

**TABLE A-1 MAXIMUM INTENSITY STANDARDS BY PLANNING AREA**  
City of Irvine General Plan Land Use Element, Supplement 9, July 2015

Planning Area Number	Estate 0-1 D.U.	RESIDENTIAL					High	Unallocated Residential D.U. (25)	MULTI-USE <sup>(2)(15)</sup>		INSTITUTIONAL <sup>(3)</sup>			INDUSTRIAL		COMMERCIAL					Maximum D.U. <sup>(6)(11)</sup>	Maximum Square Feet	ADDITIVE		Maximum With Additive Units	Maximum With Additive Sq. Ft.
		Low 0-5 D.U.	Med 0-10 D.U.	Med-High 0-25 D.U.	High 0-40 D.U.	0-40 D.U.			Square Feet	0-40 D.U.	Public Facility Sq. Ft.	Educational Facility Sq. Ft.	Urban/Industrial <sup>(4)(21)</sup> 30 D.U./ Square Feet	Research/ Industrial Sq. Ft.	Community Commercial Sq. Ft.	Neighborhood Commercial Sq. Ft.	Regional <sup>(5)</sup> Commercial Sq. Ft.	Regional Commercial D.U.	Commercial Recreation Sq. Ft.	D.U.			Sq. Ft.			
1	0	4,088	0	0	0		0	0	0	0	0	0	0	0	132,500	0	0	0	0	0	4,088	132,500	0	0	4,088	132,500
3 <sup>(1)</sup>	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 <sup>(11)(12)</sup>	0	0	5,361	2,315	0		293	0	0	4,380	490,050	0	0	1,423,000	124,410	0	865,590	0	0	0	7,969	2,907,430	162	0	8,131	2,907,430
5	0	758	2,442	630	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,830	0	0	0	3,830	0
6 <sup>(28)</sup>	0	0	4,670	0	0		0	790	625,000	0	0	0	0	0	175,000	0	0	0	0	0	5,460	800,000	0	0	5,460	800,000
8	0	1,188	4,521	1,978	425		68	0	171,591	0	0	188,174	0	0	829,400	285,200	0	121	0	0	8,301	1,474,365	0	0	8,301	1,474,365
9	0	0	4,222	4,610	0		0	0	450,000	0	0	0	0	0	0	0	0	0	0	0	8,832	450,000	0	0	8,832	450,000
10	0	0	2,305	248	0		140	190	0	0	39,950	0	0	2,822,921	813,608	73,661	0	0	0	2,883	3,750,140	0	0	2,883	3,750,140	
11	0	0	2,818	2,590	0		12	0	71,174	0	99,623	367,580	0	0	511,205	56,645	0	0	0	0	5,420	1,106,227	0	0	5,420	1,106,227
12 <sup>(7)</sup>	0	0	190	2,164	1,172		40	694	470,000	0	194,440	150,000	0	0	3,603,281	955,000	150,000	0	0	0	4,260	5,522,721	0	0	4,260	5,522,721
13	0	0	0	0	0		0	0	0	0	1,585,263	0	0	0	3,558,010	0	0	0	0	0	0	5,143,273	0	1,355,359	0	6,498,632
14	0	758	1,064	3,410	0		53	0	0	0	227,322	91,313	0	0	618,801	179,906	0	0	0	0	5,285	1,117,342	0	0	5,285	1,117,342
15 <sup>(15)</sup>	0	0	8,442	452	477		0	140	440,158	0	321,079	359,270	0	0	715,736	221,053	0	0	0	0	9,511	2,057,296	120	56,465	9,631	2,113,761
16	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17 <sup>(8)</sup>	0	0	2,546	0	0		0	0	0	0	0	0	0	1,060,000	150,000	0	0	0	0	0	2,546	1,210,000	120	0	2,666	1,210,000
18 <sup>(8)</sup>	0	258	597	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	855	0	0	0	855	0
19	0	0	0	1,735	0		49	0	0	0	9,374	0	0	0	0	38,410	0	0	255,980	1,784	303,764	0	0	1,784	303,764	
20	0	354	1,677	781	0		0	0	0	0	36,936	116,207	0	0	0	173,542	0	0	0	2,812	326,685	0	0	2,812	326,685	
21	0	3,124	77	722	0		0	0	0	330	30,000	538,921	0	0	0	0	0	0	0	4,253	568,921	0	0	4,253	568,921	
22 <sup>(8)</sup>	400	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	400	0	0	0	400	0	
23	0	0	0	0	1,000		0	0	0	40	112,230	0	0	0	0	0	0	0	0	1,040	112,230	0	0	1,040	112,230	
24	0	0	0	2,757	0		0	0	654,000	0	25,850	0	0	0	0	68,953	0	0	0	2,757	748,803	0	0	2,757	748,803	
25	0	0	0	0	0		0	0	0	0	0	0	0	1,436,170	0	0	0	0	0	0	1,436,170	0	50,000	0	1,486,170	
27 <sup>(8)</sup>	0	0	772	882	0		403	0	0	0	210,740	0	0	0	0	0	0	0	0	2,057	210,740	0	0	2,057	210,740	
28	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	0	0	0	0	0		0	0	0	435	0	761,000	0	0	0	0	0	0	0	435	761,000	0	0	435	761,000	
31	0	0	0	0	0		0	0	0	0	350,370	0	0	6,888,383	147,359	0	0	0	0	0	7,386,112	0	0	0	7,386,112	
32	0	0	0	0	0		0	0	0	0	0	0	0	4,355,127	1,398,947	0	0	0	0	0	5,754,074	0	0	0	5,754,074	
33 <sup>(19)</sup>	0	0	0	0	0		0	0	0	0	0	0	0	0	0	7,955,092	4,356	0	0	4,356	7,955,092	0	0	4,356	7,955,092	
34	0	0	0	0	0		0	0	0	0	0	0	0	4,763,300	963,930	0	0	0	0	0	5,727,230	0	0	0	5,727,230	
35	0	0	0	0	0		0	0	0	0	62,101	0	0	13,792,072	1,252,654	0	0	0	0	0	15,106,827	0	0	0	15,106,827	
36 <sup>(21)(22)(23)(29)</sup>	0	0	0	0	0		4,125	0	0	0	0	0	10,875	48,787,662	0	0	0	0	0	15,000	48,787,662	2,038	0	17,038	48,787,662	
38	0	0	1,213	2,001	0		199	0	0	0	0	0	0	0	0	0	0	0	0	3,413	0	0	0	3,413	0	
39	0	0	0	3,700	0		0	0	0	0	0	0	0	0	0	0	0	0	0	3,700	0	0	0	3,700	0	
40	0	0	1,595	2,323	0		0	0	1,540,000	0	0	100,000	0	1,662,352	205,000	0	0	0	0	3,918	3,507,352	0	0	3,918	3,507,352	
50 <sup>(10)</sup>	0	0	0	0	0		0	0	0	9,500	0	9,810,293	0	0	0	0	0	0	0	9,500	9,810,293	0	0	9,500	9,810,293	
51 <sup>(16)(17)(18)(26)(27)</sup>	0	0	0	0	0		0	7,037	1,318,200	0	1,233,000	0	0	3,364,000	220,000	0	0	0	0	7,037	6,135,200	2,463	0	9,500	6,135,200	
Unallocated	0	0	0	0	0		0	0	0	0	0	0	0	0	0	60,000	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>400</b>	<b>10,528</b>	<b>44,512</b>	<b>33,298</b>	<b>3,074</b>		<b>5,382</b>	<b>8,851</b>	<b>5,740,123</b>	<b>10,305</b>	<b>4,502,708</b>	<b>13,012,758</b>	<b>10,875</b>	<b>48,787,662</b>	<b>48,728,616</b>	<b>9,213,550</b>	<b>1,307,370</b>	<b>8,820,682</b>	<b>4,477</b>	<b>255,980</b>	<b>131,702</b>	<b>140,309,449</b>	<b>4,912</b>	<b>1,461,824</b>	<b>136,613</b>	<b>141,771,273</b>

**TABLE A-1 MAXIMUM INTENSITY STANDARDS BY PLANNING AREA- DETACHED LANDS**

Planning Area Number	Estate 0-1 D.U.	RESIDENTIAL					High	Unallocated Residential D.U. (25)	MULTI-USE <sup>(2)</sup>		INSTITUTIONAL <sup>(3)</sup>			INDUSTRIAL		COMMERCIAL					MILITARY 0-10 D.U.	Maximum With Additive Units	Maximum With Additive Sq. Ft.			
		Low 0-5 D.U.	Medium 0-10 D.U.	Med-High 0-25 D.U.	High 0-40 D.U.	0-40 D.U.			Square Feet	0-40 D.U.	Public Facility Sq. Ft.	Educational Facility Sq. Ft.	Urban/Industrial <sup>(4)</sup> 0-40 D.U. Square Feet	Research/ Industrial Sq. Ft.	Community Commercial Sq. Ft.	Neighborhood Commercial Sq. Ft.	Regional <sup>(5)</sup> Commercial Sq. Ft.	Regional Commercial D.U.	Commercial Recreation Sq. Ft.	Maximum Dwelling D.U. <sup>(6)(11)</sup>				Maximum Square Feet		
26 <sup>(8)</sup>	0	0	420	1,580	0	0	0	800	405,100	0	0	46,487	0	0	0	110,000	0	0	0	0	2,800	561,587	0	0	2,800	561,587
27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>420</b>	<b>1,580</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>800</b>	<b>405,100</b>	<b>0</b>	<b>0</b>	<b>46,487</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>110,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,800</b>	<b>561,587</b>	<b>0</b>	<b>0</b>	<b>2,800</b>	<b>561,587</b>

**TABLE A-1**  
**MAXIMUM INTENSITY STANDARDS BY PLANNING AREA**  
**GENERAL PLAN FOOTNOTES**

1. For planning areas not yet annexed, the County of Orange maintains land use authority and controls related regulatory activities. Dwelling units and square footage totals may not reflect the Orange County General Plan.
2. This designation allows a variety of land uses, including the high-density residential category.
3. Refer to Objective A-4, Policy (a) for additional institutional category requirements. Within each planning area, actual intensity is regulated by the appropriate agencies involved. The development intensity for institutional uses is in addition to the development intensity allowed in the adopted land use category.
4. This designation provides for a variety of land uses and is based upon 63,476 AM (peak hour), 76,173 PM (peak hour) and 812,673 ADT as the maximum intensity regulating factor (refer to the IBC database), with the exception of Planning Area 4.
5. This designation provides for a variety of land uses, which are regulated by the Irvine Center Development Agreement for PA 33. The development intensity is derived from the Irvine Center Development Agreement adopted August, 1993. The development intensity for PA 33 was determined by converting the allowable points (6,300) to gross leaseable square feet and then multiplying by 1.15 to achieve a gross floor area. As such, the Irvine Center Development Agreement is estimated to allow approximately 8,388,980 square feet of gross floor area. An additional 1,514,000 square feet of gross floor area is permitted subject to the Zoning Ordinance, for a planning area total of 9,902,980 square feet. With the approval of General Plan Amendment 41359-GA (CC Reso. 03-115) in August 2003, residential units were introduced into Planning Area 33 and accompanied by a footnote indicating that non-residential intensity must be reduced by a set amount for every residential unit built so as to avoid any increase in total traffic in Planning Area 33. Based on the approval 3,150 units, the maximum gross floor area is approximately 7,955,092 square feet. In addition, the footnote allows adjustments to the residential and non-residential intensity figures, pursuant to this footnote, without a requirement to file a subsequent General Plan amendment for those adjustments. The actual development intensity within PA 33 may exceed these estimates subject to the traffic provisions

contained in the Development Agreement. Within Planning Area 4, this designation provides for a variety of land uses as provided by the Lower Peters Canyon Development Agreement.

6. The permitted range of dwelling units (low-high) may be less than that allowed by the available acreage. The residential intensity ranges are based on estimated gross figures and may be adjusted through technical refinements to reflect more accurate information at subsequent planning levels.
7. Within Planning Area 12, the multi-use designation allows medium high or high density residential use.
8. On September 26, 1988, the "Memorandum of Understanding Implementing Initiative Resolution 88-1" was approved, establishing a 10,600 dwelling unit cap for Planning Areas 17, 18, 22, 26 and 27. In addition, the Memorandum permits up to 800 dwelling units in lieu of commercial in Planning Area 26, for an overall cap of up to 11,400 dwelling units.
9. Reserved.
10. The University of California controls land use authority and related regulatory activities. Dwelling unit totals are based on the University's Long-Range Development Plan.
11. Total residential Dwelling Units within Planning Area 4 shall not exceed 7,969.
12. Residential uses within Sector 11 of Planning Area 4 shall not exceed 2,830 ADT unless additional environmental documentation ensures traffic mitigation.
13. Reserved.
14. Derived from Planning Area 22 Zone Change [16868-ZC, CC Reso 95-79)].
15. In Planning Area 15, a total of 50,526 square feet of Institutional Uses are located on a site have been allocated equally to two sites designated as High Density Residential and located at 4445 Alton Parkway and 23 Lake Street designated as High Density Residential. Additionally, 5,939 square feet of Institutional Uses have been allocated to a site designated as Multi-Use and located at 5010 Barranca Parkway. This square footage is considered

additive and is not included in the Planning Area 15 total intensity caps.

16. Maximum Square Footages for Multi-Use

*Non-Residential Conversions:* The “Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Analysis, approved November 26, 2013, or subsequent traffic analysis amending those assumptions, analyzed 1,318,200 square feet of Multi-Use (Office) in Planning Area 51. If any other non-residential land uses within 8.1 TTOD zoning district are proposed in-lieu of Multi-Use (Office), the square footage may be adjusted accordingly within the General Plan Table A-1 without the need for a General Plan Amendment.

17. The 1,233,000 square feet in Institutional/Public Facilities in Planning Area 51 includes 122,500 square feet for Orange County Transit Authority facilities; 300,000 square feet for County of Orange facilities; 263,000 square feet for warehousing for homeless providers; 468,000 square feet of institutional uses; 26,000 square feet of sports park; and 53,500 square feet of remote airport terminal.

18. In order to develop at the maximum intensities for Planning Area 51, the property owner has entered into a development agreement, (recorded on July 12, 2005), which requires the dedication of land and the development or funding of infrastructure improvements in excess of the City’s standard requirements, and the commitment to long-term maintenance of public facilities. This agreement was amended by the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09.

19. To the extent that residential units are built in PA 33, within the 4.7C Urban Commercial District, a corresponding reduction in the allowable non-residential intensity shall occur in terms of equivalent traffic generated. The actual amount of reduction in non-residential intensity will be based upon a conversion rate of 648 square feet of non-residential intensity per dwelling unit (as established in the traffic analysis “City of Irvine Spectrum 1 Traffic Analysis” July 2003). Revisions to the non-residential and residential intensity figures for PA 33 (consistent with this note) are authorized without the need for a subsequent general plan amendment

20. Reserved

21. Reserved

22. Reserved
23. Development Agreement 00310468-PDA vested certain entitlements for the Park Place development (collectively, the “Vested Park Place Entitlements”). The Vested Park Place Entitlements include the right to allocate the maximum permitted intensity of development within Park Place among the various permitted and conditionally permitted uses utilizing the development points system set forth in Section V.E.-736.5 of the 1989 Zoning Code (the “1989 Point System”). The maximum intensity limits for Planning Area 36 allow for up to 3,450 dwelling units within Park Place subject to an overall intensity limit 8,567,880 total points under the 1989 Point System which have been allocated to Park Place under the Vested Park Place Entitlements. To the extent that the 3,450 maximum unit entitlement is not developed at Park Place, non-residential uses may be developed at Park Place by utilizing unused points under the 1989 Point System. Total construction within Park Place shall not exceed any of the following intensity limits: 3,450 residential dwelling units and 8,567,880 points under the 1989 Point System.
24. Reserved
25. Unallocated 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. Additionally, unallocated units in Planning Area 4 cannot be transferred between sectors per an existing development agreement.
26. On July 12, 2005, the City and Heritage Fields LLC executed the Great Park Development Agreement that vested Heritage Fields’ right to develop 3,625 base units in Planning Areas 30 and 51(now referred to as Planning Area 51 with the 2012 General Plan Amendment and Zone Change). The November 6, 2008 Planning Commission approval of the Master Affordable Housing Plan and the Density Bonus Application granted the right to develop 1,269 density bonus units in Planning Areas 30 and 51 (now referred to

as Planning Area 51 with the 2012 General Plan Amendment and Zone Change). The City Council later approved the Density Bonus Agreement on August 9, 2009 regarding the implementation of the 1,269 density bonus units. The 2012 General Plan Amendment and Zone Change increase the maximum number of base units to 7,037 (3,625 plus 3,412) and the maximum number of density bonus units to 2,463 (1,269 plus 1,194) for a maximum of 9,500 units.

27. Density Bonus units granted pursuant to state law.
28. 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. To the degree residential units, up to a maximum of 790 dwelling units, or other uses are built in 8.1A, a corresponding reduction in the allowable Office and/or Research and Development intensity shall occur in terms of equivalent traffic generation based on a.m. peak, p.m. peak, and average daily trips. The actual amount of reduction will be based on land use based traffic generation rates, and using an average trip generation rate (10.73 ADT, 0.98 am peak hour trips and 0.94 pm peak hour trips per 1,000 square feet of office use and 9.96 ADT, 1.03 am peak hour trips and 1.06 pm peak hour trips per 1,000 square feet of research and development use) for Office and/or Research and Development intensity and the applicable rates for any proposed non-office use, as determined by the Director of Community Development.
29. The IBC Vision Plan, adopted by City Council in July 2010, assumed a theoretical total of 2,038 density bonus units. This total is based on 655 total density bonus units existing, under construction, approved, or in process at the time of Vision Plan adoption, plus an additional 1,383 potential density bonus units based on the maximum allowed pursuant to state law for the 3,950 potential base units identified to reach the 15,000 base unit cap at the time of Vision Plan approval. The minimum required density is 30 units per acre.

The Maximum Allowable Square Footage within Planning Area 36 can adjust upward or downward based upon the mix of land uses and is not considered a development cap as is the case in other planning areas. This estimated number can be adjusted as needed by City Staff as long as the resulting Planning Area development intensity is within the Planning Area Development Intensity Value budget. Land uses may be changed to any permitted or

conditionally permitted use within the corresponding zoning district, with the established development intensity values.

Unallocated 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 dwelling 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.