



Land Use

ELEMENT A **LAND USE**

GOAL: Promote land use patterns which maintain safe residential neighborhoods, bolster economic prosperity, preserve open space, and enhance the overall quality of life in Irvine.

Description of the Land Use Element

The City of Irvine is a thriving master-planned community with active citizen involvement. Irvine strives to enhance the quality of life for its residents through the provision of ample recreational, cultural and social activities, housing, and employment opportunities. Figure A-3, Land Use Diagram, graphically portrays the land uses in the City.

The Land Use Element seeks to protect and enhance the quality of life in the community. Land use policies determine how land is developed in the community, ranging from an office building or a single-family home, to the number of parks and open space areas in the City. Land Use policies also guide and resolve many land use issues and constraints in order to define the quality of life in the City.

The Irvine Community: Existing Conditions

The City of Irvine and its sphere of influence are located within the coastal and foothill region of central Orange County.

Irvine is adjacent to the cities of Newport Beach, Lake Forest, Tustin, Santa Ana, Laguna Hills, Laguna Woods, and Laguna Beach, as depicted on Figure A-1, Vicinity Map.

The prominent landform areas in the City, Lomas de Santiago Hills, northern flatlands, central flatlands, and San Joaquin Hills (Figure A-1), influence the way residential and business development occurs in the City. The development portions of the City are located in the northern and central flatlands, and along the westerly portion of the San Joaquin Hills.



Spectrum Entertainment Center

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The City is divided into distinct neighborhoods called planning areas (Figure A-2), with each planning area having its own character. Each planning area is designed to serve a diversity of lifestyles. Through creative planning, each neighborhood is unified to create a sense of community identity.

Residential growth has been concentrated within the central portions of the City (Planning Areas 5, 8, 10, 11, 12, 14, 15, 19, 20, 21, 24, 36, 38, and 50). Each planning area has a unique theme which provides a sense of identity through its design and connection with surrounding retail and other amenities. Existing neighborhoods includes conveniently located retail, office, and public facilities to support residential development. The convenient location of community facilities, in relation to the residential areas, promotes their viability and vitality.

"Irvine is like a necklace, each village is a gem of that necklace, so you'll find a difference between each gem, not like a set of pearls looking the same. Each village is its own gem, it doesn't become a community until you string it together and hold it together; and it's a necklace."

*Ray Watson, Vice Chairman of
The Irvine Company*

Employment growth has been concentrated adjacent to regional transportation facilities (i.e., airport, freeways, and train station) on the western and eastern edges of the City (Planning Areas 12, 13, 31, 32, 33, 35 - Irvine Spectrum, 36 -Irvine Business Complex , and 50-University of California, Irvine). Planning Area 50 has grown rapidly and is a major

employment generator. Planning Areas 13, 31, 32, 33, 34, 35, and 36 are important regional employment centers with a variety of industrial uses and office complexes.

The northern and southern hillside areas of the City are largely undeveloped lands. These areas provide an extraordinary view of the surrounding mountains and the ocean. Portions of these hills will eventually be developed with residential units, while other portions will remain as permanent open space. The County of Orange has proposed a commercial airport in the northern flatland area.



Irvine Business Complex

Both the residential and employment populations have experienced a tremendous amount of growth and change since incorporation in 1971. Land use policies have been developed to help shape the community's growing diverse population and to continue providing high quality amenities and infrastructure to make Irvine a safe and exciting place to live. The physical

development of the City is the result of deliberate choices regarding what to build, create, and experience within the City.

Land Use Element policies, as identified in Objectives A-1 through A-6, provide for short-term and long-range management of the City's natural and built environments, and monitoring of development.

The Irvine Ranch was formed in 1864 from three large Spanish-Mexican grants. During the early years, the ranch was devoted to sheep grazing. In 1893, ranch operations began shifting to field crops such as olives and citrus orchards. In 1910, Irvine was the world's leading producer of lima beans.

Trends

Development of the balance of the City represents a transition from a new town to a mature City. When Irvine was incorporated in 1971, it encompassed 28.3 square miles and had a population of 20,156. In-1997, the City encompassed 45 square miles and contained a population of 125,000.

As the City continues to develop and move toward ultimate build out, additional applications for boundary changes will occur, consisting of either annexation or detachment of land. For example, the northern sphere of influence will begin to develop over the next ten years, and the City anticipates annexing the areas. Any proposals to modify the City boundaries should be reviewed carefully to ensure continued consistency with the General Plan.

Irvine promotes the well being of all people through quality schools, comprehensive childcare programs, effective law enforcement, a variety of housing opportunities, and an expansive open space system.



Shady Canyon grading

Irvine's philosophy is to create and maintain a community where people can live, work, and play in an environment that is safe, vibrant, and aesthetically pleasing.

In 1991, Irvine was twenty years old and had reached the halfway point of its projected growth and development. Build-out is estimated in the year 2040. In the transition to a mature city, Irvine will need to manage a defined and established urban area, while accommodating the expected development of what amounts to the doubling of the residential population and tripling of its employment population. Commercial and industrial development will likely continue to out-pace residential development. The City faces the challenge of ensuring that the City's investment in its quality of life is protected while planning for the future needs of the community.

Land Use Categories

The General Plan designates the general distribution and location of land to be used for residential, business, industry, open space, and other categories of land use. The land use categories and diagram (Figure A-3) guide future development and growth in a

way that promotes the health, safety, and welfare of the community. The Land Use diagram identifies historical resources, resources in the City that may have historical significance, and a waste facility, which may involve activities related to processing, treatment, handling, transfer, or disposal of hazardous waste.

Each land use category is described on the following page, with corresponding land use intensities and densities presented in the statistical table (Table A-1). In addition, the non-regulatory statistical table (Table A-2) is used to establish service level demands and infrastructure needs for each category.

The following categories are described below: Residential, Institutional, Commercial, Business/Industrial, Multi-Use, Military, and Conservation/Open Space.

Residential

***Definition:* Land designated for varying intensities of housing. The five residential subcategories below define the number of dwelling units per acre and identify the desired product type to be built. However, development is not limited to the stated product types in each subcategory. Other uses such as schools, parks and churches may be found in the residential category, as appropriate.**

Estate Density (0 - 1 units/acre). This level of density is intended for the development of large detached single-family homes in the hillside areas of the City.

Low Density (0 - 5 units/acre). This level of density is intended for the development of attached and conventional detached housing and other appropriate uses, such as schools and parks, compatible with single-family neighborhoods.

Medium Density (0 - 10 units/acre). This level of density is intended for the development of attached and conventional detached housing and other types of residential uses that have open space characteristics similar to single-family neighborhoods.

Medium-High Density (0 - 25 units/acre). This level of density is intended for the development of multifamily housing with on-site recreation areas for common use.

High Density (0 - 40 units/acre). This level of density is intended for the development of multifamily housing with on-site recreation areas for common use.



High Density Residential

Density averaging within a General Plan residential category may be permitted at the time of zoning or concept plan in order to provide a mix of housing types and opportunities through lower and higher densities. The total may not exceed the category's maximum number of dwelling

units for the planning area (i.e., Table A-1) and may not affect the phased dedication requirements (see Objective A-3).

Institutional

***Definition:* A variety of publicly or privately owned and operated facilities (hospitals, schools, religious facilities) and other nonprofit land uses.**

Some institutional land uses (e.g., schools, utilities, and public facilities) are allowed in all Land Use Element categories consistent with established City ordinances and policies.

Educational Facilities. This land use category includes public and private schools and support facilities from kindergarten through college/university levels. Dormitory uses associated with college/university-facilities are allowed under this designation. Any conversion ratio of residential dwelling units to dormitory units shall be determined in conjunction with the review and approval of required discretionary development cases. In such cases, the projected population associated with the conversion of dwelling units shall not exceed the projected population associated with the maximum intensity of residential dwelling units allocated for the institutional land use as defined in Table A-1. While the location and size of public educational facilities are the responsibility of the various school districts, the City cooperates in reserving the necessary land to accommodate future facilities. Most of the City is within the Irvine Unified School District, however some areas in the City are under the jurisdiction of the Tustin and Santa Ana School Districts.

Public Facilities. This land use category includes government, public, quasi-public, and community owned facilities. Also includes uses that may be privately owned, but are nonprofit and generally open to the public. Typical uses would be post offices, libraries, museums, places of worship, child care centers, fire facilities, police stations, government buildings, non-profit housing, utilities and other related uses.

Commercial

Definition: A variety of facilities for the sale and purchase of commodities and services.

Neighborhood Commercial. This land use category provides convenience shopping opportunities such as dry cleaners, grocery stores, barber shops, restaurants and similar types of uses for the surrounding planning area.

Community Commercial. This land use category includes uses intended to serve the needs of the community at large, including the industrial and business areas. Automobile service, retail, professional/administrative offices, commercial recreation facilities, service businesses, and similar types of uses are allowed under this designation. Research and development uses are conditionally permissible if compatible with surrounding land uses.

Regional Commercial. This land use category includes uses intended to serve a broad population base. Businesses in this designation provide a wider array of services such as major department stores, specialty shops, professional offices, hotels and motels, and institutional and government uses. This mix of uses, combined with convenient access to many modes of transportation, also can accommodate the inclusion of high-density residential development.

Commercial Recreation. This land use category includes recreational and leisure time activities such as amusement parks and miniature golf courses.



Old Town Irvine

Industrial

Definition: The manufacture, production, and processing of goods.

Research/Industrial. This land use category includes uses intended for the manufacturing, research and development, storage, and distribution of materials or products; administrative, professional, and business offices associated with manufacturing uses; and employee-oriented retail services.

Urban/Industrial. (Irvine Business Complex) This land use category provides for offices, industry, and support commercial, mixed with high-density housing, and a variety of activities. Typical uses are professional/medical offices, industrial manufacturing, research and development, support service retail, restaurants, multifamily housing and hotel/motels. The IBC Element of the General Plan outlines the framework for future development of the IBC as a mixed-use community.

Multi-use

Definition: The integration of a variety of land uses and intensities.

Multi-use. This land use category includes uses which are high intensity and urban in character. Typical uses include medium to high density residential, commercial, institutional, and offices.

Orange County Great Park

Definition: The development of regionally significant conservation and open space, parks and recreation, educational facilities, and other public-oriented land uses, integrated with privately developed multi-use, residential, commercial, and industrial properties, at the former MCAS El Toro site.

The Orange County Great Park land use category ensures the development of a Great Park and other cultural and institutional uses at the former MCAS El Toro site. 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. This land use

category includes habitat preservation, conservation and open space, parks and recreation, education, institutional, and other public-oriented land uses as well as opportunities for the private development of agriculture, research and development, commercial, transit-oriented, and residential development. The property owners entered into a development agreement with the City on July 12, 2005; therefore allowing development to occur at maximum intensities referred to as the “Overlay Plan”. These intensities are identified in Table A-1.

Military

Definition: Land under the jurisdiction of the United States.

The Military land use category currently shown on the Land Use Element map shall be retained within the General Plan until such time as the City’s planning efforts establish new and compatible land uses for MCAS Tustin.

Conservation and Open Space

Definition: Land or water that is essentially unimproved for the purposes of management and natural resources, production of preservation or enhancement of resources, outdoor recreation, or public health and safety.

Agriculture. This designation identifies land utilized for commercial nurseries and for the production of food, including the growing of crops or grazing of animals on natural prime or improved pasture land.

Preservation Area. This designation identifies lands that contain visually significant ridgelines, biotic communities of high significance, geologic constraints, and cultural resources.



Quail Hill

These lands have been judged desirable for permanent preservation in a natural state with little or no modification. They have also been amassed in a manner, which, overall has been judged to be more protective of natural resources than could be achieved on an incremental basis with individual development projects. Passive, noncommercial public recreation, utilities, cattle grazing, scientific research, transition zones, and flood control facilities and other similar uses are allowed in this category.

Irvine adopted a plan in 1989 to permanently preserve approximately 9,500 acres of open space in the City and its sphere of influence. The plan created the largest publicly owned open space system of any city of comparable size in California. Areas to be preserved as a result of the plan are Bommer Canyon, portions of Shady Canyon, Quail Hill, the San Joaquin Marsh, and the Santiago Hills.

Recreation Area. This designation contains uses primarily for active public recreational activities that are enjoyed by the immediate and the surrounding communities. City-owned parks, regional parks, golf courses, and other similar uses are allowed in this category.

Water Bodies. This designation identifies public and privately owned reservoirs and lakes which will provide the City with water resources and opportunities to develop water-related recreation activities.

NCCP/HCP Reserve Areas (Natural Communities Conservation Program/Habitat Conservation Plan). This designation identifies land areas set aside to protect and manage habitat supporting a broad range of plant and animal populations that are found within the central and coastal subregions.

Identification of Issues

1. How can the City maintain a mix of land uses in order to provide adequate housing and employment opportunities?
2. How can the City balance employment, population growth and fiscal constraints?
3. How can the City address the cumulative effects of employment and population increases on the City's infrastructure and financial base?
4. How can the City identify and consolidate conservation and open space areas into large contiguous areas?

Response to Issues

The following objectives, and policies have been formulated to respond to land use issues. Please refer to the Natural Communities Conservation Program for more information.

OBJECTIVE A-1 CITY IDENTITY

Preserve and strengthen Irvine's identity as a diverse and innovative community.

The following policies support Objective A-1:

Policy (a): Develop identifiable City edges, pathways, entry points, and landmarks, and conserve visual resources along the scenic corridors which characterize Irvine.



Historic Street Sign

Policy (b): Use building masses and landscaping to create a sense of unity for the various components throughout the City.

Policy (c): Ensure energy efficiency and low maintenance needs through the following methods:

- Land use planning.
- Building design.
- Landscaping design.

Policy (d): Maintain and enhance the physical appearance of the City as the infrastructure ages and the growth rate declines.

Policy (e): Enhance civic pride by maintaining high quality and attractive facilities.

Policy (f): Promote sustainable development through energy and water conservation, reduced reliance on non-renewable resources, and the use of native trees, shrubs, and grasses with low maintenance costs.

Policy (g): Distinguish individual planning areas in character and physical appearance by considering the following characteristics during design and development:

- Physical and visual separation.
- Architectural style.
- Planning area edge.



Woodbridge

Policy (h): Incorporate the following components in each residential planning area:

- A mixture of housing types and densities.
- A variety of public and private facilities.
- Activity nodes.
- Open space areas.

Policy (i): Promote creative and diverse methods of incorporating City identity in the development of City infrastructure. Methods may include, but are not limited to, the following:

- Concrete hardscape with impressions of people, flora, fauna or historical scenes.
- Unique building materials.
- Wall murals.
- Signs.
- Streetscape designs including street furniture, period light poles, statuary, fountains or unique landscaping such as topiary or native plants.
- Festive or seasonal banners.

OBJECTIVE A-2 ECONOMIC DEVELOPMENT

Promote viable commercial centers, successful manufacturing areas, and dynamic employment centers.

The following policies support Objective A-2:

Policy (a): Retain and attract manufacturing and industrial uses within designated business centers.

Policy (b): Provide neighborhood retail and service centers within walking or biking distance of residential communities and employment centers.



Irvine Business Complex

Irvine aspires to strengthen the City's economic base and create a climate in which businesses can prosper by promoting Irvine as the "City of choice," retaining our existing business base, creating quality employment opportunities, and reducing regulations and the cost of doing business.

Although industry is a major segment of Irvine's economy, the City also boasts many thriving retail centers and service firms. Irvine is the location of many of the nation's most successful companies, from medical and the biosciences to high-technology firms.

Policy (c): Provide community commercial centers to serve more than one planning area.

Policy (d): Combine day and night uses in commercial centers by permitting shared use parking for off-peak activities (churches, movie theaters, etc.).

Policy (e): Designate commercial centers in each planning area consistent with the size of the planning areas being served.

Policy (f): Promote support and service retail uses within the business/industrial land use designations.

Policy (g): Promote Irvine as a city of choice for business through development of the following:

- A proactive marketing plan.
- Public/private partnerships to promote business relations.
- Business outreach programs.
- Business assistance programs.
- Affordable housing opportunities for Irvine employees.
- Business incentives.

Policy (h): Retain and attract businesses that meet the shopping and service needs of the community as well as create quality employment opportunities.

OBJECTIVE A-3 OPEN SPACE AREAS

Encourage land use development that preserves the beauty of the natural environment.

The following policies support Objective A-3:

Policy (a): Preserve the City's open space areas through implementation of the Phased Dedication and Compensating Development Program.

On June 7, 1988, the residents of the City approved the Open Space Initiative.

The objectives of the Open Space Initiative are: Consolidate important conservation and open space areas into large contiguous areas that may be integrated into local and regional open space areas.

Establish a network of open space spines linking the consolidated conservation and open space areas.

Assure the preservation of conservation and open space areas through a Phased Dedication and Compensating Development Opportunities Program, which transfers development opportunities from conservation and open space areas and consolidates them in appropriate development areas. The program links the dedication of conservation and open space areas to the development entitlement process. The purpose of the program is to provide permanent protection of open space by means of public ownership. With completion of the program, which is described in Appendix A of the General Plan, all major open space preservation areas that are required to assure a balance of development and open space will be secured.

Policy (b): Ensure development in the hillside areas retains the character and aesthetic value of the natural landform through use of the Hillside Development Ordinance.

Policy (c): Design roadways to preserve the natural topography and minimize their impact on any environmentally sensitive areas through the following efforts:

- Designing alignments to pass around rather than through sensitive areas.
- Designing grade separation of roadways when applicable.
- Permitting flexibility in grading standards in roadway design, when applicable.



Bommer Canyon

Policy (d): Ensure developments occurring in close proximity to NCCP/HCP implementation areas are consistent with the NCCP plan and/or implementing agreement.

OBJECTIVE A-4 BALANCED LAND USES

Manage growth to ensure balanced residential and nonresidential development throughout the City.

The following policies support Objective A-4:

Policy (a): Ensure that land uses enable the City to provide necessary municipal services by:

- Implementing and monitoring Statistical Tables A-1-and A-2.
- Establishing development intensity for the institutional designation in addition to the development intensity allowed in the adopted land use category. This policy applies to those institutional uses which support the surrounding land uses. Included institutional uses are public schools, libraries, museums, places of worship, day care and child care centers, police and fire stations, institution-related housing and not-for-profit housing.
- Adjustments to square footage will be included in the development monitoring program and reflected in the statistical tables through annual technical updates. Institutional uses will be considered consistent with the General Plan if the following criteria are met:

- a. All significant environmental impacts are mitigated to a level of insignificance; and
- b. Infrastructure capacity under existing and future (build out) conditions can accommodate additional development in the areas of circulation, fire, police, water, and flood control services; or
- c. Development intensity under the adopted land use category is exchanged for intensity to accommodate institutional development in the areas of circulation, fire, police, water, and flood control services within the same planning area.

Policy (b): Prepare an annual monitoring report regarding the development trends in the City to ensure that phasing of future development provides adequate housing and employment opportunities.

Policy (c): Achieve a land-use balance through the following methods:

- Coordination of land use and circulation patterns to ensure adequate circulation capacity and infrastructure.
- Promotion of a diversity of housing types and affordability to meet the development objectives of the Housing Element.
- Designation of sufficient institutional land to meet the needs of each planning area.
- Provision of adequate housing opportunities to support employment growth.
- Preservation of open space areas.

Policy (d): Reduce expenditures for public services and facilities by clustering residential development.

Policy (e): Coordinate strategies with the County of Orange to meet housing and employment needs.



San Diego Creek Trail

Policy (f): Attract land uses that generate revenue to the City, while maintaining a balance of other community needs such as housing, open space, and public facilities.

“We wanted to make Irvine a place where people would say, ‘This is my home.’ A balanced community with jobs, housing, schools, parks, retail, and a university.”

*Ray Watson, Vice Chairman of
The Irvine Company*

Policy (g): Maintain accurate statistical information and intensity ceilings in the General Plan through the following efforts:

- Considering the land use impacts of any decision to modify the City’s boundaries, including required modifications to Tables A-1 and A-2.
- Reducing the allowed intensity of development in conjunction with any action to detach lands from the City’s boundaries or sphere of influence, consistent with any existing agreements between the City and the property owner that regulate development intensity. When intensity is reduced, the intensity in Table A-1 shall be reduced in proportion to the amount of acreage detached in each land use category.
- Evaluating land use intensities in conjunction with the review of any zone change to permit development or modify intensity. Factors to be considered include, but are not limited to, the following: the maximum intensity allowed pursuant to Table A-1 of the General Plan; large infrastructure improvements planned or built in the project area that have reduced land available for development; circulation patterns; environmental constraints; and compatibility with surrounding land

uses. If the amount of land available for development is significantly lower than the gross acreage identified in the General Plan, the City shall consider reducing intensity.

- Allocating intensity to a specific planning area(s) in lieu of banking intensity when it is the City's desire to transfer intensity between planning areas.
- Requiring a General Plan Amendment and zone change to allocate units banked pursuant to the NCCP Facilitation Agreement as depicted in Table A-1.

Policy (h): The City Council shall consider the concurrent processing of a General Plan amendment (and/or zone change) with proposals to reorganize its municipal boundaries, including any request to annex or detach land, or adjust the City boundaries or the sphere of influence (municipal boundary reorganization). The review of the proposal shall make the following determinations:

- Consistency with the General Plan, specifically to reconcile the land use diagram and the regulatory and non-regulatory intensity tables
- Consistency with the Zoning Ordinance.
- Consistency with all applicable agreements (including, but not limited to the Open Space Memorandum of Understanding, the Planning Area 26 detachment agreements, the NCCP Facilitation Agreement, and other development agreements).
- Whether to depict the detached areas on the City's land use diagram.
- Proposals which consist only of minor right-of-way exchanges and do not affect land use acreages or intensity are not subject to this provision.

OBJECTIVE A-5 FISCAL PROGRAM

Promote economic prosperity by ensuring City revenues meet expenditures and provide quality services without burdensome levels of fees or taxes.

The following policies support Objective A-5:

Policy (a): Maintain or improve existing service levels while extending services to newly developed areas.

Policy (b): Pursue cost-saving measures while maintaining the quality of city services.

Policy (c): Maintain a fiscally balanced General Plan that will generate revenue in excess of costs by a margin of 15 percent (5 percent for long-term projection error; 5 percent for economic uncertainty, such as inflation or recession; and 5 percent for funding for rehabilitation).

Policy (d): Ensure that funding is available for the City's long-term capital improvement and maintenance needs.

Policy (e): Encourage maintenance of common areas by community associations and/or maintenance districts rather than the City.

Policy (f): Develop and maintain a diverse economic base with a variety of business types, sizes, and markets.

Policy (g): Pursue industrial and commercial uses which provide a municipal revenue surplus for capital investment and rehabilitation of facilities.



University Town Center

Policy (h): Require the preparation of a fiscal analysis for boundary adjustments and General Plan amendments, if necessary, to evaluate the long-term fiscal impact to the City.

Policy (i): Evaluate the relationship between projected City revenues and expenditures in conjunction with proposed land use changes.

OBJECTIVE A-6 LAND USE COMPATIBILITY

Achieve harmonious land use patterns throughout the City.

The following policies support Objective A-6:

Policy (a): Ensure, through the discretionary review process, the public health, safety, and welfare of sensitive receptors/land uses when locating such uses in close proximity to the following land uses:

- Uses which handle, generate, and/or transport hazardous substances (as defined by federal and state regulations).
- Uses which create excessive noise.
- Uses which create excessive dust.
- Uses which create other land use conflicts.

At the same time, ensure that the proposed sensitive receptors/land uses will not have an impact on the continued operation and/or expansion of the following land uses:

- Airports.
- Surface utilities.
- Off-Site hazardous waste facilities.
- Solid waste facilities.
- Manufacturing uses.
- Research and development uses.
- Mining and processing uses.
- Any land use which handles, generates, and/or transports hazardous substances as defined by federal and state regulations.

Policy (b): When a sensitive receptor land use is proposed to be established in a zoning district other than residential that allows businesses that use, store, or generate hazardous substances (i.e., most non-residential districts in the city), the project proponent of the sensitive land use shall be responsible for promoting the safety of the occupants of the site as set forth in the Zoning Ordinance.

Sensitive Receptors:

Land uses considered to be sensitive receptors include residential, schools, childcare centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors, which may include the age of the users, or occupants (e.g., children or elderly), the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by federal and state regulations, and the user's ability to evacuate a specific site in the event of a hazardous incident.

Policy (c): Ensure, through the discretionary review process, that the siting of any land use which handles, generates, and/or transports hazardous substances, as defined by federal and state regulations, will not have a negative impact on existing sensitive receptors/land uses.

Policy (d): Work with UCI in planning its for-profit developments and University environs to ensure compatible land uses.

Policy (e): Work closely with operator(s) of existing landfill sites to minimize deleterious effects on surrounding land

uses including possible impacts generated by rodent and insect populations, odors, and ground water conditions.

Policy (f): Coordinate with the county, landowners, and other cities and agencies in developing compatible land uses for areas adjacent to the City boundary.

Policy (g): In coordination with other agencies, require all significant impacts associated with the closure and reuse of former MCAS El Toro and former MCAS Tustin to be mitigated to a level acceptable to the City.



Irvine Business Complex

Policy (h): Ensure residential development proposed in the Irvine Business Complex is located in areas where adequate supporting uses and public services and facilities can be provided. Housing designed for senior citizens should be located only in areas that are within reasonable walking distance or accessible by public transportation to such facilities.

Policy (i): Ensure that sensitive uses are allowed in areas with identified hazards only if the hazard has been adequately analyzed and mitigated.

Policy (j): Residential areas and sensitive uses shall be protected from the encroachment of incompatible activities or land uses which would cause a hazard or substantial nuisance or otherwise create a negative impact upon sensitive uses or the residential living environment.

Correlation of General Plan Land Use Categories with Zoning Ordinance Districts.

The General Plan Land Use Element objectives and policies strive to obtain a balance of land uses and a high quality of development. The General Plan focuses on the long-term development of the City. Land use policies are defined and implemented through Irvine's Zoning Ordinance. The Zoning Ordinance regulates the location, type of use, and character of development. The following table illustrates the Zoning Ordinance district which correlates with each General Plan Land Use category.

General Plan/Zoning Correlation	
General Plan Category	Zoning District
Conservation & Open Space	
Agriculture	1.1 Exclusive Agriculture
Preservation Area	1.4 Preservation Area
Recreation Area	1.5 Recreation Area
Water Bodies	1.6 Water Bodies
Landfill Overlay	1.7 Landfill Overlay
Golf Course Overlay	1.8 Golf Course Overlay
Residential (du/acre) (gross acres) (net acres)	
Estate (0 - 1)	2.1 Estate (0 - 1)
Low (0 - 5)	2.2 Low (0 - 6.5)
Medium (0 - 10)	2.3 Medium (0 - 12.5)
Med.-High (0 - 25)	2.4 Med.-High (0 - 31)
High (0 - 40)	2.5 High (0 - 50)
Multi-use	
Multi-use	3.1 Multi-use 8.1A Trails and Transit Oriented Development
Commercial	
Neighborhood Community	4.1 Neighborhood Commercial 4.2 Community Commercial 4.3 Vehicle Related Commercial
Commercial Rec. Regional Commercial	4.4 Commercial Recreation 4.5 Regional Commercial 4.6 Retail Office 4.7 Urban Commercial 4.8 Garden Commercial 4.9 Lower Peters Canyon Regional Commercial
Business/Industrial	
Urban/Industrial	5.0 IBC Mixed-use 5.1 IBC Multi-use 5.2 IBC Industrial
Research/Industrial	5.3 IBC Residential 5.4 General Industrial 5.5 Medical & Science 5.6 Business Park
Institutional	
Educational Facility	6.1 Institutional
Public Facilities	6.1 Institutional
Military	
Military	7.1 Military
Orange County Great Park	
Orange County Great Park	1.1 Exclusive Agriculture 1.4 Preservation 6.1 Institutional 8.1 Trails and Transit Oriented Development

OBJECTIVE A-7: URBAN DESIGN

Create a visually attractive and efficiently organized City.

The following policies support Objective A-7:

Policy (a): Conduct a comprehensive concept planning process for each planning area to prevent piecemeal and inefficient community development and to resolve area wide planning issues prior to development approval.

Policy (b): Emphasize planning areas as important community elements with diverse characteristics within a cohesive and unified city framework.

Policy (c): Implement the concept of a multiple focal point City designed to minimize congestion by conveniently locating facilities and services in each planning area.

Policy (d): Ensure that each planning area contains an internal system of trails linking schools, shopping centers, and other public facilities with residences.

Policy (e): Distinguish planning areas in character and physical appearance from each other, considering the following during design and development:

- Physical, visual separation, and differentiation.
- Physical compatibility with the local environment including topography.
- Mixture of housing types and densities.

- Range of age and income groups.
- Variety of public and private facilities.
- Activity nodes.
- Varied “skyline.”
- Functional relationship among the components of the community.
- Interface with adjacent planning areas.



Public Art

Regulatory Statistical Table

According to state law, general plans must contain standards for building intensity. The regulatory statistical table, Table A-1 meets this requirement and relates to the amount of physical development that will be allowed in each land use category. The table defines the concentration of use for each category and provides a statement of Irvine’s long-range potential for development.

Nonregulatory Statistical Table

Table A-2 is a nonregulatory table which assigns acreage to each land use category identified by the Land Use Element. Table 14 contains nonregulatory population standards for each use. The terms “nonregulatory” and “gross” are defined below.

Nonregulatory: The Nonregulatory statistical tables establishes service level demands, public facility needs, and infrastructure sizing requirements based on

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land use intensity and population density, in relation to the projected need for land. This statistical table represents a historical baseline for growth monitoring and identification of trends. The nonregulatory statistical table provides the foundation for monitoring reports on the implementation of the General Plan and is not considered part of the General Plan.

Gross Acreage: Acreage totals for the non-regulatory tables are estimates originally derived from the Land Use Element diagram using a computerized planimeter. Currently, the acreage figures are refined through the use of the Geographic Information System. As such, the acreage estimates reflect gross acre figures. The gross acre figures include rights of way, easements, and flood control rights of way, etc. Therefore, the acreage figures are not intended to be a regulatory minimum or maximum with respect to land use designations. The gross acre figure may be revised as more accurate information is obtained from subsequent development applications. The acre figure will be adjusted to conform to precise City boundaries, road alignments, slope conditions and other general plan policies and guidelines through the development monitoring program.

RELATED OBJECTIVE NUMBERS

The following objectives are related to the Land Use Element:

Circulation Element - B-1 through B-7
Housing Element - C-1, C-2, C-4, C-5, C-7
Seismic Element - D-1, D-2
Cultural Resources Element - E-1, E-2
Noise Element - F-1, F-2
Public Facilities Element - G-1
Integrated Waste Management Element - H-1, H-2, H-3
Energy Element - I-1
Safety Element - J-1, J-2
Parks and Recreation Element - K-1, K-2, K-3
Conservation and Open Space Element - L-1 through L-5, L-7 through L-12
Growth Management Element - M-2, M-6, M-7

“The earth is given as a common for men to labor and live in.”

Thomas Jefferson

“I have an affection for a great city. I feel safe in the neighborhood of man, and enjoy the sweet security of streets.”

Longfellow

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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 ⁽²⁾		INSTITUTIONAL ⁽³⁾			INDUSTRIAL		COMMERCIAL					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 ⁽⁴⁾⁽²¹⁾ 30 D.U./ Square Feet	Research/ Industrial Sq. Ft.	Community Commercial Sq. Ft.	Neighborhood Commercial Sq. Ft.	Regional ⁽⁵⁾ Commercial Sq. Ft.	Regional Commercial D.U.	Commercial Recreation Sq. Ft.	Maximum D.U. ⁽⁶⁾⁽¹¹⁾	Maximum Square Feet	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	4,088	132,500	0	0	4,088	132,500	
3 ⁽¹⁾	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 ⁽¹¹⁾⁽¹²⁾	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	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	3,830	0	0	0	3,830	0	
6 ⁽²⁸⁾	0	0	4,670	0	0		0	790	625,000	0	0	0	0	0	175,000	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	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	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	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	5,420	1,106,227	0	0	5,420	1,106,227	
12 ⁽⁷⁾	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	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	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	5,285	1,117,342	0	0	5,285	1,117,342	
15 ⁽¹⁵⁾	0	0	8,442	452	477		0	140	440,158	0	321,079	359,270	0	0	715,736	221,053	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	
17 ⁽⁸⁾	0	0	2,546	0	0		0	0	0	0	0	0	0	1,060,000	150,000	0	0	0	0	2,546	1,210,000	120	0	2,666	1,210,000	
18 ⁽⁸⁾	0	258	597	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 ⁽⁸⁾	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 ⁽⁸⁾	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	
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 ⁽¹⁹⁾	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 ⁽²¹⁾⁽²²⁾⁽²³⁾⁽²⁹⁾	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 ⁽¹⁰⁾	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 ⁽¹⁶⁾⁽¹⁷⁾⁽¹⁸⁾⁽²⁶⁾⁽²⁷⁾	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	
TOTAL	400	10,528	44,512	33,298	3,074		5,382	8,851	5,740,123	10,305	4,502,708	13,012,758	10,875	48,787,662	48,728,616	9,213,550	1,307,370	8,820,682	4,477	255,980	131,702	140,309,449	4,912	1,461,824	136,613	141,771,273

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 ⁽²⁾		INSTITUTIONAL ⁽³⁾			INDUSTRIAL		COMMERCIAL					MILITARY 0-10 D.U.	Sq. Ft.	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 ⁽⁴⁾ 0-40 D.U.	Square Feet	Research/ Industrial Sq. Ft.	Community Commercial Sq. Ft.	Neighborhood Commercial Sq. Ft.	Regional ⁽⁵⁾ Commercial Sq. Ft.	Regional Commercial D.U.	Commercial Recreation Sq. Ft.					Maximum Dwelling D.U. ⁽⁶⁾⁽¹¹⁾	Maximum Square Feet
26 ⁽⁸⁾	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
TOTAL	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

**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.

TABLE A-2 NON-REGULATORY MAXIMUM INTENSITY STANDARDS: LAND USE ACREAGE BY PLANNING AREA

City of Irvine General Plan Land Use Element, Supplement 9, July 2015

Planning Area Number	CONSERVATION/OPEN SPACE				RESIDENTIAL					MULTI-USE	COMMERCIAL				INDUSTRIAL		INSTITUTIONAL		MILITARY	GREAT PARK	Total Acres	Planning Area Number
	Agri-culture	Preser-vation	Rec-reation	Water Bodies	Estate Res.	Low Res.	Med. Res.	Med.-High Res.	High Res.		Neigh-bor-hood	Com-munity	Com-mercial Recreation	Regional	Urban Industrial	Research/Industrial	Educa-tional Facilities	Public Facilities				
1	498	1,925	0	75	0	1,331	0	0	0	0	0	18	0	0	0	45	19	0	0	3,911	1	
3 ⁽²⁾	0	3,035	725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,760	3 ⁽²⁾	
4 ⁽¹⁾⁽⁶⁾	0	0	8	0	0	0	920	195	0	48	0	23	0	106	0	109	0	0	0	1,409	4 ⁽¹⁾⁽⁶⁾	
5 ⁽¹⁾	0	0	21	0	0	201	433	62	0	0	0	0	0	0	0	11	0	0	0	728	5 ⁽¹⁾	
6	205	1,178	172	22	0	0	1,137	0	0	78	0	15	0	0	0	0	0	0	0	2,807	6	
8	6	0	33	0	0	245	846	162	41	6	40	86	0	0	0	52	0	0	0	1,517	8	
9	0	0	52	0	0	0	883	191	0	62	0	0	38	0	0	0	0	0	0	1,226	9	
10 ⁽¹⁾	0	0	70	0	0	0	413	18	0	24	9	66	0	0	168	9	0	0	0	777	10 ⁽¹⁾	
11	0	0	113	0	0	0	570	303	0	7	7	56	0	0	0	96	7	0	0	1,159	11	
12	0	179	154	0	0	0	60	227	101	36	17	78	0	0	244	110	23	0	0	1,229	12	
13	0	0	77	0	0	0	0	0	0	0	0	0	0	0	253	0	0	0	0	330	13	
14	0	0	126	0	0	168	188	246	0	0	20	76	0	0	0	18	16	0	0	858	14	
15	0	0	128	56	0	0	1,228	54	39	41	22	63	0	0	0	92	22	0	0	1,745	15	
16	0	594	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	612	16	
17	0	225	44	0	0	0	394	0	0	0	0	39	0	0	139	0	0	0	0	841	17	
18	0	447	0	0	0	155	150	0	0	0	0	0	0	0	0	0	0	0	0	752	18	
19	0	0	167	0	0	0	0	157	0	0	0	18	22	0	0	0	0	0	0	364	19	
20	0	0	19	0	0	93	298	114	0	0	22	0	0	0	0	48	0	0	0	594	20	
21	0	0	691	53	0	916	11	60	0	0	0	0	0	0	140	0	0	0	0	1,871	21	
22 ⁽³⁾	0	0	0	0	1,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,046	22 ⁽³⁾	
23	0	214	62	0	0	0	0	0	27	0	0	0	0	0	16	97	0	0	0	416	23	
24	0	0	112	0	0	0	0	204	0	30	13	0	0	0	0	0	0	0	0	359	24	
25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131	0	0	0	0	131	25	
27 ⁽⁴⁾	0	459	0	0	0	0	455	95	0	0	0	0	0	0	2	13	0	0	0	1,024	27 ⁽⁴⁾	
28	0	2,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,395	28	
29 ⁽⁵⁾	0	221	102	0	0	0	0	0	0	0	0	0	0	0	73	0	0	0	0	396	29 ⁽⁵⁾	
31	0	0	0	0	0	0	0	0	0	0	0	12	0	0	364	0	35	0	0	411	31	
32	0	0	0	0	0	0	0	0	0	0	0	83	0	0	354	0	0	0	0	437	32	
33	0	6	0	0	0	0	0	0	0	0	0	0	439	0	0	0	0	0	0	445	33	
34	0	0	0	0	0	0	0	0	0	0	0	96	0	0	402	0	0	0	0	498	34	
35	0	0	0	0	0	0	0	0	0	0	0	114	0	0	930	0	110	0	0	1,154	35	
36	0	0	0	0	0	0	0	0	0	0	0	0	0	2,764	0	0	0	0	0	2,764	36	
38 ⁽¹⁾	0	0	48	0	0	0	234	152	0	0	0	0	0	0	0	0	0	36	0	470	38 ⁽¹⁾	
39	0	144	0	0	0	0	0	252	0	0	0	0	0	0	0	0	0	0	0	396	39	
40	0	0	17	0	0	0	209	183	0	149	0	24	0	0	60	0	24	0	0	666	40	
50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,371	0	0	0	0	1,371	50	
51 ⁽⁷⁾⁽⁸⁾	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,519	4,519	51 ⁽⁷⁾⁽⁸⁾	
TOTAL	709	11,022	2,959	206	1,046	3,109	8,429	2,675	208	481	150	867	60	545	2,764	3,154	2,083	366	36	4,519	45,388	

TABLE A-2 MAXIMUM INTENSITY STANDARDS: LAND USE ACREAGE BY PLANNING AREA - DETACHED LANDS

Planning Area Number	CONSERVATION/OPEN SPACE				RESIDENTIAL					MULTI-USE	COMMERCIAL				INDUSTRIAL		INSTITUTIONAL		MILITARY	Total Acres	Planning Area Number
	Agri-culture	Preser-vation	Rec-reation	Water Bodies	Estate Res.	Low Res.	Med. Res.	Med.-High Res.	High Res.		Neigh-bor-hood	Com-munity	Com-mercial Recreation	Regional	Urban Industrial	Research/Industrial	Educa-tional Facilities	Public Facilities			
26	0	155	400	43	0	0	186	280	0	37	0	23	0	0	0	0	0	0	0	1,124	26
27 ⁽⁴⁾	0	85	58	0	0	75	6	61	0	0	0	0	0	0	0	0	5	0	0	290	27 ⁽⁴⁾
TOTAL	0	240	458	43	0	75	192	341	0	37	0	23	0	0	0	0	5	0	0	1,414	

TABLE A-2
MAXIMUM INTENSITY STANDARDS:
LAND USE ACREAGE BY PLANNING AREA
GENERAL PLAN FOOTNOTES

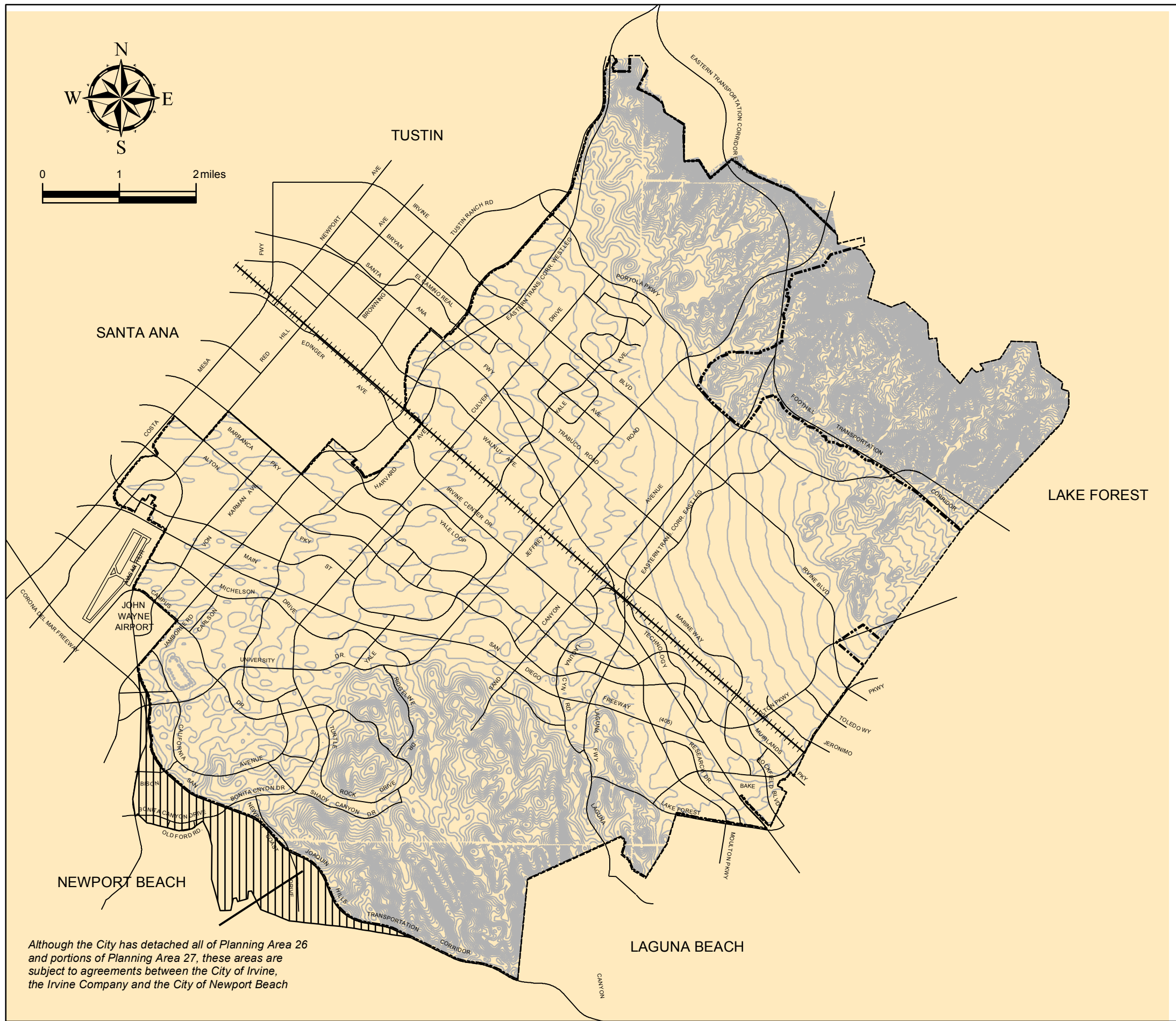
1. Community Parks and some open space spines located within Recreation land use category in Planning Areas 4, 5, 10, and 38 are conceptual. Unless specified in the Conservation and Open Space Element or the park code, the size of the open space spines or Community Parks will be determined concurrent with subsequent development applications.
2. Planning Area 3 includes a 730 acre Landfill overlay on the Recreational land use designation.
3. Planning Area 22 includes a 620 acre Golf Course overlay on the Residential land use designation.
4. Planning Area 27 includes a 58 acre Landfill overlay on the Recreational land use designation.
5. Planning Area 29 includes a 33 acre Landfill overlay on the Recreational land use designation.
6. Institutional acreage within Planning Area 4 represents a goal, not a requirement. Per the Lower Peters Canyon Development Agreement, institutional uses for Planning Area 4 include: public & private schools; churches; libraries; post offices; police stations; fire facilities; day care centers; utilities; public facilities; hospitals; government offices; educational facilities; non-profit housing, and institutional residential.
7. The Planning Area 51 total acreage figures include all General Plan Land Use categories as well as railroad and roadway rights-of-way. The railroad and roadway rights-of-way acreage have not been divided into individual General Plan Land Use categories. Therefore, the total acreage in Planning Area 51, although correct, is greater than the sum of the individual General Plan Land Use categories in the planning area.
8. 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 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.

**TABLE A-3
CITY OF IRVINE GENERAL PLAN
NON-REGULATORY POPULATION STANDARDS BY
LAND USE ELEMENT CATEGORY**

LAND USE CATEGORY	EMPLOYEES PER THOUSAND SQUARE FEET	EMPLOYEES PER STUDENT
Multi-Use ^{1,2}	2.0	0
Industrial ^{1,2}		
Research Industrial	1.9	0
Urban/Industrial	1.9	0
Commercial ¹		
Neighborhood	2.0	0
Community	2.0	0
Regional	2.0	0
Commercial Recreation	2.0	0
Educational Facilities	2.0	.05
Public Facilities	2.0	0
Residential ²		
	Residents per D.U.	
Estate	3.10	
Low	2.90	
Medium	2.75	
Medium-High	2.25	
High	1.46	
Multi-Use	1.46	
Private College	1.46	

¹ Employment ratios for Land Use Element categories allowing non-residential uses are correlated to Land Use Element non-residential building intensity standards (square feet). Employment ratios are consistent with the 1992 Trip Reduction Ordinance (TRO).

² Population ratios for Land Use Element categories allowing residential uses are correlated to Land Use Element residential building intensity standards (du/ac). The population counts are based on the 2010 Federal Census.



Although the City has detached all of Planning Area 26 and portions of Planning Area 27, these areas are subject to agreements between the City of Irvine, the Irvine Company and the City of Newport Beach

City of Irvine General Plan



Figure A-1

VICINITY MAP

LEGEND

- City Sphere of Influence
- . - . - City Boundary
- _____ Topographical Contour Line (interval is 25 feet)

City of Irvine General Plan



Figure A-2

PLANNING AREAS

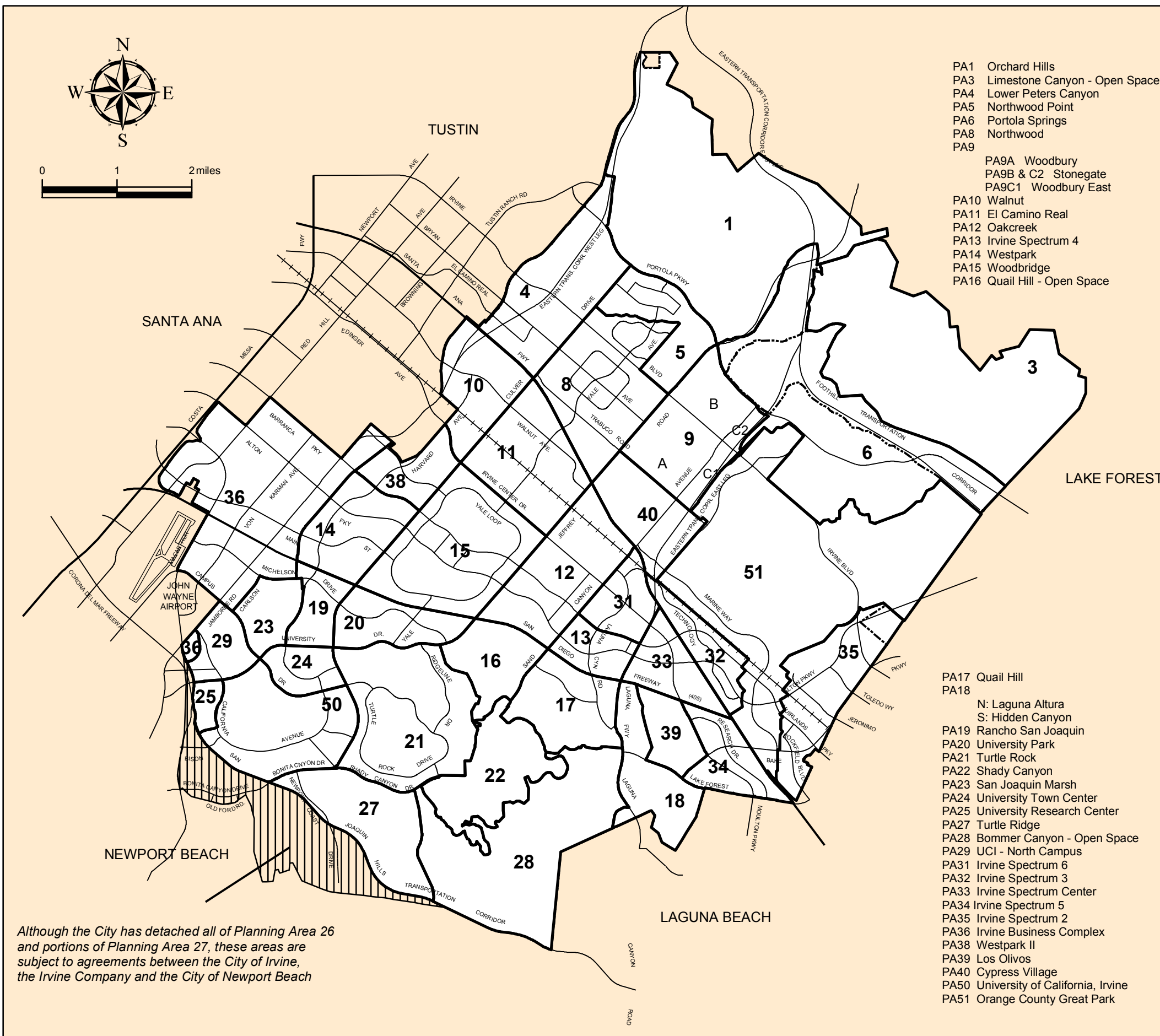
LEGEND

- City Boundary
- Planning Area Boundary

NOTE: Unshaded area is City & Sphere of Influence

- PA1 Orchard Hills
- PA3 Limestone Canyon - Open Space
- PA4 Lower Peters Canyon
- PA5 Northwood Point
- PA6 Portola Springs
- PA8 Northwood
- PA9
 - PA9A Woodbury
 - PA9B & C2 Stonegate
 - PA9C1 Woodbury East
- PA10 Walnut
- PA11 El Camino Real
- PA12 Oakcreek
- PA13 Irvine Spectrum 4
- PA14 Westpark
- PA15 Woodbridge
- PA16 Quail Hill - Open Space

- PA17 Quail Hill
- PA18
 - N: Laguna Alta
 - S: Hidden Canyon
- PA19 Rancho San Joaquin
- PA20 University Park
- PA21 Turtle Rock
- PA22 Shady Canyon
- PA23 San Joaquin Marsh
- PA24 University Town Center
- PA25 University Research Center
- PA27 Turtle Ridge
- PA28 Bommer Canyon - Open Space
- PA29 UCI - North Campus
- PA31 Irvine Spectrum 6
- PA32 Irvine Spectrum 3
- PA33 Irvine Spectrum Center
- PA34 Irvine Spectrum 5
- PA35 Irvine Spectrum 2
- PA36 Irvine Business Complex
- PA38 Westpark II
- PA39 Los Olivos
- PA40 Cypress Village
- PA50 University of California, Irvine
- PA51 Orange County Great Park



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City of Irvine General Plan



Figure A-3

LAND USE

LEGEND

CONSERVATION OPEN SPACE

- Recreation
- Preservation
- Water Bodies
- Agriculture
- Golf Course Overlay
- Landfill Overlay
- NCCP Reserve
- NCCP Special Linkage

- MILITARY⁽¹⁾⁽³⁾⁽⁴⁾
- MULTI USE⁽³⁾⁽⁴⁾
- Orange County Great Park

COMMERCIAL

- N Neighborhood Commercial⁽⁴⁾
- CC Community Commercial⁽⁴⁾
- R Regional Commercial⁽⁴⁾
- CR Commercial Recreation⁽⁴⁾

RESIDENTIAL

- Estate⁽⁴⁾
- Low Density⁽⁴⁾
- Medium Density⁽⁴⁾
- Medium High Density⁽⁴⁾
- High Density⁽⁴⁾

BUSINESS/INDUSTRIAL

- Research and Industrial⁽⁴⁾
- Urban and Industrial⁽³⁾⁽⁴⁾

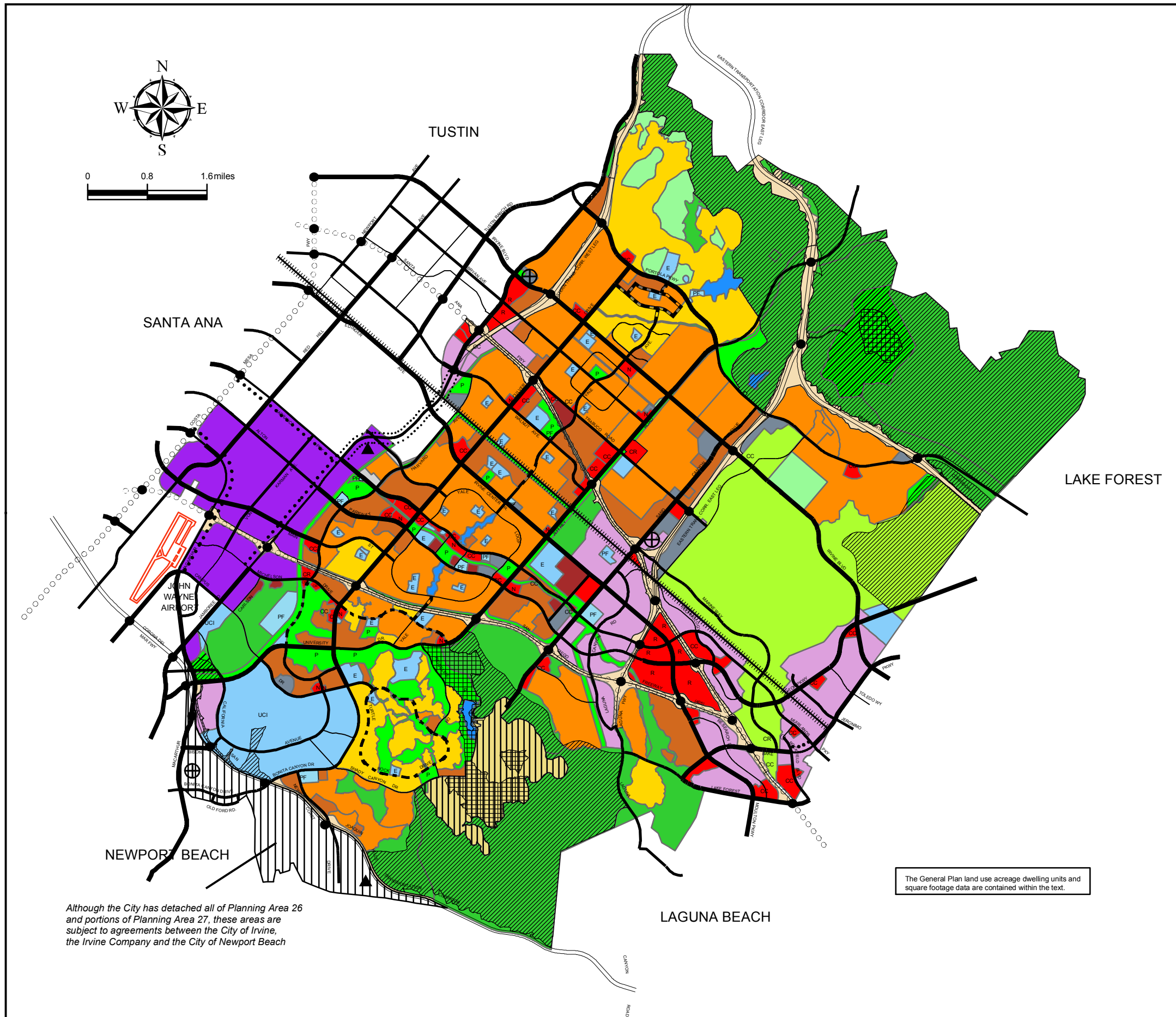
INSTITUTIONAL

- E Educational Facilities⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
- PF Public Facilities⁽⁴⁾

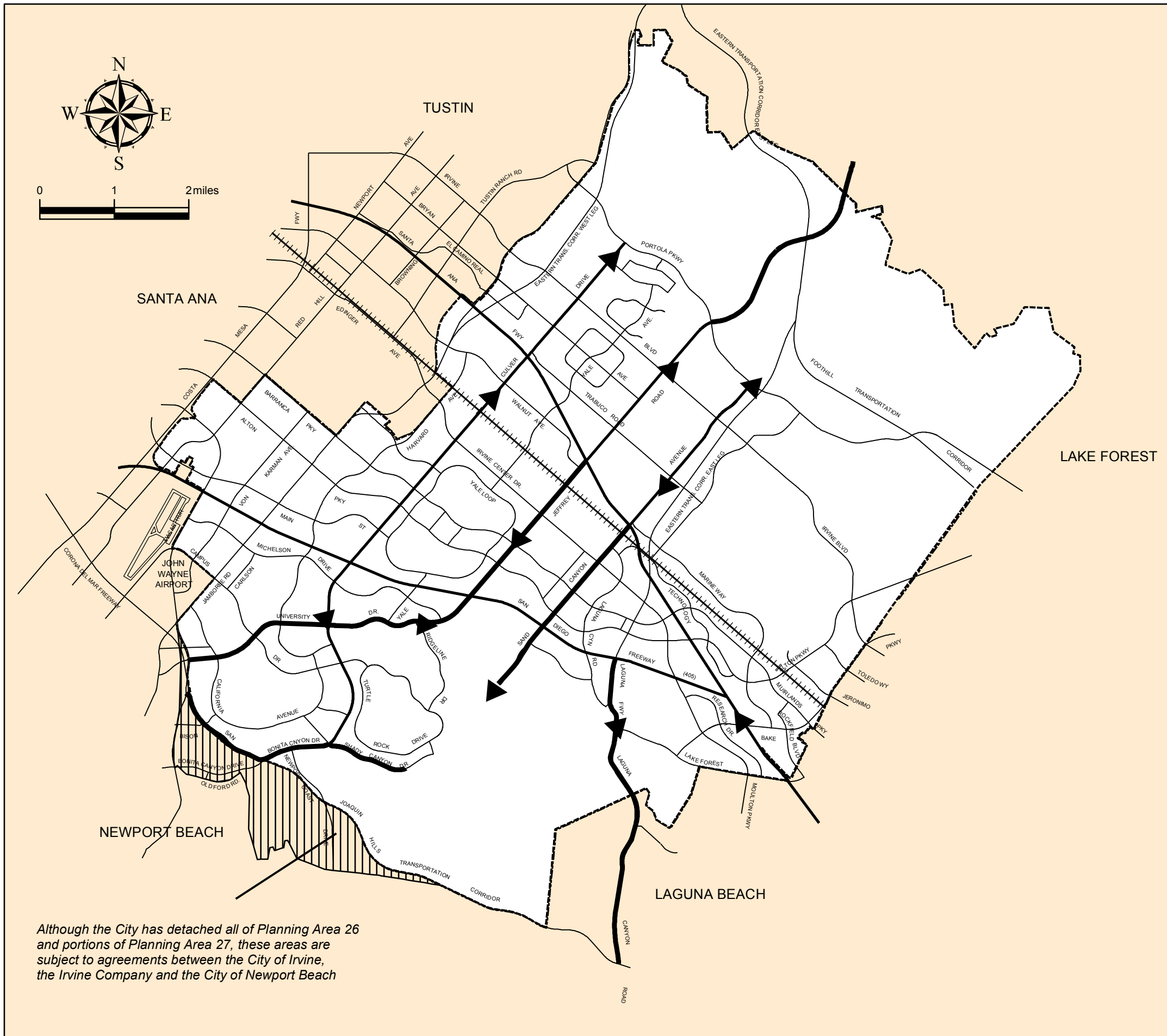
- Historic Resources
- Waste Facility
- Freeway
- Transportation Corridor
- Expressway
- Major Highway 8-Lanes
- Major Highway 6-Lanes
- Interchange
- Primary Highway
- Secondary Highway
- Commuter
- Railroads

NOTES TO LAND USES

- (1) Land Use authority and corresponding regulatory activities are the responsibilities of the government agencies which own this land.
- (2) These governmental agencies are subject to the General Plan requirements contained within the California Government Code sections 65401 and 65402.
- (3) These Land Use categories also allow residential developments noted in the General Plan text.
- (4) The Land Use Element Table A-1 establishes and regulates land use building intensity standards. Building intensity standards are allocated by Planning Area.



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*City of Irvine
General Plan*



Figure A-4

***SCENIC
HIGHWAYS***

LEGEND

-  Urban Character
-  Rural or Natural Character
-  Major View