



July 21, 2026

Mr. Peter Pirzadeh
Pirzadeh & Associates, Inc.
30 Executive Park, Suite 270
Irvine, CA 92614

Sent Via Email

Subject: Approval of Minor Modification 00975331-PMPC to Master Plan 00380724-PMP for Woodbury Town Center, Planning Area 9A (Woodbury)

Dear Mr. Pirzadeh:

Staff reviewed Modification 00975331-PMPC specific to the existing parking lot for the Woodbury Town Center to revise on-site circulation, vehicle parking areas, landscaping, and parking area lighting. The project site is located at the southwest corner of Irvine Boulevard and Sand Canyon Avenue, addressed as 6200 to 6460 Irvine Boulevard, in Planning Area 9A (Woodbury). The site has a General Plan designation of Multi-Use and a zoning designation of 3.1E Multi-Use.

On September 15, 2005, the Planning Commission approved Master Plan 00380724-PMP for the development of a 450,000-square-foot regional retail center (Woodbury Town Center, originally approved as Woodbury Village Center). Since that original approval, the Woodbury Town Center Master Plan has been modified several times, as follows:

- February 3, 2006 (File No. 00404429-PMPC): a minor modification to adjust building square footages, add a new building, and reconfigure parking lot areas.
- July 27, 2006 (File No. 00417353-PMPC): a minor modification to adjust building square footages reducing the center size to 442,444 square feet, reconfigure parking areas, adjust circulation elements, and provide additional outdoor dining areas.
- April 17, 2013 (File No. 00563793-PMPC): a minor modification for parking lot adjustments.
- September 29, 2016 (File No 00675818-PMPC): a minor modification to add a 448-square-foot receiving enclosure and a 1,666-square-foot storage-only mezzanine to a retail space, and adjusted the overall square footage of the center to 426,225 square feet. This modification decreased overall center parking by seven spaces from 2,009 to 2,002 parking spaces.

This proposed modification alters the center's internal circulation to improve traffic flow. Specifically, it reconfigures the on-site intersection off Sand Canyon Avenue and Strata by closing the north leg to extend this access point, while modifying lanes to increase vehicle stacking capacity from Sand Canyon Avenue on Strata. A new on-site drive-aisle connection will be added on City Stroll to improve access to parking areas.

The proposed modification also reconfigures select drive aisles, adjusts parking locations, and installs new cart corrals. To enhance visibility, additional pole lighting will be provided along Strata and adjacent to modified drive aisles. Overall, these improvements will reduce total on-site parking by 45 spaces (from 2,002 to 1,957 parking spaces). Because existing uses require a minimum of 1,737 parking spaces, the site will maintain a surplus of 220 parking spaces, thereby complying with minimum parking requirements.

Furthermore, the proposed modifications increase site landscaping by 1,484 square feet (from 290,155 to 291,639 square feet). New accent landscape lighting will be installed on the rows of palm trees located along City Stroll and the plaza near the center of the site. The proposed changes do not alter the previously approved land uses and are consistent with the requirements applicable Zoning Ordinance requirements and General Plan.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a "major modification." A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a "minor modification" and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons:

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The proposed modifications improve the center's traffic circulation, update lighting and landscaping, and reconfigure the parking layout. The proposal does not add, delete, or relocate approved structures or land uses. Woodbury Town Center will continue to operate in a manner that is consistent with the original approval. The project will not cause any significant environmental impacts beyond those already considered in the original approval. Therefore, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15301, Class 1, Existing Facilities, which applies to minor alterations to existing facilities involving negligible or no expansion of use.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The proposed modifications improve the center's traffic circulation, update lighting and landscaping, and reconfigure the parking layout. The proposed modifications would improve traffic flow by increasing vehicle stacking for vehicles entering from Sand Canyon Avenue on Strata. Additionally, the proposed modifications will improve vehicle access to parking areas from City Stroll by adding new drive-aisles in the existing parking area. The proposal does not add, delete, or relocate approved structures or land uses nor change the existing buildings or land uses. Therefore, the modification will not cause significant or potentially significant on-site or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The findings and conditions of approval for Master Plan 00380724-PMP and subsequent modifications would remain unaffected, as the proposed modification does not change the use, reduce parking below the applicable standards, result in a net loss of landscaping, or otherwise alter the intent of the prior approvals. The project will continue to comply with all conditions of approval from the original master plan and subsequent modification and is, therefore, consistent with their findings and intent.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to, or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The proposed modification does not impact or introduce sensitive uses not previously considered within the site. The modification is limited to changes to traffic circulation, parking, and landscaping. The site was originally approved as a retail center and will continue to operate as a retail center. Since no new land uses or activities are introduced by this modification, it will not result in an impact to existing, or introduction of new, sensitive uses not previously considered.

5. Reconfiguration of the site plan resulting in the following: a) a significant reduction of landscaping; or b) a significant change in parking.

The proposed modifications improve the center's traffic circulation, update lighting and landscaping, and reconfigure the parking layout. Specifically, the modification will result in a net increase in on-site landscaping of approximately 1,484 square feet

(from 290,155 to 291,639 square feet) to 15.3% landscape coverage, thereby exceeding the site coverage requirement of 15% for 3.1E Multi-Use zoning district.

The proposed modification will also reduce the existing parking supply by 45 spaces (from 2,002 to 1,957 spaces) to accommodate the on-site circulation changes. The required parking for the site is 1,737 parking spaces. Therefore, the site will maintain a surplus of 220 parking spaces.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00975331-PMPC.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The findings and conditions of approval for the original master plan will not be affected by the proposed modification because the project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of landscaping, or cause other significant changes that could alter the intent/purpose of the original approval. This project is conditioned to comply with all conditions from the original master plan, as modified.

This approval is subject to the following conditions of approval:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit an Electrical (Photometric) Plan to the Irvine Police Department to demonstrate compliance with the Irvine Uniform Security Code requirements for lighting (Title 5, Division 9, Chapter 5 of the Irvine Municipal Code). This plan shall show light fixture locations, type of light fixture, height of light fixture, electrical service, lighting ratio, and point-by-point photometric lighting analysis (in foot-candle values) overlaid onto a tree landscape plan with a legend. Trees and landscaping shall not be planted to obscure required light levels. The photometric plan needs only to show those fixtures used to meet Irvine Uniform Security Code requirements.

Condition 3.49

OCFA PLAN REVIEWS

Prior to the issuance of a building permit, the applicant shall submit the following plans to the Orange County Fire Authority (OCFA) for review and approval:

- A. Fire Master Plan (Service Code PR145); and
- B. Underground Piping (Service Codes PR470-475).

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Standard Condition 6.39

SUBSTANTIAL CONFORMANCE

The project site shall be developed and maintained in substantial conformance with the approved plans on file with the City. Any modification of the approved plans must be reviewed and approved by the Community Development Department prior to building permit issuance and may require review and approval by the Planning Commission and/or City Council, pursuant to Chapter 2-19 (Minor/Major Modification Procedure) of the Irvine Zoning Ordinance.

Condition 6.40

COMPLIANCE WITH PRIOR CONDITIONS

All conditions of approval associated with the original master plan (File No. 00380724-PMP) as set forth in Planning Commission Resolution No. 05-2635, as well as subsequent modifications (including, but not limited to, File Nos. 00675818-PMPC; 00563793-PMPC; 00417353-PMPC 00404429-PMPC) for Woodbury Town Center shall remain in full force and effect for the project site.

Mr. Peter Pirzadeh

July 21, 2026

Page 6 of 6

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Tuesday, July 28, 2026, the approval granted by this letter shall become effective Wednesday, July 29, 2026.

The stamped-approved plans for Minor Modification 00975331-PMPC are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Associate Planner Michael O'Toole at 949-724-6102 or via email at motoole@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Notice of Exemption

ec: John Ernst, Pirzadeh & Associates, Inc.
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00975331-PMPC; 00675818-PMPC; 00563793-PMPC; 00417353-PMPC
00404429-PMPC; 00380724-PMP

NOTICE OF EXEMPTION



TO: ☒ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM:

City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575
Attn: Michael O'Toole
Associate Planner
949-724-6102

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title; File No: Minor Modification to the Master Plan for Woodbury Town Center (File No. 00975331-PMPC)

Project Location: 6200 – 6460 Irvine Boulevard in Planning Area 9A (Woodbury), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Minor modification to improve the Woodbury Town Center's traffic circulation, update lighting and landscaping, and reconfigure the parking layout.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: July 20, 2026
Resolution No. N/A

Project Applicant: Pirzadeh & Associates, Inc.
30 Executive Park, Suite 270
Irvine, CA 92614
Attn: Peter Pirzadeh
949-851-1367
[REDACTED]

Exempt Status:
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption:
- ☒ Categorical Exemption: Section 15301, Class 1 Existing Facilities
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities, which allows for the minor alteration of existing structures, facilities, and mechanical involving negligible or no expansion of existing or former use. The project would modify existing onsite circulation, parking, and landscaping, which will not result in the expansion of any existing use.

Michael O'Toole,
Associate Planner

July 20, 2026

Name and Title

Signature

Date