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Memo

To: City Council
 Via: Sean Joyce, City Manager *SJ*
 Via: Grace Leung, Assistant City Manager *BL*
 From: *S* Susan Emery, Director *SE*
 Date: March 21, 2017
 Re: **General Plan Comprehensive Update – Project Status**

City Council directed staff to proceed with a comprehensive update to the City's General Plan at its August 11, 2015 meeting. This direction included the addition of several tasks related to larger-scale issues in the Irvine Business Complex (IBC). Issues to be addressed in this update include consistency with new state guidelines, complete streets, energy planning and the evolving focus of new development.

The General Plan represents Irvine's long-range blueprint for growth and serves as a primary basis of planning for future infrastructure and service needs. Updates to the General Plan should build upon long-standing objectives that define Irvine and recognize changes in circumstances in conjunction with long-term community values to appropriately plan for the City's future. Staff completed its initial public outreach for the General Plan Update and is presenting the results in this memorandum.

Background

The City's General Plan was originally adopted in 1973. The last comprehensive update of the General Plan was in 1999. Since that time, the City approved a number of substantial amendments to the General Plan including: the Northern Sphere project in 2002; creation of the Orange County Great Park and Great Park Neighborhoods in 2003; the introduction of housing in the Spectrum in 2003; and, the IBC Vision Plan in 2010. The policies adopted in the 1999 update were primarily focused on the future development of vacant areas in the north, south and eastern portions of the City. As the City continues to build-out, the number of large tracts of vacant land in the City is diminishing; therefore, future land use development patterns are expected to include an increasing focus on reuse and infill development in areas such as the Great Park Neighborhoods, the Spectrum and the IBC.

The General Plan must be both current and consistent with state law. For this reason, the elements of the General Plan should be reviewed comprehensively and, where

necessary, updated to reflect both the present and anticipated future growth patterns consistent with sound planning principles and community values. City Council did not direct any changes to land use intensities as part of this General Plan Update. In addition, several changes to the General Plan are required by state law and are being addressed in this update.

Public Outreach

Upon City Council direction to proceed with the project in August 2015, staff engaged the consulting firm Placeworks to prepare the General Plan Update. The initial step in the process was to conduct public outreach to stakeholders and the community. Staff interviewed community and stakeholder groups including:

- Homeowners Associations (Woodbridge, University Park)
- Irvine Chamber of Commerce
- Real Estate Developers (Irvine Company, Five Point Communities, Starpointe Ventures)
- Utilities (Irvine Ranch Water District, SoCal Gas and Southern California Edison)
- School Districts (Irvine Unified, Tustin Unified, Santa Ana Unified)
- Multicultural Groups (Chinese Cultural Association and Iranian Parent Association)
- Community Service Groups (children, youth, seniors, and people with disabilities)

Additional public outreach was conducted through a series of workshops, a community survey and one-on-one contact at City events to inform and engage local residents and other interested parties regarding the General Plan Update.

The community survey included questions pertaining to demographics and priorities for Irvine's future. The survey was distributed in multiple languages at various events, and made available at City Hall and on the City's website. A total of 1,370 people provided feedback through the survey (attached)

Staff also engaged the public at a number of civic events throughout 2016, including the following:

- Korean Festival
- Irvine Junior Games
- Studio Arts Festival
- Super Pet Adoption Day
- Concerts at the Park
- Great Park Farmers Market
- Global Village Festival

Participants at these events completed surveys, obtained project information and were awarded prizes for playing Irvine trivia.

Initial Conclusions and Next Steps

The results of the public outreach identified a number of issues of concern, which staff and Placeworks have compiled into the following Vision Statement:

Irvine is a safe and secure community renowned for the finest quality of life. Our City is a diverse community, offering quality neighborhoods, housing and services that support people of all ages and cultures. Parks are a valued asset for recreation purposes; preserved open space resources reflect our commitment to the environment. Trails connect our villages, open space and parks and commercial centers. An efficient circulation pattern and range of transportation options allow people to travel easily throughout the City. We value education, culture and arts, and community services; our child-care centers, schools, institutions and diverse programs reflect our commitment to these values. Our robust economic centers thrive on innovation and provide well-paying jobs and the fiscal resources to continually reinvest in our community.

The Vision Statement can be broken down into a number of guiding principles and forms the basis of objectives for the major planning issues involved in the update of the General Plan. The following objectives will be used in further public outreach as a basis for specific policies and implementation measures to be included in a draft General Plan.

1. Land Use, Design, and Preservation

Balance of carefully designed land uses that are complementary and benefit the community, that preserve and protect neighborhoods, and that accommodate buildings of exemplary architecture and thoughtful site design of lasting value.

2. Transportation and Mobility

An efficient, safe, and diversified transportation system that offers a variety of attractive, well-designed, and safe options for drivers, as well as for cyclists, pedestrians and transit riders.

3. Housing

Ample choice of accessible, affordable and desirable housing in well-preserved and amenity-rich villages that provide a high quality of life for our children, adults, families and seniors of all ages.

4. Parks, Recreation, and Human Services

Support community health and wellness with recreational resources and well-maintained parks, quality education and lifelong learning, and civic involvement; encourage public and private partnerships to maximize programs and services.

5. Culture and Heritage

Value and protect our cultural, historical and paleontological resources; preserve historic sites and neighborhoods; and support a robust expression of arts and culture in education, the local economy and the built environment.

6. Open Space and Conservation

Preserve hillsides, open spaces, vistas, canyons and waterways that frame the City, link to prominent ridgelines and community destinations, and provide open spaces and habitat for a diversity of wildlife.

7. Economic Development

Foster a vibrant and resilient economy and strong job base, benefiting from local education systems, community resources and economic development policy, and maintain a strong tax base to support infrastructure and City services.

8. Public Services and Infrastructure

Ensure that sufficient water, sewer, utility and other infrastructure systems are available that contribute to quality of life and health and safety; collaborate with public, private and other agencies to provide or share in maximizing services.

9. Community Safety

Safeguard the community from natural and human-caused hazards in order to secure public health, minimize disruption to the economy, and protect people and business from property and other loss.

10. Neighborhood Services

Maintain neighborhood character in existing villages through enforcement of applicable codes, and support activities that promote quality of life, such as crime prevention initiatives and the City's residential rehabilitation program. This objective may be addressed as a stand-alone element, or incorporated throughout other elements.

The above objectives constitute a draft "Planning Framework" to be used in the next steps in the General Plan process, which will involve identification of specific policies or measures that would effectively implement the stated objectives. For example, measures to implement the Economic Development objective could include updating the City's Zoning Ordinance definition of accessory retail uses to allow for land use flexibility in meeting local neighborhood retail demand; or measures to implement the Land Use/Preservation objective could include neighborhood design criteria to prevent large-scale home additions that could affect overall neighborhood quality.

Staff will solicit community input during this process and will return to the Planning Commission and City Council with the results, which will provide the policy direction for the General Plan Update.

General Plan Update- Project Status

March 21, 2017

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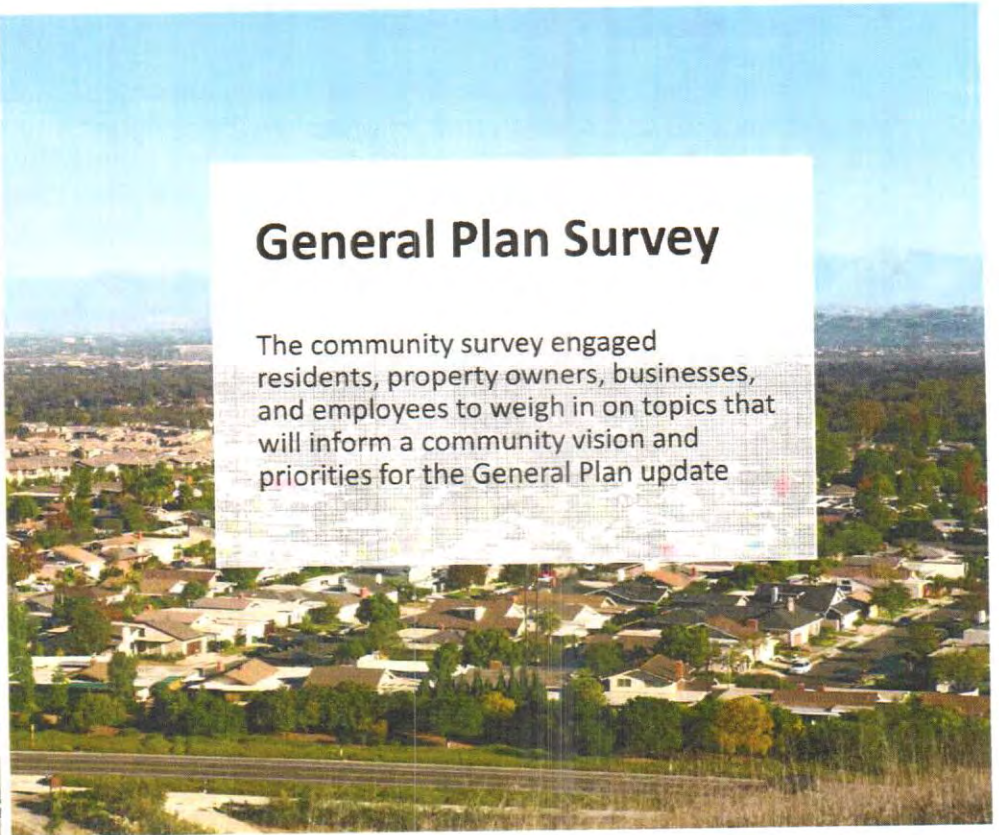
The next steps in the process are as follows:

- Now through late 2017: Additional public outreach with community to refine Planning Framework.
- Late 2017: Presentations to Planning Commission and City Council for policy direction regarding the Policy Framework and General Plan Update.
- Throughout 2018: Preparation of draft General Plan and Environmental Impact Report.
- Late 2018: Formal review and adoption of the General Plan Update.

The Planning Commission conducted a study session on the proposed update on February 16, 2017, at which staff presented background on the General Plan and the status of the General Plan Update, including the results of the community survey and an overview of the draft Planning Framework. The Planning Commission requested that the Vision Statement include a reference to the Great Park as a valuable open space resource.

Please contact me should you have any questions.

ATTACHMENT: Summary of Community Outreach Survey Results



General Plan Survey

The community survey engaged residents, property owners, businesses, and employees to weigh in on topics that will inform a community vision and priorities for the General Plan update

Survey Details

- The survey was administered from April to October 2016
- Surveys were available:
 - Online through the City's web site
 - As a printed hard copy, distributed at various events and available at City Hall
- A total of 1,370 people provided feedback through the survey
- Questions pertained to priorities for Irvine's future



Irvine 2035 – Our Future: Survey #1

Part 1 of 2

To help us better learn about our survey respondents, please provide us with some demographic information:

Within what age range do you fall?

- 17 or younger
- 18-34
- 35-64
- 65 and older

What is your gender?

- Female
- Male

How many years have you lived in Irvine?

- 0-2 years
- 2-5 years
- 5-10 years
- 10-20 years
- 20+ years

I do not live in Irvine

How many years have you worked in Irvine?

- 0-3 years
- 3-5 years
- 5-10 years
- 10-20 years
- 20+ years

I do not work in Irvine

I do not work in Irvine

I do not work in Irvine

I do not work in Irvine

I do not work in Irvine

Please identify your neighborhood

- Cypress Village
- El Camino Real
- Great Park Neighborhoods
- Hidden Canyon
- Irvine Business Complex (north of I-405 freeway)
- Irvine Business Complex (south of I-405 freeway)
- Irvine Spectrum Apartments
- Laguna Hills
- Los Olivos
- Northpark
- Northpark Square
- Northwood Pointe
- Northwood
- Orchard Hills
- Oak Creek
- Portola Springs
- Quail Hill
- Shady Canyon
- Stonegate/Stonegate First
- Turtle Ridge
- Turtle Rock

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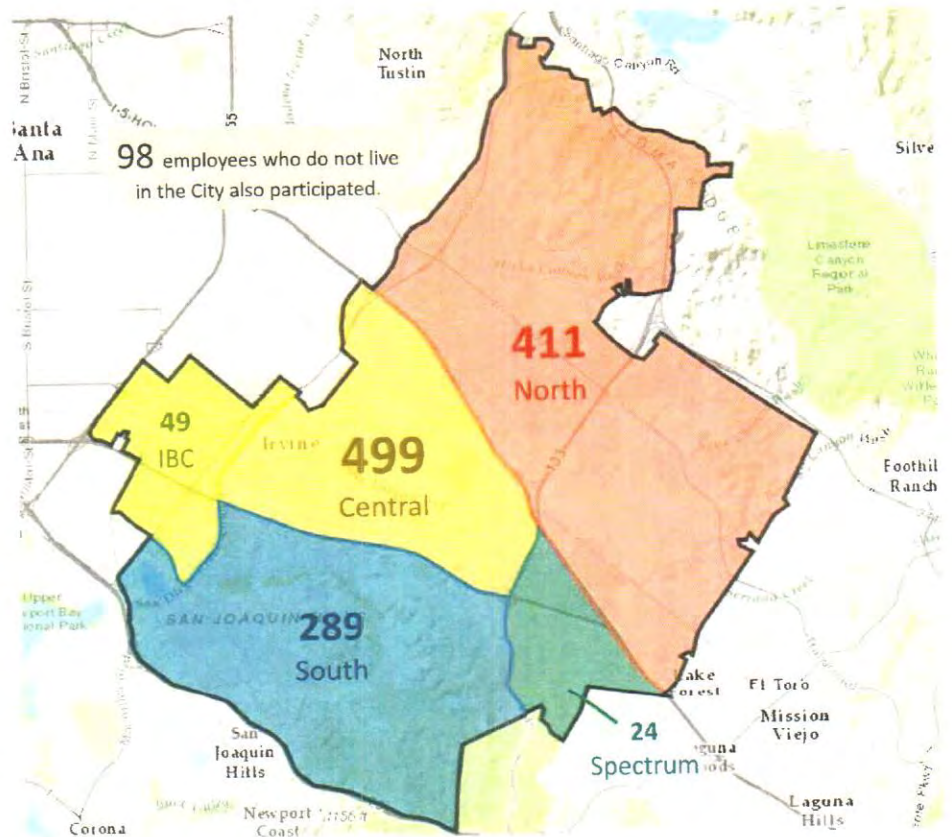
Geographic Distribution of Respondents

Geographically, some areas were over-represented, but most areas had some representation

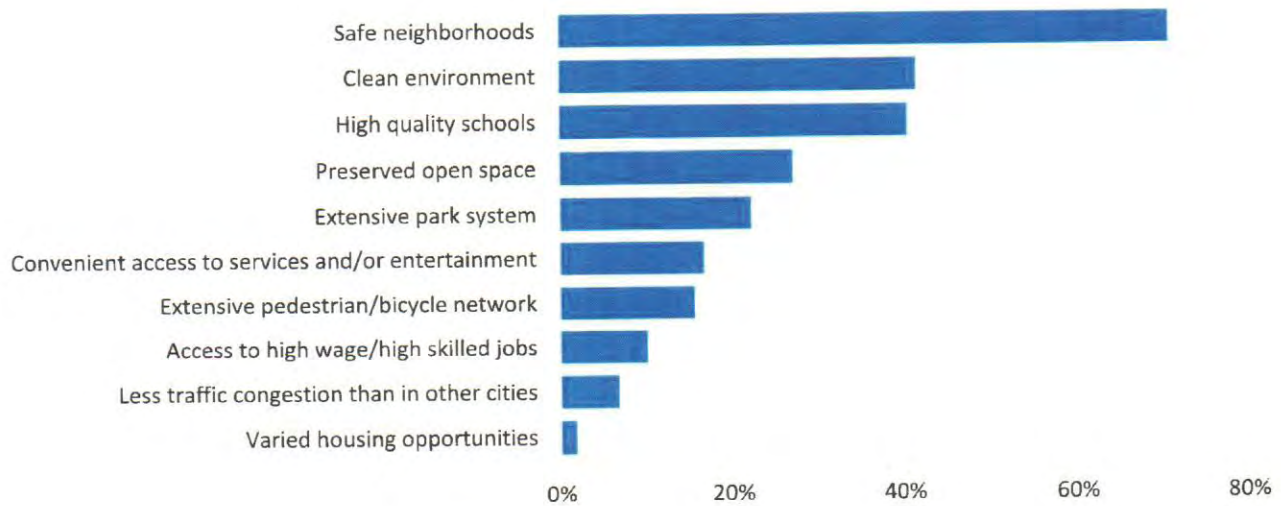
93% of respondents **live** in Irvine

75% of respondents **work** in Irvine

68% of respondents **live & work** in Irvine



What do you like **best** about living and/or working in Irvine?



Participants were also asked to imagine what Irvine will look like in 2035...

One of the best cities. Very safe & a place people would dream to live in.

Safe City
Best City

The most beautiful, safest and cleanest city in the US.

Real green and clean

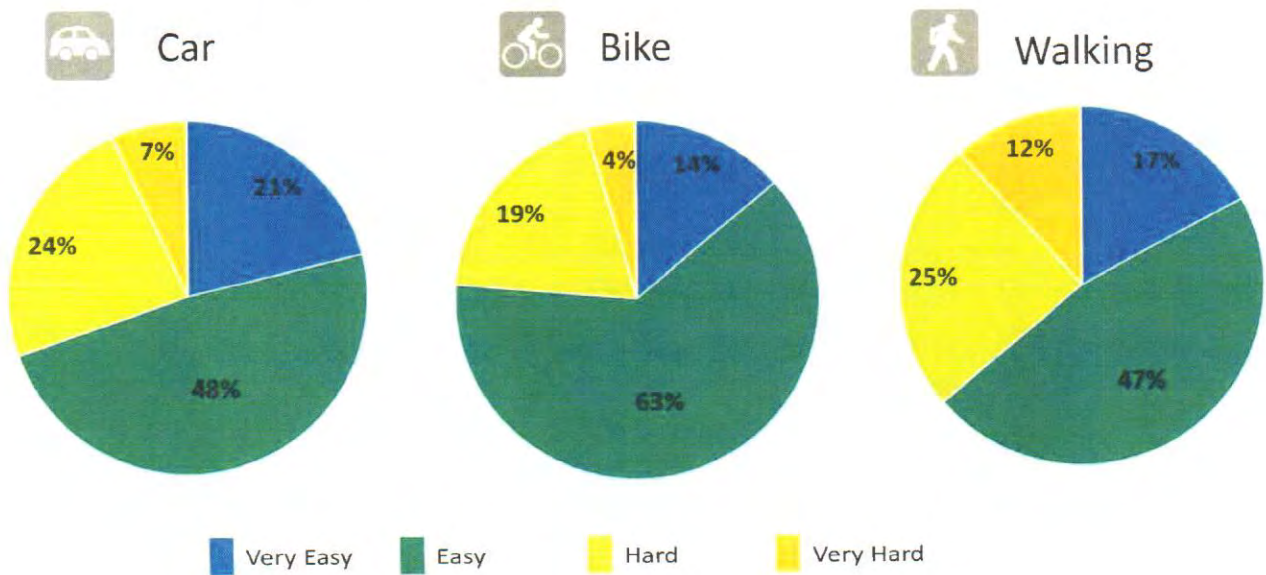
- ✓ Less cars
- ✓ More public transportation
- ✓ Preserved open spaces
- ✓ Nice neighborhoods
- ✓ Clean
- ✓ More recycling and composting
- ✓ More solar power & green energy

- very diverse
- new job opportunities
- expansion in work, job, stores

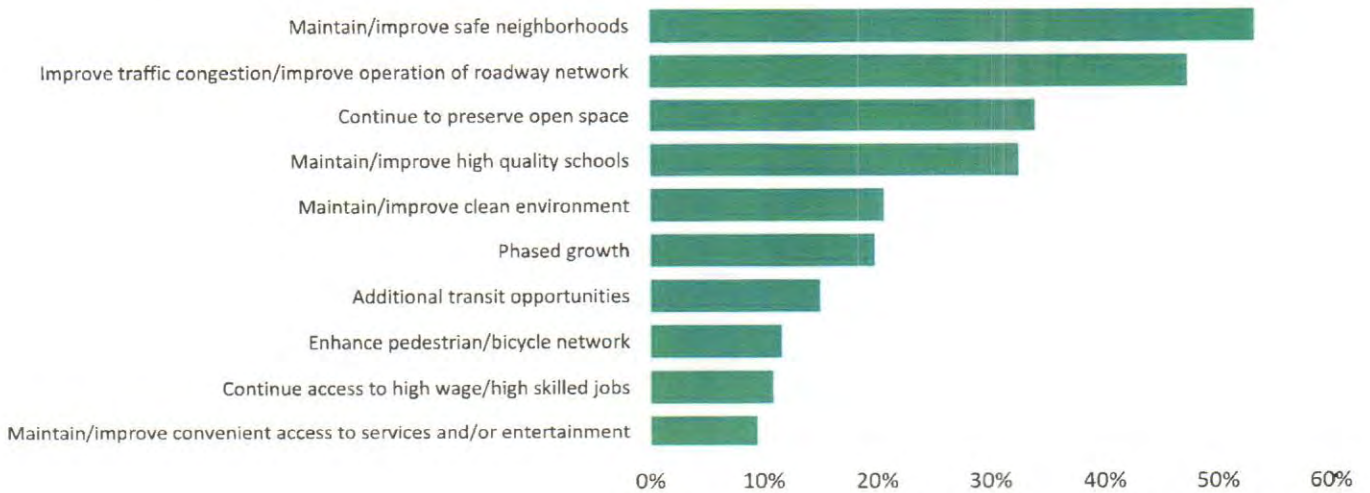
... great schools, innovative with new technology, high cultural/ethnic diversity, improved traffic and limited development.

Trails connecting all the villages in Irvine allowing people to run, bike, walk and exercise outdoors.

How easy is it to get around Irvine?



What are the most important goals for the City in this list?



Demographic Interests

	Millennials	Gen Xers	Baby Boomers
BY AGE	<ul style="list-style-type: none">• Access to high wage/high skill jobs• Transit• Clean environment• Convenient access to services and entertainment	<ul style="list-style-type: none">• High quality schools• Clean environment• Preserved neighborhoods• Safe neighborhoods	<ul style="list-style-type: none">• Preserved open space• Traffic congestion• Phased growth

Priorities by Area

IBC	<ul style="list-style-type: none">• Access to services and entertainment
North	<ul style="list-style-type: none">• High quality schools• Phased growth
Central	<ul style="list-style-type: none">• High quality schools• Safe neighborhoods
South	<ul style="list-style-type: none">• Open space
Spectrum	<ul style="list-style-type: none">• High wage/ skilled jobs

