148,910 ADT, based on the socioeconomic-based trip generation (ADT) rates used to analyze the Great Park traffic impacts, not including the ADT associated with the 1,269 density bonus units granted pursuant to State law, Section 2-3, and Planning Commission Resolution No. 08-2926, and 1,194 or other density bonus units subsequently granted pursuant to State law and or Section 2-3.
3. Total maximum development intensity for 8.1A shall not exceed the building intensities described in Section 9-6-9. The development intensity allocated to 8.1A equates to 175,000 square feet of office use and 325,000 square feet of research and development use with a post-2030 trip limit of 5,115 average daily trips, 506 am peak hour trips and 509 pm peak hour trips based on NITM land use rates. Up to 790 dwelling units (in excess of 4,670 maximum number of dwelling units for PA 6) may be substituted for nonresidential square footage in terms of equivalent traffic generation as set forth in Section 9-6-9.B.

C. *Permitted uses.*

1. Accessory use (including clubhouses and recreational amenities for the residential community - Prohibited in the Amended and Restated Development Agreement (ARDA) Transfer Site).
2. Agriculture (interim use).
3. Alternative health care provider.
4. Caretaker's quarters (Prohibited in the ARDA Transfer Site).
5. Commercial recreation (equal to or under 1,500 square feet) (only within 8.1 and 8.1B).
6. Department store.
7. Domestic animal care facility.¹
8. Financial institution (except drive-thru).
9. Home care (Prohibited in the ARDA Transfer Site).
10. Home occupation permit (Prohibited in the ARDA Transfer Site).
11. Information center.

EXHIBIT A

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12. Manufactured structure permit (up to two years).
 13. Market.
 14. Model home sales complex (Prohibited in the ARDA transfer site).
 15. Office, administrative, business professional.⁶
 16. Office, design professional.
 17. Office, headquarters.
 18. Office, medical.
 19. Outdoor vendor.
 20. Park.
 21. Public park facility (only in public parks).
 22. Pushcart.
 23. Residential, accessory dwelling unit (Prohibited in the ARDA Transfer Site).
 24. Residential, attached (Prohibited in the ARDA Transfer Site).
 25. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot.)
 26. Residential, single-family detached (Prohibited in the ARDA Transfer Site).
 27. Residential shelter (Prohibited in the ARDA Transfer Site).
 28. Research and development.
 29. Restaurant.
 30. Restaurant, fast food (except drive-thru).
 31. Retail business, accessory (subject to requirements in Chapter 3-5-2).
 32. Retail and/or service business, general (except drive-thru).
 33. Reverse vending machine.
 34. School, public.
 35. Stable, private (only within agriculture area).
 36. Supermarket.
 37. Vehicle repair and detailing, mobile.
 38. Warehousing, storage and distribution.^{2,7}
 39. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use, a major conditional use, or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

See Section 9-51-6(U) for special development requirements.

D. *Conditional uses.*

1. Ambulance service.
2. Arcade, game.
3. Bar, tavern, cocktail lounge.

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4. Boarding house - (Prohibited in the ARDA Transfer Site).
 5. Car wash.
 6. Reserved.
 7. Child care center.
 8. Church.
 9. Commercial recreation (equal to or under 1,500 square feet) (only within 8.1A).⁵
 10. Commercial recreation (over 1,500 square feet).
 11. Community facility.
 12. Composting facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
 13. Concrete recycling facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
 14. Conference/convention facility.
 15. Congregate care facility (Prohibited in the ARDA Transfer Site).
 16. Convalescent home (Prohibited in the ARDA Transfer Site).
 17. Convenience or liquor store.
 18. Drive-thru.
 19. Financial institutions (drive-thru).
 20. Equipment rental.
 21. Fraternal and service club.
 22. Reserved.
 23. Gas station/fuel dispenser.
 24. Golf course/driving range.
 25. Government facility.
 26. Health club.
 27. Heliport.
 28. Hospital.
 29. Hotel, extended stay (Prohibited in the ARDA Transfer Site).
 30. Hotel/motel (Prohibited in the ARDA Transfer Site).
 31. Industry, service.
 32. Manufacturing, light.
 33. Manufactured structure (over two years).
 34. Massage establishment and related business.
 35. Materials recovery facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
 36. Outdoor sales.

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37. Outdoor storage.
 38. Recreational vehicle storage, private.
 39. Recreational vehicle storage, public.
 40. Residential care facility (Prohibited in the ARDA Transfer Site).
 41. Residential shelter (Prohibited in the ARDA Transfer Site).
 42. Restaurant, "Type 47" ABC License operating after 12:00 a.m.
 43. Restaurant, fast food (drive-thru).
 44. Retail business, home improvement related.
 45. School, alternative.
 46. School, commercial.⁵
 47. School, private.
 48. Self-storage facility.
 49. Senior housing (Prohibited in the ARDA Transfer Site).
 50. Small collection facility.
 51. Sober living facilities (Prohibited in the ARDA Transfer Site).
 52. Stable, public (only within agriculture area).
 53. Utility building and facility.
 54. Vehicle assembly.³
 55. Vehicle body repair, paint or restoration.³
 56. Vehicle leasing and rental.
 57. Vehicle repair.
 58. Vehicle sales.
 59. Veterinary service, domestic.
 60. Warehouse and sales outlet.
 61. Any other use which the Planning Commission finds consistent with the purpose and intent of this District and which is found to be compatible with adjacent planned and/or existing land uses.

See Section 9-51-6(U) for special development requirements.

- E. Introduction of unique land uses that are not specified in the permitted and conditionally permitted uses but fit within the intent of the Trails and Transit Oriented Development zoning district (Section 3-37-39) shall be encouraged subject to an initial determination by the Director of Community Development and subsequently subject to a conditional use permit for consideration by the Planning Commission.

F. <i>Minimum site size</i>	0.25 acres (all uses except single-family detached); 2,400 square feet (single-family detached only)
G. <i>Maximum site coverage</i>	50% for single-family detached; Unlimited for residential, attached 65% for non-residential and mixed-use (8.1B, 8.1C - unlimited)
H. <i>Maximum building height</i>	South of Marine Way and/or south of SCRRRA rail lines 70 feet (residential, attached) except no height limit within 8.1B, 8.1C 70 feet (nonresidential) except no height limit within 8.1B, 8.1C 90 feet for hotel/hospitality use

	North of Marine Way 70 feet (residential, attached and nonresidential) 35 feet (single family detached) 90 feet for Hotel/hospitality use
I. <i>Minimum site landscaping</i> ⁽⁴⁾	15% for residential, attached and nonresidential; Not applicable for single-family detached
J. <i>Building setbacks</i> ⁽⁴⁾ from:	
Major highways:	45 feet
Primary Highways:	42 feet
Secondary highways:	
In non-residential areas	35 feet (Alternate setbacks may be approved through a master plan)
In residential areas	25 feet
In mixed use areas	25 feet
Commuter highways and local streets	15 feet
Private Drives (including Private Ways) and Private Streets	8 feet (only applicable to ground floor living area, and garage setbacks per Section 3-27-10(A)(B))
Great Park edge	To be determined at time of master plan review
Interior boundary adjacent to residential or non-residential uses:	
Side	5 feet
Rear	10 feet
Building to Building	
Residential	6 feet
Non-residential	0 feet

¹ Domestic animal care facilities shall require a veterinary certificate of health and proof of current vaccinations for distemper, rabies and parvovirus. Animals may be groomed, trained, exercised socialized and kept or boarded overnight, but not bred, sold or let for hire.

² Permitted within Planning Area 51 Development Districts 2 and 3 only.

³ Conditionally permitted within Planning Area 51 Development Districts 1, 2, 3, and 6 only.

⁴ Unless a lesser amount is approved at the time of Master Plan approval.

⁵ An administrative use permit (AUP) is required.

⁶ An administrative use permit (AUP) is required for online vehicle sales offices.

⁷ Includes logistics use in 8.1 only.

(Ord. No. 06-18, § 4, 10-24-06; Ord. No. 09-08, § 4, 9-8-09; Ord. No. 10-04, § 3, 4-13-10; Ord. No. 11-12, § 4(Exh. A), 9-13-11; Ord. No. 12-01, § 5(Exh. A), 1-24-12; Ord. No. 13-07, § 4(Exh. A), 12-10-13; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05, Exh. A, 4-24-18; Ord. No. 19-20, § 4(Exh. A), 12-10-19; Ord. No. 20-05, § 6, 5-12-20; Ord. No. 22-07, § 3(Exh. A), 5-10-22; Ord. No. 22-12, § 3(Exh. A), 8-9-22; Ord. No. 23-13, § 3(Exh. A), 7-11-23)

CHAPTER 9-51. PLANNING AREA 51 (GREAT PARK)¹

Sec. 9-51-1. Land use zoning map.

(See Planning Area 51 map following Section 9-51-3)

(Ord. No. 13-07, § 4(Exh. A), 12-10-13)

Sec. 9-51-2. Introduction.

- A. *Location.* Planning Area 51 contains the former Marine Corps Air Station, El Toro, near the eastern edge of the City. Boundaries generally include the Eastern Transportation Corridor, the Foothill Transportation Corridor, Irvine Boulevard, the storm channel near Alton Parkway and Interstate 5 (Santa Ana Freeway). It is bordered on the south by Planning Area 32, on the east by the Irvine Spectrum 2 - Planning Area 35, on the west by Planning Areas 9 and 40 and the Irvine Spectrum 3 (Planning Area 32), and on the north by Planning Area 6.
- B. *Development.* Of utmost importance to the City of Irvine is the development of the Great Park at the former MCAS El Toro site in Planning Area 51. The site will serve as a Countywide asset consistent with the intent of the citizens of Orange County, who adopted Measure W, the "Orange County Central Park and Nature Preserve Initiative," in March 2002. The City also wishes to assure a financially viable development consistent with the intent of Measure W with the orderly development of public infrastructure and public open space amenities at no cost to the local taxpayer. Within Planning Area 51, the Great Park plan includes habitat preservation, wildlife corridor, education, open space, recreation, institutional and other public-oriented land uses (including a veterans memorial park and cemetery) as well as opportunities for the private development of medical and science, community commercial, residential, and mixed-use development. In order to develop the uses and at the intensities of the development shown in Section 9-51-3, Statistical Summary, the master developer has entered into an Amended and Restated Development Agreement which requires the dedication of land and the development of infrastructure improvements in excess of the City's standard requirements, and the commitment to long-term maintenance of public facilities.

Interim activities will occur on the site by private parties and prior to the complete development of the land. These activities may include agricultural and nursery operations, open storage, and reuse of aviation hangars located in the southern portion of Planning Area 51 which could be appropriate for reuse as warehousing, manufacturing, or motion picture production studios. Close proximity to the permanent open space areas may also facilitate reuse of the hangars as museum, sports, cultural facilities, or other uses consistent with the zoning of the site. Interim activities other than agriculture will be allowed for a maximum period of five years through approval of an interim use permit. Extensions of up to three years may be approved by the Director of Community Development. Existing interim uses in Planning Area 51 approved prior to January 1, 2010, and new interim uses within the Great Park will be allowed for a five year term with up to three year extensions granted by the Director of Community Development. Extensive materials reclamation activities related to the removal of the runways, aprons, and taxiways, as well as the stockpiling and recycling of concrete and other materials will also occur. Demolition of buildings will also occur as they become obsolete, uneconomic to repair, or conflict with approved development plans.

¹Ord. No. 13-07, § 4(Exh. A), adopted December 10, 2013, amended Chapter 9-51 in its entirety to read as herein set out. Former Chapter 9-51, §§ 9-51-1—9-51-6, pertained to similar subject matter. See Code Comparative Table for complete derivation.

An efficient street system and a system of bikeways and pedestrian paths are provided. Roadways are designed with sufficient capacity for the projected traffic volumes at full development of the planning area.

(Ord. No. 13-07, § 4(Exh. A), 12-10-13; Ord. No. 20-05, § 6, 5-12-20; Ord. No. 21-12, § 4(Exh. A), 11-9-21)

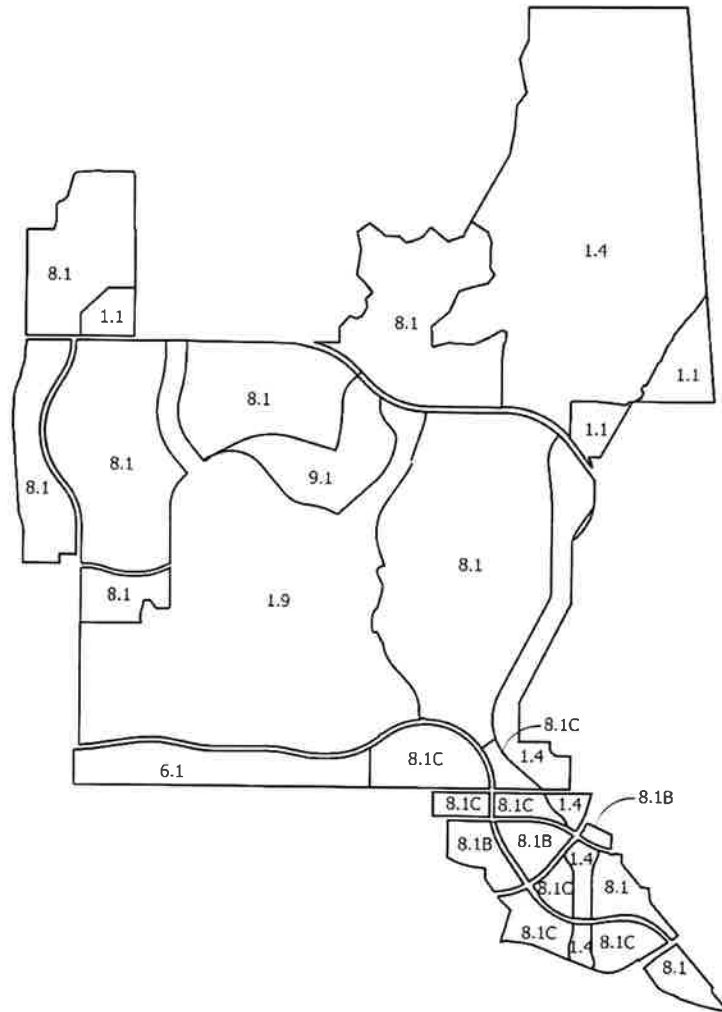
Sec. 9-51-3. Statistical analysis.

Planning Area 51:

Zoning Number	Zoning	Great Park Sub Land-Use Categories	Acres in category	Maximum Square feet	Additive	Maximum dwelling units
Great Park						
1.4	Preservation	Wildlife Corridor	179			
1.9	Great Park	Open Space/Park	367			
		Sports Park	170	26,000	146,450	
		Drainage Corridor	229			
		Exposition Center	156	468,000		
Great Park Neighborhoods						
8.1/8.1B/8.1C	Trails and Transit Oriented Development	Community Commercial	⁽¹⁾	220,000 ⁽⁹⁾	610,933	0 ⁽⁹⁾
		Residential	⁽¹⁾			10,556 ⁽⁹⁾
		Medical and Science	⁽¹⁾	3,364,000 ⁽⁹⁾		0 ⁽⁹⁾
		Multi-Use	⁽¹⁾	1,318,200 ⁽⁵⁾ ₍₉₎		0 ⁽⁹⁾
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	Transit Oriented Development	5.5 ⁽⁶⁾			
9.1	Veterans Memorial Park and Cemetery	ARDA Transfer	125.5 ⁽⁷⁾	⁽⁸⁾		0
-	-	Major Roadways	185			
TOTALS			4,704	6,135,200⁽⁵⁾ ₍₉₎	757,383	10,556⁽²⁾⁽⁹⁾

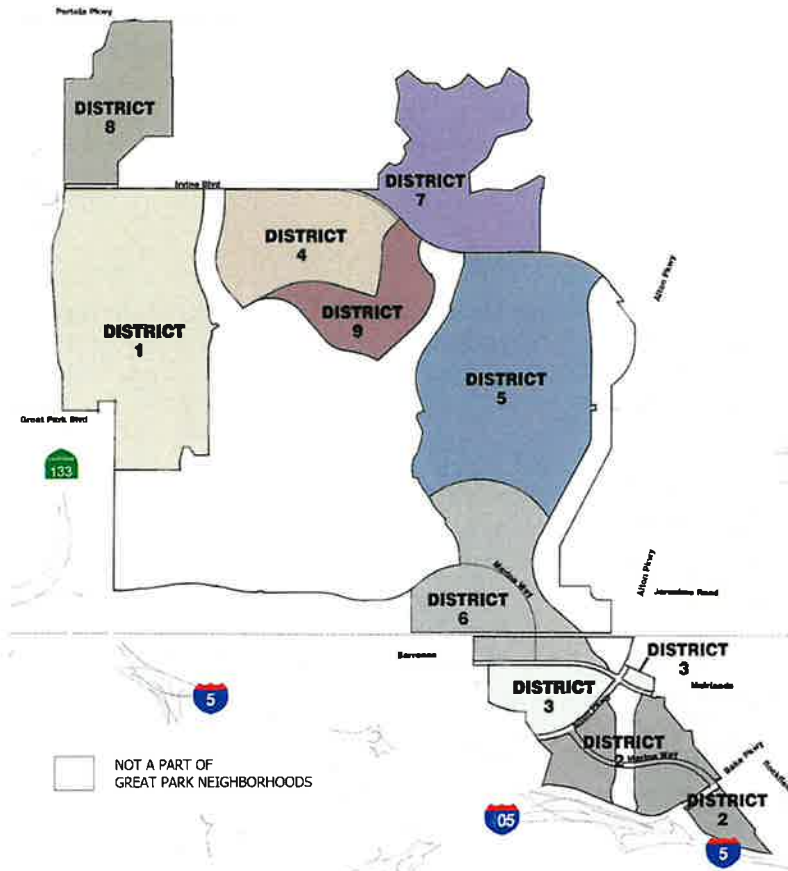
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- (1) 2,026 acres of property in Planning Area 51 is zoned 8.1 TTOD.
 - (2) This number includes the 1,269 density bonus units granted pursuant to State law, Section 2-3, and Planning Commission Resolution No. 08-2926, a further 1,194 density bonus units granted pursuant to State law and/or Section 2-3, and 1,056 additive units, each of which are hereby expressly ratified and authorized by this reference. This number excludes the 8.1C Units as described and separately authorized in this Chapter 9-51, and also excludes any dwelling units developed on City Property as defined in and designated from time to time under the ARDA, as defined in the "Notes on maximum intensities" set forth below.
 - (3) This acreage includes 27 acres of the Marshburn Basin which shall remain in its current location.
 - (4) Includes 122,500 square feet for institutional facilities, 300,000 square feet for County facilities, and 263,000 square feet of "McKinney Act" warehousing.
 - (5) See Section 9-51-6.S (Land Use Conversions). Adjustments to the Statistical Table in accordance with Section 9-51-6.S (Land Use Conversions) do not require a zone change.
 - (6) 5.5 acres Police Site per Amended and Restated Development Agreement pursuant to City Council Ordinance No. 09-09.
 - (7) 125.5 acre ARDA Transfer Site per Amended and Restated Development Agreement pursuant to City Council Ordinance No. 09-09 and Build the Great Park Veterans Cemetery Initiative.
 - (8) Limited institutional facilities in support of a veterans memorial park and cemetery only.
 - (9) To the extent that residential units are built on Heritage Fields Property (as defined in and designated from time to time under the ARDA) within the 8.1C Trails and Transit Oriented Development (8.1C Units in accordance with 00955251-PZC) in Planning Area 51, a corresponding reduction in the allowable nonresidential intensity shall occur in terms of equivalent traffic generated. The actual amount of reduction in nonresidential intensity will be based upon a.m. peak, p.m. peak, and ADT as established in the Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis (Approved November 2013). Revisions to the nonresidential and residential intensity figures for Planning Area 51 consistent with this note (9) of this Sec. 9-51-3 are authorized without the need for a subsequent General Plan amendment or any other legislative approval. Such 8.1C Units shall be allowed to exceed (and shall not be counted toward) the maximum dwelling unit number set forth in Section 9-51-3 (Statistical Analysis). The maximum square feet of nonresidential development and the maximum dwelling units exclude any development occurring on City Property as defined in and designated from time to time under the ARDA.

Notes on maximum intensities: In order to develop the permitted uses and intensities for Planning Area 51, the master developer has entered into the Amended and Restated Development Agreement pursuant to City Council Ordinance No. 09-09 (ARDA), which requires the dedication of land and the development of infrastructure improvements in excess of the City's standard requirements, and the commitment to long-term maintenance of public facilities (Section 9-51-2).



ZONE #	ZONING DISTRICT	ZONE #	ZONING DISTRICT
1.1	Exclusive Agriculture	6.1	Institutional
1.4	Preservation	8.1/8.1B/ 8.1C	Trails and Transit Oriented Dev. (TTOD)
1.9	Great Park	9.1	Veterans Memorial Park and Cemetery

Great Park Development Districts



(Ord. No. 13-07, § 4(Exh. A), 12-10-13; Ord. No. 19-20, § 4(Exh. A), 12-10-19; Ord. No. 20-05, § 6, 5-12-20; Ord. No. 21-12, § 4(Exh. A), 11-9-21)

Sec. 9-51-4. Land use regulations.

The permitted and conditional uses for the zoning designations are given in Chapter 3-37. These uses are also referenced in the land use matrix, Section 3-3-1.

(Ord. No. 13-07, § 4(Exh. A), 12-10-13)

Sec. 9-51-5. General development standards.

See Chapter 3-37 (Development Standards).

(Ord. No. 13-07, § 4(Exh. A), 12-10-13)

Sec. 9-51-6. Special development requirements.

- A. *Affordable housing.* See Chapter 2-3 Affordable Housing Implementation Procedures.
- B. *Trails and Transit Oriented Development.* The Trails and Transit Oriented Development zoning district allows a variety of uses on the same site consistent with the Great Park land use category as defined in the General Plan. The Trails and Transit Oriented Development zoning district land use designation allows for a mix of residential, commercial, recreational, and educational uses that support a multi-use environment and which are complementary to the Irvine Station and to the Great Park. Pedestrian paths and trails, including, but not limited to, bike paths, sidewalks, and recreational trails, shall be encouraged in the Trails and Transit Oriented Development zoning district. The variety of trail types and transit choices are intended to provide connectivity to the Great Park, to the Irvine Station, to public open space outside the Great Park, and to other nearby areas.

8.1 Trails and Transit Oriented Development Zoning District intensity.

The maximum residential intensity shall not exceed 10,556 dwelling units on Heritage Fields Property (as defined in and designated from time to time under the ARDA), except as provided for in this paragraph below. The maximum nonresidential intensity in the Great Park Neighborhoods Great Park sub land use category of the Trails and Transit Oriented Development zoning district on Heritage Fields Property (as defined in and designated from time to time under the ARDA) shall not exceed: 220,000 square feet of Community Commercial, 3,364,000 square feet of Research and Development/Medical and Science, and 1,318,200 square feet of Multi-Use (a total of 4,902,200 square feet of non-residential intensity). The applicant on Heritage Fields Property (as defined in and designated from time to time under the ARDA) shall have the right to develop 1,300 (or fewer at the election of the applicant) additional dwelling units (in excess of 10,556) in exchange for a reduction of non-residential square footage in the 8.1C zone on the basis of equivalent traffic generation as set forth in Section 9-51-6(T)(ii).

Development intensity shall be recorded in a Trails and Transit Oriented Development District Development Intensity Database and monitored administratively by the Director of Community Development following the Master Plan approval by the Planning Commission (E below). The following planning standards shall apply throughout the 8.1 Trails and Transit Oriented Development zoning district:

1. Promote residential communities that are physically connected to each other. Foster community and connectedness between adjacent land uses.
2. Promote livability, transportation efficiency, and walkability.
3. Promote diversity of land uses. Allow residential dwelling units to be mixed with other uses providing choice in location, type and size based on compatibility with the surrounding uses.
4. Promote the development of trails that serve as recreational opportunities and as transportation connections between residential uses, commercial, and industrial uses, the Great Park and transportation hubs.
5. Encourage clustering of residential units, where feasible, to provide for opportunities to develop public and private open spaces within the development.
6. Promote a diversity of housing types to accommodate a range of economic levels and age groups to live within a community.
7. Provide appealing and functional pedestrian street environments to promote pedestrian activity.
8. Vertical and horizontal integration of commercial office and retail land uses into the residential development should be encouraged, where feasible.
9. Total average daily trips (ADT) shall not exceed the trip budget established for the development within the Great Park (C below). The developer shall provide additional traffic analysis for the

review and approval of the Director of Community Development to support the consideration of trip reduction design standards and integration with transit systems.

10. Neighborhood parks shall be provided in accordance with City of Irvine Park Code. Community park requirements shall be met through participation in the original dedication in the Development Agreement adopted by the City in July 2005, as amended by the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09.
 11. The introduction of land uses that are not specified in the permitted and conditionally permitted uses but fit within the intent of the Trails and Transit Oriented Development zoning district (Section 3-37-39) shall be encouraged subject to an initial determination by the Director of Community Development and subsequently, subject to a conditional use permit approved by the Planning Commission.
 12. Prior to approval of a Master Plan for development of areas within the Trails and Transit Oriented Development Zoning District site (E below), the Planning Commission shall make a specific finding that the Master Plan meets the intent of the Trails and Transit Oriented Development zoning district planning standards.
 13. Pedestrian connections within and between the Irvine Station, the public areas of the Great Park and the adjacent development shall be provided. An emphasis on pedestrian, way-finding signage and graphics, and the integration of nonresidential uses shall facilitate pedestrian access in lieu of automobile access to the site amenities.
- C. *Trip budget.* Based on the socioeconomic-based trip generation average daily trip (ADT) rates used to analyze the Great Park traffic impacts, the total trips for the entire Great Park project area are not to exceed 148,910 ADT, not including the ADT associated with the 1,269 density bonus units granted pursuant to State law, Section 2-3, and Planning Commission Resolution No. 08-2926, and 1,194 or other density bonus units subsequently granted pursuant to State law and/or Section 2-3, and 1,056 additive units.
- D. *Great Park Development Monitoring Database.* The purpose of the Database is to monitor the development intensity and trips in Planning Area 51 and update the allocated intensity for all parcels as they develop.
- a. The development in Planning Area 51 is subject to specific limits as follows:
 1. Maximum square footage - see Section 9-51-3, Statistical Analysis.
 2. Maximum residential units - see Section 9-51-3, Statistical Analysis.
 3. Maximum daily vehicle trips - 148,910 ADT, not including the ADT associated with any density bonus units granted from time to time pursuant to State law and/or Section 2-3 of the Zoning Ordinance (Affordable Housing Implementation Procedure), including Planning Commission Resolution No. 08-2926 (Density Bonus Agreement), as may be amended from time to time if and as applied for by the applicant and approved by the City.
 - b. In conjunction with the submittal of any of the following development applications that allocates (or reallocates) development intensity: 1) subdivision map, 2) lot merger, 3) lot line adjustment or in conjunction with the submittal of a building permit for properties located in Planning Area 51, or 4) at such additional times as may be elected by the master developer, the master developer shall submit documentation to the Director of Community Development identifying the following:
 - i. A unique reference number that identifies the data record;
 - ii. Project name;
 - iii. Legal description for each parcel;
 - iv. Addresses affiliated with each building, if applicable;
 - v. Land use designation, by square footage, for each building or lot;

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- vi. Number of residential units;
 - vii. The cumulative and remaining square footage and residential units of remaining development (including ADT); and
 - viii. A comprehensive summary describing the square footage of nonresidential development and the total number of residential units of all Development Districts in Planning Area 51 (including ADT), and setting forth the master developer's allocation of nonresidential development to each of the Community Commercial, Medical & Science and Multi-Use land use categories, such allocations being conclusively determined from time to time in the sole discretion of master developer so long as the master developer's selected allocation is consistent, as reviewed and confirmed by the Director of Community Development, with the maximum cumulative non-residential square footage authorized by Section 9-51-3, Statistical Analysis.
- E. *Review process.* Prior to the commencement of any private development in the 1.9 Great Park, 8.1, 8.1B, and 8.1C Trails and Transit Oriented Development or 6.1 Institutional zoning districts within Planning Area 51, the City shall review and approve a Master Plan for the specific project, containing the following information for the specific development proposed:
- 1. Location, acreage, types of land use and estimated square footages or number of dwelling units for each area.
 - 2. A community design program, which characterizes the design features of the development, including signage design, fencing design, landscape themes, architectural theme, and other community design features.
 - 3. Landscape treatments including:
 - a. Planning area edge and entry widths and general character.
 - b. Special landscaping themes, if any.
 - c. Palette of plant materials, walls, and hardscape for areas in and adjacent to the public rights-of-way.
 - d. Ownership of landscape areas.
 - 4. Wildlife corridor edge condition treatments, consistent with the Irvine Wildlife Corridor Plan, including:
 - a. Light and noise mitigation programs and techniques.
 - b. Palette of compatible plant materials.
 - c. Walls, fences, and/or barrier mechanisms to protect the wildlife corridor from unwanted intrusions.
 - 5. Other information as required by the Director of Community Development. The application for said Master Plan shall be accompanied by maps, text, or other documentation to satisfy the above requirements. The form and content of such submittals shall be made to the satisfaction of the Director of Community Development.
- F. *Changes in boundaries and/or intensities.* Boundaries and acreages in the Great Park plan are approximate and shall be established by Master Plan approval (E above).
- G. *Reuse of existing facilities.* The former MCAS El Toro site has a number of facilities suitable for civilian reuse, including warehouses, hangars, and other buildings. The zoning accommodates a number of these existing facilities, encouraging adaptive reuse wherever possible. Some existing facilities can possibly be adapted for civilian use on a long-term, permanent basis; others can serve interim uses during development of the site. For example, aviation hangars located in the southern portion of Planning Area 51 could be appropriate for reuse as warehousing, manufacturing, or motion picture production studios. Close proximity to the

permanent open space areas may also facilitate reuse of the hangars as museum, sports, cultural facilities, or other uses consistent with the zoning of the site.

Prior to the issuance of occupancy permits for any existing structure, a fire life-safety evaluation of the structure, including recommendations for improvements required for compliance with current Building Codes adopted by the City for the use of existing structures, and plans for any required improvements shall be submitted to the Chief Building Official for review and approval.

- H. *Recycling operations.* Existing runways are located on a substantial portion of the site planned for open space and related uses. Runways, aprons, and associated taxiways exist on the site reflecting its prior usage as a Marine Corps air station. In order to use the site for urban purposes, the runways will be removed. Concrete and asphalt from the runways intended to be removed will be crushed and, where feasible, used as aggregate base or recycled for other roadway or development uses.

The runways will be removed in a sequential manner. The removal of most of the runway paving is anticipated. Some portion of runway may be preserved for use as playing surfaces and parking areas or for historic purposes. Demolition of the runways is to occur in accordance conjunction with the phasing program adopted by the City and Master Developer pursuant to the Amended and Restated Master Implementation Agreement. Stockpiled material will be placed in designated areas and distributed as required to provide aggregate for development projects. Once the material has been used, the land will become available for development. Concrete recycling facilities and stockpiling of demolished or recycled material are considered an appropriate interim land use, subject to the approval of a minor conditional use permit.

- I. *Trails plan.* In conjunction with the submittal of the master tract map the applicant shall submit a conceptual Master Landscape and Trails Plan or a detailed exhibit depicting potential trail connections on site to the City's existing or planned regional trail network.

In addition, in conjunction with subsequent tract maps, Master Plans or building permit submittals, whichever comes first, the applicant shall provide a specific and detailed trails plan depicting the exact location, alignment and connectivity of on-site trails to the City's existing or planned regional trail network.

- J. *Child care.* The need for child care facilities shall be recognized in the development of Planning Area 51. In 2011, the City approved a Child Care Need Analysis for the first 4,894 residential units in Planning Area 51. That study indicated that the child care needs generated by those residential units will be satisfied within Planning Area 51. Prior to the approval of the first residential tentative tract map that causes the total combined approved residential dwelling units, excluding senior housing units, to reach 6,300 in Planning Area 51, the Master Developer of Great Park Neighborhoods shall submit another child care needs study to the Director of Community Services for review and approval. Upon approval of the Study by the Director of Community Services, the Master Developer of Great Park Neighborhoods shall identify ways to provide any unmet private child care needs created by their residential development in Planning Area 51. Any private sector child care center(s) shall:

1. Accommodate the determined number of slots, which shall be based on the actual number of residential units to be built and on a determination of child care need within the project.
2. Be located at a site that is compatible with adjacent uses. Development of a child care center in conjunction with proposed elementary schools and public neighborhood parks, religious institutions, affordable housing developments, residential development and/or neighborhood commercial center shall be encouraged.
3. Be located at a site that has been evaluated with regard to factors that might be detrimental to public health, safety, or welfare, including, but not limited to, proximity to high-traffic volume roadways, hazardous material, and major generators of traffic.

- K. *Edge conditions.* Prior to the grading of development pads within those portions of Development Districts adjacent to the Great Park, the applicant shall submit a pre-application, for the review and approval by the Director of Community Development that provides a detailed design for the edge conditions where the development abuts the Great Park. The design detail should demonstrate an attractive edge between the

private development and the public park. Private residential development is encouraged and preferred to face outward toward the park and provide for architectural cohesion between the two land uses.

- L. *Transit.* Prior to the recordation of the first residential tract map in any Development District (except Development District 8) in the Great Park Neighborhoods development, the applicant shall prepare, fund, and work in cooperation with the City to develop a transit study, consistent with the City's 30-year Transit Vision Plan approved by the City Council in April 2009, ensuring that a route for the iShuttle is identified. At a minimum, the route should circulate along "O" Street, Irvine Boulevard, and Marine Way (or similar) and the study should contemplate a route circulating along "LQ" Street and "B" Street as well. The master developer shall identify strategic shuttle stop locations based upon developer's approved Master Plans. The master developer will continue to work cooperatively with the City, the Irvine Company, and other agencies to help identify and secure funding for the new iShuttle route identified in the transit study.
- M. *Charging stations for electric vehicles.* To the extent feasible, the applicant shall install electric vehicle charging stations at the commercial retail components of the project in District 1 North and District 4. The parking spaces in these centers will include electric vehicle charging devices.
- N. Reserved.
- O. *Reciprocal Use of Recreational Amenities.* Prior to the issuance of the first building permit for any dwelling unit other than model homes, in a particular Development District (i.e., District 1 North, 1 South, 4, 7, or 8), the applicant shall provide evidence to the Director of Community Development of a framework for a reciprocal use agreement or CC&Rs for private recreational amenities to be available for use by homeowners within the applicable Development Districts. If the master developer elects to allow reciprocal use among homeowners in other Development Districts of certain amenities, the use agreement or CC&Rs shall be finalized and executed to incorporate each subsequent district prior to the issuance of the first building permit for any dwelling unit other than model homes in that subsequent district.
- P. *Orange Bike Program.* The developer shall incorporate a bike share program into their development program that takes advantage of, and expands upon, the "Orange Bike Program" being implemented by the Great Park Corporation with an emphasis on connecting the Great Park Neighborhoods to the Great Park. The bike share program shall tap into marketing opportunities for other existing programs that exist regionally, such as the one that currently exist at the University of California, Irvine. In addition, the program shall be promoted through the developer's home sales program.
- Q. *District character.* Each neighborhood within Planning Area 51 has a distinct character:
 - i. *Development District 1:* A horizontally mixed-use community featuring a significant main-street style town center and employment area. With up to approximately 1.5 million square feet of nonresidential uses, this district may contain a variety of land uses and businesses including, among other uses, commercial services, entertainment, hotel, accessory retail and restaurants; office, medical and research facilities; amenities such as a civic facility, schools, religious institutions, child care, and neighborhood parks. A FAR range from 0.25—1.5 allows for both a low-level campus-like setting as well as higher-density, multi-story buildings.

The circulation within the residential uses consists of a modified grid network, creating multiple vehicular, bicycle, and pedestrian routes. Tree-lined streets with wide landscaped parkways are located throughout the residential neighborhoods and emphasize a small-scale community atmosphere.

The nonresidential uses are generally west of "O" Street and along Trabuco, the main western gateway to the GP. Allowing up to 2,226 dwelling units, this district offers a highly diverse residential market: multifamily attached, single-family attached, single-family detached, and may include affordable units.
 - ii. *Development District 2:* Area-wide employment center with a majority of the area dedicated to low- to mid-rise buildings housing a variety of uses including, among other uses, high-tech, manufacturing, research and development, residential, and office-style businesses. A FAR range from 0.25—1.5 allows for both a low-level campus-like setting as well as higher-density, multi-story buildings. The non-residential land uses will be similar in nature to the surrounding Spectrum Planning Areas. District-

servicing accessory retail is encouraged to serve employees and residents. Arterial Backbone streets with a complete pedestrian sidewalk network are expected in this district to accommodate traffic and pedestrians. Residential uses are permitted with an overall average net density range of 5 to 50 dwelling units per acre and may additionally include affordable dwelling units located in conjunction with the Master Affordable Housing Plan, as applied for by the applicant and approved by the City from time to time.

- iii. *Development District 3:* Area-wide employment center with a majority of the area dedicated to low- to mid-rise buildings housing a variety of uses including, among other uses, high-tech, manufacturing, research and development, and office-style businesses. A FAR range from 0.25—1.5 allows for both a low-level campus-like setting as well as higher-density, multi-story buildings. Residential uses are limited to a maximum of 400 dwelling units on 20% or less of the district's land area and are intended to allow for the possibility for high density (average densities of 20 du/ac or greater) and/or affordable dwelling units located in conjunction with the Master Affordable Housing Plan. District-serving accessory retail is encouraged to serve employees. Arterial Backbone streets with a complete pedestrian sidewalk network are expected in this district to accommodate traffic and pedestrians.
- iv. *Development District 4:* Primarily a residential suburban neighborhood providing area-wide services and retail. This community includes a small main-street or town center style commercial district. This neighborhood's circulation consists of a modified grid network, creating multiple vehicular, bicycle, and pedestrian routes throughout the neighborhood. Tree-lined streets with wide landscaped parkways are located throughout, emphasizing a small-scale neighborhood atmosphere. In addition to bordering the GP, neighborhood parks are strategically located to put all residents within easy walking distance. A maximum of 1,102 dwelling units will be located in this district, offering a highly diverse residential market: multifamily attached, single-family attached, single-family detached units, and may include affordable housing. Up to 70,000 square feet of neighborhood and GP serving commercial land uses are allowed. Other land uses may include, among other uses, schools, religious institutions, and child care facilities.
- v. *Development District 5:* Primarily a residential suburban neighborhood with an average density of 5 to 12.5 du/ac, characterized by a majority single-family detached, single-family attached product types and may include affordable housing. Nonresidential land uses are limited to 10-percent or less of the district's land area and are intended to provide neighborhood services and/or conveniences. The district is characterized by narrow, slow-speed streets, and pedestrian trails. Other land uses may include, among other uses, schools, religious institutions, and child care facilities. Residential neighborhoods within this district are unique due to the adjacency of the Wildlife Corridor, Agua Chinon Open Space Corridor and the Great Park. Therefore, open space linkages are abundant for this district encouraging alternative means of transportation, such as walking and bicycling. To accomplish the desired vision, a maximum of 3,700 residential units are allowed along with a maximum of 100,000 square feet of neighborhood serving commercial development.
- vi. *Development District 6:* This District will feature a mixed-use urban core area which is intended to be a regional destination, with nonresidential uses such as, without limitation, mid- to high-rise office, corporate headquarters, research and development, medical, and cultural/institutional/entertainment facilities of regional interest. This district is characterized by a high floor area ratio and a walkable character. Residential neighborhoods will feature high-density, multi-story residential units (average densities of 20 du/ac or greater within the mixed-use urban core area which may include affordable housing units. Vertical mixed uses within buildings are allowed (i.e., ground floor office or retail with residential above). The development pattern is focused on increasing density with approaching proximity to the Irvine Station. The focus is to create a thriving, walkable, mixed-use community with a diverse mix of land uses, architecture, landmarks and outdoor gathering places to create a walkable urban environment that encourages on-street pedestrian activity and reduces dependence on the automobile for everyday needs. Outside the mixed-use urban core area, residential densities may range from 5 to 50 du/ac, including the Great Park Neighborhoods residential development south of Marine Way. To accomplish the desired vision, this district will contain a minimum of 1,200 dwelling units and

a goal of 150,000 square feet of nonresidential development to achieve a minimum jobs to housing ratio of 2:1 within one-half mile of the Irvine Station.

- vii. *Development District 7:* This district is a primarily residential suburban neighborhood with a lower average density of 5 to 10 du/ac for a maximum of 840 dwelling units, characterized by single-family detached, single-family attached products types, and may include affordable housing. Access to regional trails and open space is maximized through the Agua Chinon riding and hiking trail, which bisects the district, and the existing open space to the east (El Toro Wildlife Preserve). Compatible edge conditions and interface is required between the residential uses and these features. Roundabouts, traffic calming devices, narrowed street widths, and pedestrian trails are characteristic of this district. Other land uses may include, among other uses, schools, religious institutions, and child care facilities.
 - viii. *Development District 8:* This district is primarily a residential suburban neighborhood with a lower average density of 5 to 10 du/ac for a maximum of 892 dwelling units, characterized by single-family detached, single-family attached product types, and may include affordable housing. Less than 10% of the district may be designated for neighborhood serving uses including, but not limited to, religious institutions and child care for a maximum of 21,000 square feet. Roundabouts, traffic calming devices, narrowed street widths, park space, and pedestrian trails are characteristic of this district. *Notes:*
 - 1. The maximum number of residential dwelling units per Development District can be increased by up to 10% of the total allowable dwelling units in Planning Area 51 as long as the total number of units within Planning Area 51 does not exceed the total established in Section 9-51-3 (Statistical Analysis). Any increase to the number of residential units designated in an approved Master Plan will require a modification to said Master Plan in accordance with Chapter 2-19.
 - 2. The maximum amount of nonresidential square footage mentioned above can be increased by up to 10% in District 1, 5% in District 4, and 1% in Districts 5 and 8, based on the total allowable nonresidential square footage in Planning Area 51 as long as the total square footage within Planning Area 51 does not exceed total established in Section 9-51-3 (Statistical Analysis).
 - ix. *Development District 9:* This district is the location for a veterans memorial park and cemetery. This district will be the exclusive location for a veterans cemetery. There will be no residential uses and only minor institutional or commercial uses ancillary and related to cemetery use, such as a bookstore or gift shop offering commemorative items or veterans-oriented materials, administrative buildings, or community meeting rooms. Any new structures at the site shall be small in scale. Structures determined to be of historic value may remain. The district shall have circulation in the form of internal streets and sidewalks, and pedestrian access may be provided to adjacent Great Park uses. A perimeter system of trees, trails, and gardens for use and enjoyment by cemetery visitors and the general public shall integrate the district with Great Park and adjacent uses.
- R. *Alternative setback standards.* Alternative setback standards for setbacks internal to the planning area may be approved in conjunction with any subsequent Planning Commission approval. A description of the proposed setbacks and how they differ shall be submitted. The Planning Commission will consider the following criteria and make appropriate findings, if necessary:
- 1. *General character.* Relationship in scale, bulk, coverage, and density with surrounding land uses.
 - 2. *Quality of Life.* Whether the proposed alternative standard will result in an adverse impact on existing neighborhoods.
 - 3. *Suitability.* The physical suitability of the site for the proposed project.
 - 4. *Limitations.* Such setbacks shall not be used to deviate from setbacks established for village edges.

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- S. *Nonresidential land use conversions.* The "Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis, approved 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 zone 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, and shall be allocated by master developer in accordance with Section D(vii) (above).
- 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 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, including 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 No. 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 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.
 - ii. To the degree residential units are built on Heritage Fields Property (as defined in and designated from time to time under the ARDA) in the 8.1C TTOD zone, a corresponding reduction in allowable non-residential intensity shall occur in terms of equivalent traffic generation based on a.m. peak, p.m. peak, and average daily trips (ADT). The actual amount of reduction will be based on the ITAM trip generate rates applicable to Planning Area 51 and included in Table 3-1 of the "Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis", approved November 2013.
- U. *Land sales - special development requirements.* Any purchase agreement for the sale of land for initial development (excluding sales once the initial development has occurred and excluding sales for public uses) in PA 51 shall include a recorded deed or special land use restriction (SLUR) or covenants, conditions and restrictions (CC&Rs) document with the following:
- i. The legal tract and lot number(s);
 - ii. County Recorder's recordation number which will be reflected on the recorded grant deed;
 - iii. The maximum number of residential units (by type - single-family or multifamily); and
 - iv. The maximum nonresidential square footage by land use with maximum ADT.

The SLUR, and any subsequent modification to the SLUR, shall be recorded by the County of Orange Recorder's Office. Within 30 days of recordation (or any amendments thereafter), the developer shall provide documentation of the information identified in Section 9-51-6.D.d.i—iv above to the Director of Community Development.

(Ord. No. 13-07, § 4(Exh. A), 12-10-13; Ord. No. 20-05, § 6, 5-12-20; Ord. No. 21-12, § 4(Exh. A), 11-9-21)