

CITY COUNCIL ORDINANCE NO. 11-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRVINE APPROVING ZONE CHANGE 00490446-PZC TO REZONE THE SUBJECT PROPERTY FROM 6.1 INSTITUTIONAL TO 2.3 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT; ESTABLISH A NEW LETTER DESIGNATION ("O") TO THE 2.3 MEDIUM DENSITY RESIDENTIAL ZONING; AND AMENDING RELATED MAPS, TEXTS, TABLES, AND EXHIBITS OF THE CITY'S ZONING ORDINANCE LOCATED AT THE SOUTHEAST CORNER OF EAST YALE LOOP AND ALDERWOOD IN PLANNING AREA 15 (WOODBIDGE)

WHEREAS, the Irvine Unified School District has determined that the property previously operated as an elementary school is surplus land; and

WHEREAS, William Lyon Homes has submitted an application for Zone Change 00490446-PZC requesting the following:

Zoning Code Section 1-1-2

- Rezone the subject property from "6.1 Institutional" to "2.3O Medium-Density Residential" zoning district on the Zoning District Map of the City of Irvine

Zoning Code Section 3-37-14

- Add "2.3O Vesting Tentative Tract 17359 (Planning Area 15)" to the list of zoning categories shown in Section 3-37-14.A.
- Add "2.3O side yard setbacks shall be determined at time of master plan review" to the building setbacks from interior boundary if adjacent to residential uses in Chapter 3-37-14.K.
- Add Footnote to refer to Special Development Requirements contained in Section 9-15-8.

Zoning Code Section 9-15-1

- Amend the Planning Area 15 (Woodbridge) Zoning Ordinance Map for the subject property from "6.1 Institutional" to "2.3O Medium-Density Residential" zoning district and add the "2.3O" designation to the zoning district legend.

Zoning Code Section 9-15-3

- Amend the Planning Area 15 (Woodbridge) Zoning Ordinance Map for the subject property from “6.1 Institutional” to “2.3O Medium-Density Residential” zoning district and add the “2.3O” designation to the zoning district legend.
- Revise the statistical analysis table to reflect a decrease of 28,975 square feet in the General Plan Institutional: Educational Facilities/Zoning Institutional/Zoning Number 6.1 category from 253,114 to 224,139 square feet.
- Revise the statistical analysis table to reflect a decrease of 28,975 square feet from 2,041,343 to 2,012,368 Maximum Square Feet in the Planning Area Total.
- Revise the statistical analysis table to reflect an increase of 48 dwelling units in the General Plan Residential: Medium Density/Zoning Medium Density/2.3 Zoning Number category from 3,565 to 3,613 dwelling units.
- Revise the statistical analysis table to delete the “37 Unallocated Units” to be utilized by the project. This results in a net increase of 11 units in the planning area.
- Revise the statistical analysis table to reflect an increase of 11 dwelling units from 9,500 to 9,511 Maximum Number of Dwelling Units in the Planning Area Total.

Zoning Code Section 9-15-8

- Create new “Special Development Requirements for 2.3O (Vesting Tentative Tract 17359” for the subject site as follows:
 - A. Vesting Tentative Tract 17359 shall comply with all applicable general development requirements contained in division 3, or as otherwise approved at time of master plan review.
 - B. The following criteria shall be demonstrated at master plan review:
 - a. Side setbacks (interior boundary if adjacent to residential uses): Reduced side setback for a maximum 18 feet depth “pop-out” space on the ground floor and above second floor space on the front portion of building only. The remainder of the building is required to comply with a required 5 feet side yard setback. Reduced side setbacks under this provision shall be granted for no more than 11 lots within the subdivision.
 - b. Minimum building-to-building setback of 8 feet shall be retained at all times.

WHEREAS, the City of Irvine has an adopted Zoning Code; and

WHEREAS, Zone Change 00490446-PZC replaces an Institutional zoning district with a Medium Density Residential zoning district and related maps, statistical, tables and exhibits for the sole purpose of developing 48 single family detached dwelling units; and

WHEREAS, Zone Change 00490446-PZC is considered a "project" as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, an Environmental Impact Report (EIR) was prepared for the proposed development associated with a General Plan Amendment, Zone Change, Vesting Tentative Tract Map, and Master Plan applications; and

WHEREAS, the Planning Commission of the City of Irvine has considered information presented by staff, the applicant, and other interested parties at a public hearing held on July 21, 2011 and August 18, 2011, and recommended approval of the Zone Change; and

WHEREAS, the City Council of the City of Irvine has considered information presented by City staff, the applicant, and other interested parties at public hearings held on September 13, 2011 and September 27, 2011.

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

SECTION 1. Pursuant to Section 15161 of the State CEQA Guidelines, a final Environmental Impact Report (SCH #2010051012, 00498425-PCLE) has been prepared which adequately addresses the general environmental setting of the proposed project, its significant environmental impacts, alternatives, and mitigation measures related to each significant impact. The EIR was circulated for a 45-day public comment period from March 15, 2011 to May 2, 2011.

SECTION 2. The applicable mitigation measures identified in the final EIRs Mitigation Monitoring and Reporting Program have been incorporated into the project or identified as requirements of the project. These measures mitigate any potential significant environmental effects thereof.

SECTION 3. That pursuant to Section 15205 of the State CEQA Guidelines, the Planning Commission reviewed and considered the final Environmental Impact Report in making its recommendation on the project.

SECTION 4. The City Council makes the following findings as required by Section 2-38-7 of the Zoning Code for approval of a Zone Change.

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

The zone change will change the land use designation of the subject property from "6.1 Institutional" to "2.3O Medium-Density Residential" zoning district. The zone change will allow for the development of 48 single family detached homes on a 6.2-acre site. This will increase the maximum number of dwelling units from 9,500 to 9,511 for Planning Area 15.

The proposed 2.3O Medium Density Residential zoning district is consistent with the Medium Residential General Plan land use category because it is identified as one of the implementing zones pursuant to the General Plan/Zoning Correlation table on Page A-18 of the General Plan. The zone change will assign development intensity to the 2.3 Medium Density zoning district in Planning Area 15, which will also be reflected in the applicable General Plan tables. All changes are consistent with the concurrent changes that will take place to the General Plan.

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

There is no Concept Plan adopted for Planning Area 15.

- 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.

This project is not required to dedicate open space because it is located outside an affected open space implementation district.

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

The zone change will allow for the development of 48 single family detached homes on a 6.2-acre site. The proposed development is an infill project with existing residential uses surrounding the project site. Furthermore, the proposed residential development is compatible with existing surrounding land uses in the vicinity, and the site has been designed to reduce the potential impacts on adjacent properties. The request will result in a land use that is appropriate for the property given its location, orientation, access, and context.

The applicant is requesting a Zone Change to establish the letter "O" as a sub-category of the 2.3 Medium Density Residential zoning district that would be specific to this project only and reflected in Section 3-37-14 and Chapter 9-15. This request allows the ability for reduced side yard setbacks to be considered at the master plan review for select lots. This is not out of character and has historically been approved in other portions of the City. Additionally, the reduced side setback standard will not negatively impact the surrounding neighborhood as they are internal to the project site.

Potential impacts of the zone change application have been analyzed in the final environmental impact report. As a result of this analysis, mitigation measures (MM) have been developed to ensure that all environmental impacts are reduced to a level of insignificance, including any potential impacts to the public health, safety and welfare.

- 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.

The mitigation measures in the Environmental Impact Report Mitigation Monitoring and Reporting Program and the requirements of subsequent discretionary approvals (Master Plan, Vesting Tentative Tract Map, and Park Plan) ensure that adequate utilities, services, and facilities are provided in conjunction with the development of the project.

- 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 project site is not within nor will it affect land located within the coastal zone.

SECTION 5. Based on the above findings, the City Council of the City of Irvine DOES HEREBY APPROVE Zone Change 00490446-PZC amending the City's Zoning Code as identified in Exhibit A, and made a part here to, as follows:

- A. Section 1-1-2 - Rezone the subject property from "6.1 Institutional" to "2.3O Medium-Density Residential" zoning district on the Zoning District Map of the City of Irvine
- B. Section 3-37-14.A - Add "2.3O Vesting Tentative Tract 17359 (Planning Area 15)" to the list of zoning categories.
- C. Section 3-37-14.K – Add "2.3O: To be determined at time of master plan review" to the building side setbacks from interior boundary if adjacent to residential use.
- D. Section 3-34-14 - Add Footnote 15 to refer to Special Development Requirements contained in Section 9-15-8.
- E. Section 9-15-1 - Amend the Planning Area 15 (Woodbridge) Zoning Ordinance Map for the subject property from "6.1 Institutional" to "2.3O Medium-Density Residential" zoning district and add the "2.3O" designation to the zoning district legend.

- F. Section 9-15-3 - Revise the statistical analysis table to reflect a decrease of 28,975 square feet in the General Plan Institutional: Educational Facilities/Zoning Institutional/Zoning Number 6.1 category from 253,114 to 224,139 square feet.
- G. Section 9-15-3 - Revise the statistical analysis table to reflect a decrease of 28,975 square feet from 2,041,343 to 2,012,368 Maximum Square Feet in the Planning Area Total.
- H. Section 9-15-3 - Revise the statistical analysis table to reflect an increase of 48 dwelling units in the General Plan Residential: Medium Density/Zoning Medium Density/2.3 Zoning Number category from 3,565 to 3,613 dwelling units.
- I. Section 9-15-3 - Revise the statistical analysis table to delete the "37 Unallocated Units" to be utilized by the project. This results in a net increase of 11 units in the planning area.
- J. Section 9-15-3 - Revise the statistical analysis table to reflect an increase of 11 dwelling units from 9,500 to 9,511 Maximum Number of Dwelling Units in the Planning Area Total.
- K. Section 9-15-8 – Create new "Special Development Requirements" for the subject site as follows:
 - a. Vesting Tentative Tract 17359 shall comply with all applicable general development requirements contained in division 3, or as otherwise approved at time of master plan review.
 - b. The following criteria shall be demonstrated at master plan review:
 - Side setbacks (interior boundary if adjacent to residential uses): Reduced side setback for a maximum 18 feet depth "pop-out" space on the ground floor and above second floor space on the front portion of building only. The remainder of the building is required to comply with a required 5 feet side yard setback. Reduced side setbacks under this provision shall be granted for no more than 11 lots within the subdivision.
 - Minimum building-to-building setback of 8 feet shall be retained at all times.

SECTION 6. The City Clerk shall certify to the passage of this Ordinance and this Ordinance shall be published as required by law and shall take effect as provided by law.

PASSED AND ADOPTED by the City Council of the City of Irvine at a regular meeting held on the 11th day of October 2011.



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, SHARIE APODACA, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing Ordinance was introduced for first reading on September 27th, 2011, and duly adopted at a regular meeting of the City Council of the City of Irvine on October 11, 2011, by the following vote:

AYES: 5 COUNCILMEMBERS: Agran,Choi, Krom, Lalloway and Kang

NOES: 0 COUNCILMEMBERS: None

ABSENT: 0 COUNCILMEMBERS: None



CITY CLERK OF THE CITY OF IRVINE

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.**

Sec. 3-37-14. - 2.3 Medium Density Residential.

A. *Intent.* This category allows zero to 12.5 dwelling units per net acre as either single-family detached or attached dwelling units. This corresponds to the Medium Density category of zero to ten dwelling units per gross acre.

(2.3A)	University Town Center (Planning Area 24)
(2.3B)	University Park (Planning Area 20)
(2.3C)	Westpark (Planning Area 14)
(2.3D)	Harvard Square (Planning Area 10)
(2.3E)	Reserved
(2.3F)	Lower Peters Canyon ¹ (Planning Area 4)
(2.3G)	Quail Hill (Planning Area 17)
(2.3H)	Northwood (Planning Area 8)
(2.3I)	Northwood Point (Planning Area 5)
(2.3J)	Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, and 9C1)
(2.3K)	Portola Springs (Planning Area 6)
(2.3L)	Westpark II (Planning Area 38 west of Harvard Avenue)
(2.3M)	Lambert Ranch (Planning Area 6)
<u>(2.3O)</u>	<u>Vesting Tentative Tract 17359 (Planning Area 15)</u> ¹⁵

B. *Intensity standard.*

0—12.5 dwelling units per net acre

2.3C: 0—13.0 dwelling units per net acre (Westpark)

2.3D: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

2.3F: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

2.3G: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 2,673 within Planning Area 17.

2.3H: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of section 9-6-7B are met.

2.3I: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of section 9-5-7B are met.

2.3J: Individual project densities may exceed 12.5 dwelling units per acre provided that the

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.

provisions of section 9-9-7B are met.²

2.3K: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of section 9-6-7B are met.

2.3L: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units west of Harvard Avenue in Planning Area 38 does not exceed 552 units, and the total number of dwelling units west of Harvard Avenue south of Warner Avenue does not exceed 409 units.

2.3N: See Sections 90-40-5 and 9-40-7B.

C. Permitted uses³

1. Accessory use.
2. Agriculture (interim use).
3. Home care.
4. Home occupation permit.
5. Information center.
6. Large family child care permit.
7. Manufactured structure (up to two years).
8. Model home sales complex.
9. Park.
10. Public park facility (only in public parks).
11. Residential shelter.
12. Residential, attached.
13. Residential, second units.
14. Residential, single-family detached.
15. School, public.
16. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit 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)

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.

D. *Conditional uses.* ⁴

1. Boarding house.
2. Child care center.
3. Church.⁵
4. Community facility.
5. Congregate care facility.
6. Convalescent home.
7. Manufactured structure (over two years).
8. Recreational vehicle storage, private.
9. Residential care facility.
10. School, private.⁶
11. Senior housing.
12. Utility building and facility.

E. *Minimum site size*

2,400 square feet

F. *Minimum building site area*

2.3F: 3,000 square feet (Lower Peters Canyon)

G. *Maximum site coverage*

Unlimited

H. *Maximum building height*

35 feet⁷

2.3A: 50 feet (University Town Center)

2.3F: 40 feet (Multifamily only)⁸

I. *Minimum site landscaping*

30%

2.3F: Not applicable (Lower Peters Canyon)

J. *Minimum open space area*

2.3F: 5% (multifamily only)⁹

K. *Building setbacks¹⁰ from:*

Freeways, transportation corridors:

50 feet

2.3F¹¹: 25 feet, 45 feet along open space spine (Lower Peters Canyon)

Major highways:

50 feet

2.3F¹⁰: 25 feet, 45 feet along open space spine (Lower Peters

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.**

Primary highways:	Canyon) 42 feet 2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
Secondary highways:	
In nonresidential areas	35 feet 2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
In residential areas	25 feet 2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
Commuter highways and local streets	15 feet 2.3C, 2.3F ¹⁰ : 15-foot average, 10-foot minimum (Westpark and Lower Peters Canyon)
North/south San Diego Creek ROW	2.3C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
East/west San Diego Creek ROW	2.3C: 30 feet (Westpark)
Private drives	10 feet
Interior boundary if adjacent to residential uses:	
Side	5 feet <u>2.3O¹⁵: To be determined at time of master plan review</u> 10 feet
Rear	
Interior boundary if adjacent to nonresidential uses:	
Side	10 feet
Rear	10 feet
Building to building	6 feet
2.3F: (Lower Peters Canyon): ^{12, 13}	
Front:	
From sidewalk or back of curb	10 feet
Garage or carport	8 feet/18 feet ¹⁴
Side:	
Interior	No minimum
From street	10 feet
Rear	10 feet

¹Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in section 9-4-4, as provided through the Lower Peters Canyon development agreement.

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.**

²For 2.3J, residential structures within 325 feet of the curb face at the ultimate width of Jeffrey Road, shall be limited to two (2) stories.

³Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a master plan application may need to be processed (see chapter 2-17).

⁴A master plan application may be required in addition to a conditional use permit (see chapter 2-17).

⁵A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁶A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁷In 2.3F: (Lower Peters Canyon), screened mechanical units and chimneys that do not exceed ten percent of the roof area may extend up to 43 feet.

⁸Multifamily residential buildings within 2.3F: (Lower Peters Canyon) shall allow screened mechanical units and chimneys that do not exceed ten percent of the roof area to extend up to 48 feet.

⁹The following elements shall not be included as open space: streets, common driveways, slopes greater than 4:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

¹⁰Exceptions to these building setback requirements (except 2.3F: Lower Peters Canyon) appear on the setback exceptions matrix in section 3-27-2.

¹¹Measured from back of curb. See exhibits 3a and 3b in chapter 9-4.

¹²No attached or detached covered patio shall be located closer than three feet to a property line. If the patio is located on the streetside property line of a corner lot, the patio shall not be located closer than five feet to the property line.

¹³Eaves, cornices, chimneys, outside staircases, balconies and similar architectural features may project a maximum of four feet into any required setback or one foot from the property line, whichever is less.

¹⁴The point of vehicular entry to a garage or carport shall be a distance of eight feet or less from back of curb, or 18 feet or more from the back of the sidewalk, or if there is no sidewalk, from the back of the curb.

¹⁵**Refer to 9-15-8 for additional Special Development Requirements.**

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.

CHAPTER 9-15. - PLANNING AREA 15 (WOODBIDGE)

Sec. 9-15-1. - Land use zoning map

Sec. 9-15-2. - Introduction.

Sec. 9-15-3. - Statistical analysis.

Sec. 9-15-4. - Land use regulations.

Sec. 9-15-5. - Development standards.

Sec. 9-15-6. - Reserved

Sec. 9-15-7. - Special development requirements.

Sec. 9-15-1. - Land use zoning map.

(See Planning Area 15 map following section 9-15-3.)

(Code 1976, § V.E-815.1; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, 11-24-92; Ord. No. 93-1, 1-12-93; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 97-07, § 3, 5-13-97; Ord. No. 01-15, § 4, 9-25-01)

Sec. 9-15-2. - Introduction.

Planning Area 15, Woodbridge, is centrally located in the City. Boundaries include Culver Drive to the west, Irvine Center Drive to the north, Jeffrey Road to the east and Interstate 405 (San Diego Freeway) to the south.

(Code 1976, § V.E-815.2; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, 11-24-92; Ord. No. 93-1, 1-12-93; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Sec. 9-15-3. - Statistical analysis.

Land Use Category/ General Plan	Zoning	Zoning Number	Building Intensity Standard	
			Maximum Number of Dwelling Units	Maximum Square Feet
<i>Commercial:</i>				
Neighborhood	Neighborhood	4.1		256,523
Commercial	Commercial			
Community	Multi-Use	3.1		668,707
Commercial				
<i>Open Space</i>				
Recreation	Recreation	1.5	0	0
Water Body	Water Body	1.6	0	0
<i>Institutional</i>				
Educational	Institutional	6.1		253,114 <u>224,139</u>

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.

Facilities					
Public Facility	Multi-Use	3.1			422,841
<i>Multi-Use:</i>					
Multi-Use	Multi-Use	3.1	256 ¹		440,158
<i>Residential:</i>					
Medium Density	Low Density	2.2	2,382		
	Medium Density	2.3	3,565	<u>3,613</u>	
	Medium-High Density	2.4	2,315		
	Medium-High Density	2.4D	132		
Medium-High Density	Low Density	2.2	37		
	Medium Density	2.3	167		
	Medium-High Density	2.4	248		
High Density	Multi-Use	3.1	477		
Subtotal			9,463 ¹		
Unallocated Units	n/a	n/a	37²		
PLANNING AREA			9,500 ¹	<u>9,511</u>	2,041,343
TOTAL					<u>2,012,368</u>

¹One hundred sixteen units in the Multi-Use zoning category were approved as congregate care "institutional" units and do not count toward the planning-area-wide residential dwelling unit maximum of 9,500.

~~²Unallocated dwelling units represent those units remaining in a Planning Area that may be built anywhere in the same Planning Area. These units are within the maximum development intensity for the Planning Area; and, therefore placement of unallocated units into any residential category within the planning area for purposes of development is determined to be consistent with the General Plan and Zoning Code with regard to intensity allocation only, provided that placement is otherwise consistent with site specific zoning regulations and that any potential environmental impacts are adequately addressed, including traffic impacts, pursuant to CEQA.~~

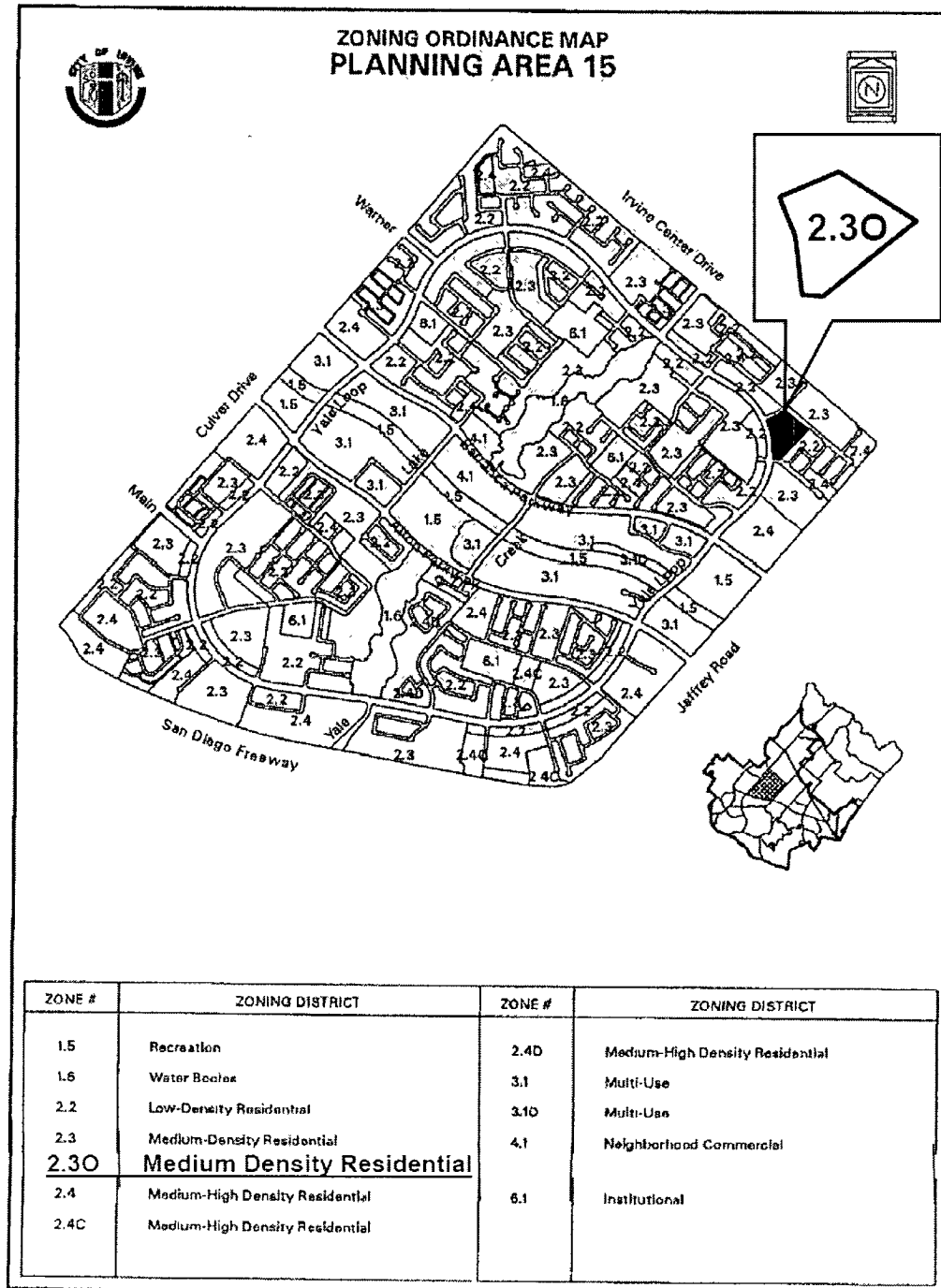
(Code 1976, § V.E-815.3; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, 11-24-92; Ord. No. 93-1, 1-12-93; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 99-11, § 1, 5-11-99; Ord. No. 01-14, § 2, 9-25-01; Ord. No. 01-15, § 4, 9-25-01; Ord. No. 10-04, § 3, 4-13-10; Ord. No. 10-05, § 4, 4-27-10)

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with strikethrough.**

§ 9-15-3

CITY OF IRVINE ZONING CODE



Planning Area 15, Woodbridge

Irvine, California, Zoning

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.**

Sec. 9-15-4. - Land use regulations.

See section 3-3-1 (Land use matrix).

(Code 1976, § V.E-815.4; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, 11-24-92; Ord. No. 93-1, 1-12-93; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Sec. 9-15-5. - Development standards.

See chapter 3-37 (Development Standards).

(Code 1976, § V.E-815.5; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, 11-24-92; Ord. No. 93-1, 1-12-93; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Sec. 9-15-6. - Reserved.

Sec. 9-15-7. - Special development requirements.

A. See division 3 for applicable general development requirements.

B. At least ten percent of the housing units for sale or rent shall be in a price range affordable to families of moderate income. A minimum of 300 units shall be provided for low-income households. At least 100 of these shall be specifically developed as a senior citizens project. The park requirements for the required low-income units shall be 4.5 acres per 1,000 population. For the purposes of this requirement, income and affordability ranges shall be as defined in the housing element of the general plan and any implementing resolutions adopted by the City Council.

C. Due to the lake and linear open space provided, the developer shall receive credit of 1.5 acres per 1,000 population toward the dedication requirement in effect at the time of tentative map approval. In addition, parks between one and six acres are permitted.

D. CC&R's for all residential developments shall require membership in the Master Village Community Association (Woodbridge Village Association).

E. 1. Prior to the submittal of any subsequent discretionary and/or ministerial applications, a traffic analysis that identifies any traffic impacts and/or mitigation measures associated with the development of each specified use on the ten-acre site located at the northwest corner of Alton Parkway and East Yale Loop shall be submitted and approved by the Manager of Transportation Services. This analysis shall include accounting of trips generated by previous approvals to ensure that the aggregate traffic projected to be generated by the uses proposed within the project site do not exceed 3,517 daily trips, 173 a.m. peak hour trips and 313 p.m. peak hour trips. The analysis shall include, but not be limited to:

- a. The current request of square footage, dwelling units or other land use unit;
- b. The cumulative square footage, dwelling units or other land use unit;
- c. The current total number of trips used for existing land uses and total number of trips available for future land uses, by average daily, a.m. peak hour and p.m. peak hour;

**** Additions are shown in BOLD and UNDERLINED.**

Deletions shown with ~~strikethrough~~.

- d. The total number of trips to be used by proposed land uses.
- 2. However, the overall average daily trips (ADT), a.m. peak hour trips, or p.m. peak hour trips mentioned above may be exceeded according to the following criteria:
 - a. If an applicant proposes a use that exceeds the established trip cap for, a.m., p.m., or ADT, and it is determined through a traffic analysis (in conformance with the criteria mentioned above) that no additional traffic impacts would result, then the use would be in conformance with the requirements of this mitigation measure.
 - b. If an applicant proposes a use that exceeds the established trip cap for, a.m., p.m., or ADT, and it is determined through a traffic analysis (in conformance with the criteria mentioned above) that there will be additional traffic impacts, then the applicant shall process a zone change to modify the special development requirement in the zoning ordinance for Planning Area 15 which establishes a trip cap, and be responsible for constructing any and all traffic improvements identified as mitigation measures in the environmental documentation.

Sec. 9-15-8. - Special development requirements for 2.30 (Vesting Tentative Tract 17359)

- A. Vesting Tentative Tract 17359 shall comply with all applicable general development requirements contained in division 3, or as otherwise approved at time of master plan review.
- B. The following criteria shall be demonstrated at master plan review:
 - a. Side setbacks (interior boundary if adjacent to residential uses): Reduced side setback for a maximum 18 feet depth "pop-out" space on the ground floor and above second floor space on the front portion of building only. The remainder of the building is required to comply with a required 5 feet side yard setback. Reduced side setbacks under this provision shall be granted for no more than 11 lots within the subdivision.
 - b. Minimum building-to-building setback of 8 feet shall be retained at all times.