LAND USE ELEMENT



Aerial view of Irvine

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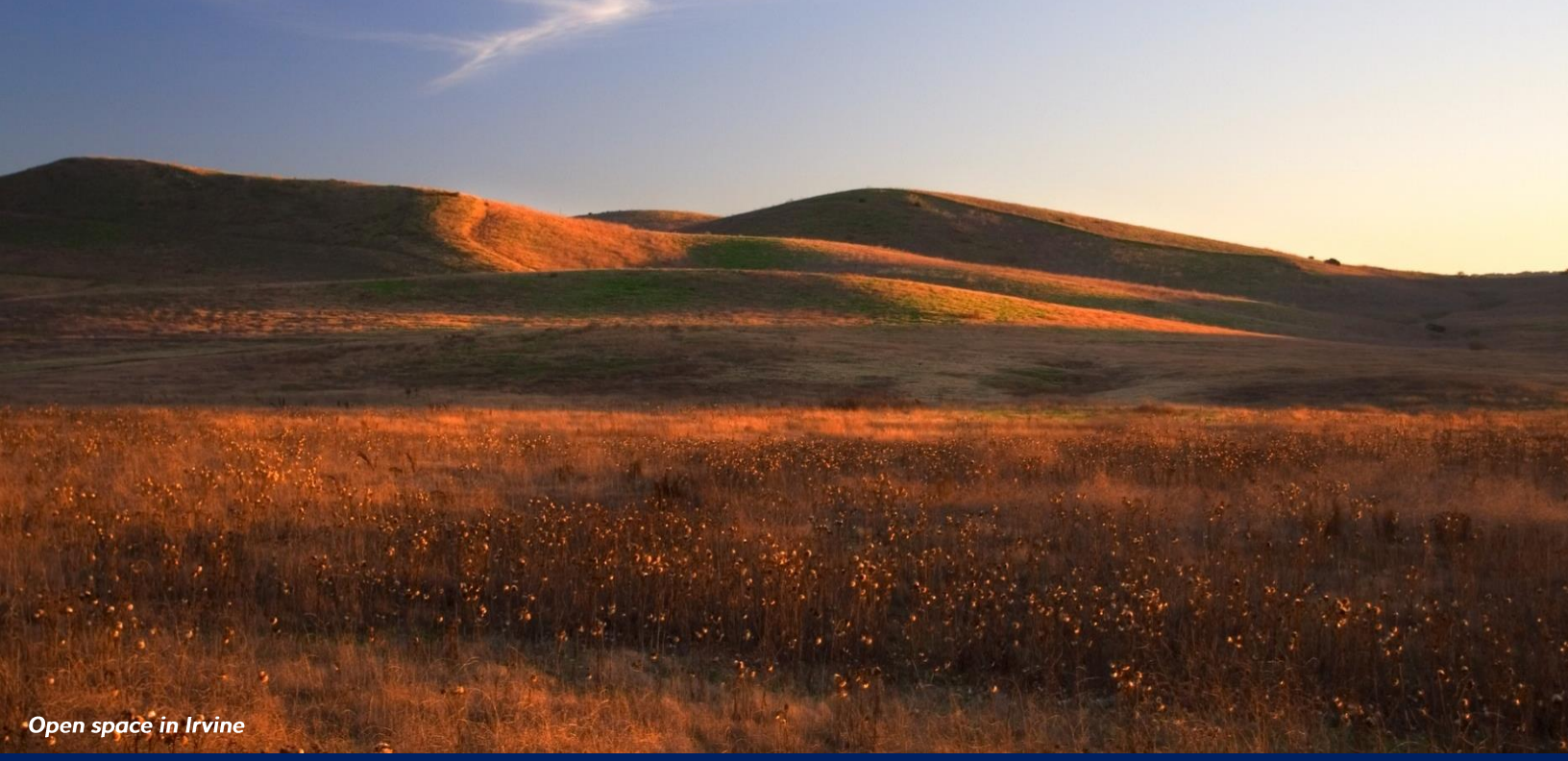
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Open space in Irvine

The City of Irvine adopted the first General Plan in December 1973 with the last comprehensive update done in 2000. The General Plan has been updated over the years to address necessary General Plan amendments. Since 2000, the City has continued to grow, and the community has matured and evolved. As Irvine moves forward, the focus of the General Plan objectives and policies must be reexamined to ensure that the high quality-of-life factors that make Irvine exceptional are maintained and enhanced for residents, businesses, and visitors into the future.

VISIONING THROUGH LAND USE



Flowers along a walking path at the Great Park

Irvine has grown into a strong and diverse residential and business community since its incorporation in 1971, at the time encompassing 28 square miles and a population of 20,000. By 2020, Irvine covered nearly 66 square miles and a population of nearly 300,000. The City has achieved regional importance in part due to its central location within Orange County and its thoughtful planning of master-planned communities.

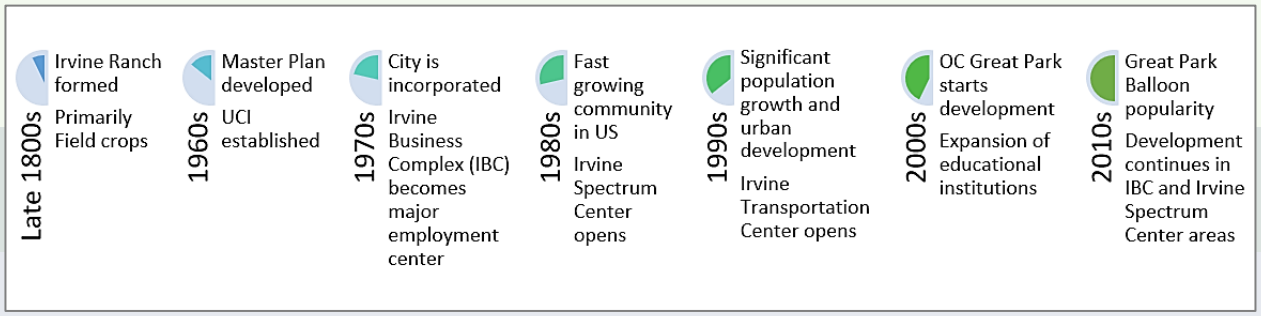
The vision of the City is **the creation of a livable and viable and visually attractive community through skilled planning and sustainable development.** Irvine's philosophy is to create and maintain a community where people can live, work, and play in an environment that is safe, vibrant, and aesthetically pleasing. Irvine offers unique neighborhood villages that are connected into one community, a diversity in housing types, and extraordinary amenities, infrastructure, and services that support people of all ages and cultures. This planning effort has appealed to existing and potential residents, as well as employers and developers.

The City encompasses 47,128 acres of land, equivalent to nearly 74 square miles. Nearly 33% of this land is designated as conservation/open space; 34% is designated as residential; 22% is designated as commercial, institutional, and industrial uses; 10% is comprised of the Great Park; and one percent is designated as multi -use.

LAND USE HISTORY

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 lima beans, wheat, olives, and citrus orchards. The City was master planned in the 1960s by The Irvine Company, a large land development company. From its inception as a master-planned city, Irvine's development has been guided by careful consideration of land use. The deliberate allocation of spaces for residential, commercial, educational, and recreational purposes has fostered a balanced urban environment that meets the needs of its residents. This approach has enabled the City to evolve into a well-organized and efficient community, where neighborhoods, amenities, and services are conveniently situated. The milestones identified below highlight Irvine's evolution from a carefully planned community to a thriving city with a strong emphasis on education, sustainability, and balanced urban development.

Strategic land use planning has also preserved Irvine's natural beauty and open spaces. The City's design has been intentionally integrated with green spaces, parks, paths, and trails, offering residents opportunities for outdoor activities, relaxation, and connection with nature. This balance between urban development and greenery has contributed to a high quality of life and a strong sense of community well-being.



Irvine Villages

The City is known for its unique village concept, which was implemented as part of its master plan for development. The City features 30 distinct villages, each designed to create a sense of community, enhance the quality of life, and provide a range of amenities for residents. These villages are characterized by their own neighborhood parks, schools, and commercial centers, making it convenient for residents to access everyday amenities within their communities.



Aerial view of Irvine
Source: Irvine Standard

Notable villages of the City include, but are not limited to, the following:

- Orchard Hills & Gateway Village
- Lower Peters Canyon
- Northwood Point
- Portola Springs
- Northwood
- Woodbury & Stonegate
- Walnut Village
- El Camino Real
- Oak Creek
- Irvine Spectrum
- Westpark
- Woodbridge
- Quail Hill & Open Space
- Laguna Altura
- Rancho San Joaquin
- University Park
- Turtle Rock
- Shady Canyon
- San Joaquin Marsh
- University Town Center
- University Research Park
- Turtle Ridge
- Bommer Canyon Open Space
- University of California, Irvine
- Irvine Spectrum Center
- Irvine Business Complex
- Westpark II
- Los Olivos
- Cypress Village
- Great Park

Land use planning has been a driving force in cultivating Irvine's economic vitality. Zoning and development regulations have attracted businesses, industries, and educational institutions, creating a diverse and vibrant economic landscape. The careful consideration of where commercial centers, educational facilities, and residential areas are located has supported the City's growth and provided many opportunities for its residents.

PLANNING CONCEPTS



Irvine Great Park

The Land Use Element seeks to protect and enhance the quality of life in the community through the provision of ample recreational, cultural, and social activities, housing, and employment opportunities. The key components of this element are the policy framework, which includes the goals, objectives, policies, and implementation measures that determine how land is developed in the community and guide land-use decisions to resolve issues and constraints; the land use plan, including the land use map and designations; and the Focus Area discussion, including detailed descriptions and specialized standards for each Focus Area.

The Land Use Element ensures that development aligns with community values and needs, thus mitigating conflicting land use decisions that can impede the City's long-term success. The Land Use Element responds to conditions the City must contend with including:

- Maintaining a mix of land uses to provide adequate housing and employment opportunities.
- Balancing employment, population growth, and fiscal constraints.
- Addressing the cumulative effects of employment and population increases on the City's infrastructure and financial base.
- Connecting conservation and open space areas effectively and creating additional parks in infill and redevelopment areas to serve new residents.
- Adapting to the shifts brought about by the pandemic.

The strategy for future growth focuses on the Greater Irvine Business Complex Area (Planning Areas 36 and 19), the Greater Spectrum Area (Planning Areas 12, 13, 31, 32, and 33), and the Great Park Neighborhood Transit Village (Planning Area 51). Acknowledging that Irvine's essence resides in its villages, the City's villages will be preserved and enhanced, with compatible infill development targeted for vacant sites and underutilized commercial and industrial sites. This development would harmonize with the defining traits of surrounding villages. Land use element programs prioritize tools like zoning, density limits, design standards, and development review to ensure coherence between new developments and existing uses. The following key planning concepts will inform the land use element update:

TRANSIT-ORIENTED DEVELOPMENT

The 2045 General Plan customizes the concept of "transit-oriented development" (TOD) to suit the unique context of the Greater Irvine Business Complex (IBC) Area, the Greater Spectrum Area, and the Great Park Neighborhood Transit Village Area. TOD permits greater residential densities and a wider range of land uses, such as offices, housing, retail, and services, in select geographic areas that are well-served by transit. By strategically directing future development to these areas and co-locating different uses, more trips can be accomplished through short walks, bike rides, transit rides, or bus rides rather than relying on cars. TOD offers the added benefit of creating more vibrant and diverse spaces, with housing, dining, shopping, and workplaces nearby.

Higher-density construction also enhances land utilization and housing affordability, accommodating smaller living units, and reducing the need for extensive parking facilities. In Irvine's context, TOD must be adapted to avoid a one-size-fits-all approach and acknowledge transit limitations. Even in TOD zones, many residents are expected to own cars and commute by car. However, driving becomes a choice rather than the sole option. Even a modest reduction in car dependency can contribute to achieving the City's greenhouse gas reduction objectives.

The Greater Irvine Business Complex Area features direct access to the Tustin Transportation Center (Metrolink and Orange County Transportation Authority [OCTA] transit service) through the iShuttle and has direct access to Interstate 405, State Route 73, and State Route 55. A modified form of TOD may be suitable for the Greater Spectrum Area, which is accessible to the Irvine

Station (Metrolink, Amtrak, and OCTA transit service). The Great Park Neighborhood Transit Village Area is also located near the Irvine Station, providing opportunities to develop housing and commercial uses that rely less on automobiles. There are also additional transit opportunities within the City, including a primarily resident-serving shuttle connecting residents to the Great Park and Irvine Spectrum areas. The City also continues to identify opportunities to enhance its comprehensive network of sidewalks and bike lanes, making it more feasible to navigate the City without a car.

PROXIMITY VILLAGES

Land use planning is a critical aspect of urban development, and the concept of proximity plays a central role in shaping the layout of villages and neighborhoods within a city. Proximity-based planning aims to create cohesive and sustainable communities by strategically arranging various land uses near one another, fostering connectivity, efficiency, and a sense of community.

In this planning approach, the placement of residential areas, commercial zones, educational institutions, and recreational spaces is carefully considered to minimize travel distances and enhance accessibility. By clustering complementary land uses, planners can reduce the need for extensive transportation networks, leading to more walkable and bike-friendly neighborhoods. This not only contributes to a healthier and more active lifestyle but also reduces traffic congestion and lowers the environmental impact associated with long commutes.



Proximity-based planning also fosters social interactions and community engagement. Placing residential areas near schools, parks, and commercial centers encourages residents to interact, fostering a sense of belonging and shared identity. Public spaces become central hubs where people from diverse backgrounds come together, creating a vibrant and inclusive community. In essence, proximity-based land use planning represents a holistic and forward-thinking strategy that prioritizes connectivity, sustainability, and community well-being.

The COVID-19 pandemic in 2020 underscored the growing appeal of walkable neighborhoods. As remote work from home gained traction, immediate surroundings have gained renewed significance. Within walkable areas, retail establishments have flourished. The prevalence of walking and cycling during the pandemic not only promoted outdoor engagement but also fostered a sense of community through these pedestrian activities. Incorporating the framework of proximity villages will help create interconnected communities that prioritize people's well-being and reduce the environmental impact of urban living.

This planning concept of proximity villages looks to improve access to daily necessities and amenities like:



With the addition of housing units referenced in the previously discussed three Focus Areas, the City will evaluate the need for adding commercial lifestyle centers (pedestrian-friendly retail centers providing access to restaurants, retail, grocery, office space, medical, among other amenities) to areas within the Irvine Business Complex, Irvine Spectrum Center, and Great Park to allow these villages to fully benefit from proximity planning.

GROWTH MANAGEMENT

As the City of Irvine continues to grow, the Land Use Element will be used to protect and enhance the quality of life of its population by providing a comprehensive, forward-thinking blueprint for the allocation and development of land within City boundaries. Growth and development will be planned strategically and guided by the City's ability to maintain a harmonious balance between diverse land uses that serves community needs and improves fiscal stability. Residential, recreation, and open space land use patterns will preserve and promote the safety, livability, sense of identity, and desirability of the City. Commercial, industrial, and other business-related land use patterns will enhance the City's job base and the economic prosperity created and enjoyed by its population. The Land Use Element will employ goals, objectives, policies, and implementation measures to obtain its goal of effectively managing future growth.

The policies outlined in this Element continue the prior General Plan's commitment to responsibly fostering growth, with development contingent upon sufficient access to transportation, infrastructure, and public services to be made available or planned for the project's completion. This concept has been revised to align with current resources and the evolving definition of what constitutes a sufficient level of service, which is one that is tailored beyond the baseline to meet the needs of residents in their immediate area. For certain areas in Irvine, sufficient transportation may require reliable public transit and well-designed bike lanes rather than unrestricted traffic flow. Growth management also entails maintaining a balance between job growth and housing growth, with a focus on providing housing that caters to the needs of the local workforce.

This Element also endorses the idea that new developments may receive incentives or bonuses if they contribute "community benefits", incorporating neighborhood serving and non-residential uses. Essentially, a project could be allowed to incorporate additional housing units or floor space beyond what zoning permits if it offers amenities such as affordable housing, childcare facilities, or community meeting spaces. In some instances, this might involve permitting taller buildings, reduced setbacks, or other project enhancements that enhance its viability. This approach to project entitlement has gained significance since the dissolution of redevelopment agencies in California in 2012 and with the passage of State housing bills encouraging the development of affordable housing, prompting cities to explore innovative financing methods for capital projects, affordable housing, and other improvements previously funded through tax increments. While state law already mandates density bonuses for affordable housing, Irvine has also developed policies enabling bonuses and incentives for other types of enhancements.


Rise Park at Great Park

PUBLIC SERVICES AND FACILITIES

The Land Use Element will also guide development to ensure a full range of essential public facilities and services are provided and accessible to residents. The City works with various public and private agencies to maintain a network of safety, health, education, recreation, worship, and community engagement facilities and services available to the public. Public facilities will be located strategically to facilitate access by the public and will be maintained cost-effectively while staying consistent with and promoting the visual character of the City. Public facilities and services will reflect the needs and desires of the community and reinforce the culture and identity of the City. The following table provides a summary of the various public facilities and services provided within the City.

Public Facilities & Services	
Park & Athletic Facilities	• Twenty-two (22) Community Parks & more than forty (40) Neighborhood Parks • Park facilities include swimming pools, multi-use buildings, child/open play areas, amphitheaters, trail access, barbecues, and picnic areas. • Athletic facilities include soccer fields, tennis courts, pickleball courts, outdoor badminton, basketball courts, volleyball courts, racquetball/handball courts, disc golf courses, ball diamonds, fitness park courses & batting cages.
Police Services	• Police services are provided by the Irvine Police Department (IPD). Staffing goals are adjusted annually (or as needed) to meet service goals and emergency response standards.

Public Facilities & Services	
Schools	• The Irvine Unified School District (IUSD) serves many of the City's residential neighborhoods. Other school districts that serve Irvine residents include the Santa Ana Unified School District, Saddleback Valley Unified School District, and the Tustin Unified School District.
Colleges & Universities	• Higher education services are provided within the City by the University of California at Irvine, Concordia University, and Irvine Valley College. Chapman University, Pepperdine University, and California State University – Fullerton operate satellite campuses within the City.
Libraries	• Library services are provided within the City at multiple sites, including the Heritage Park Regional Library, University Park Library & Katie Wheeler Library.
Childcare	• The City Childcare Coordination Office provides a variety of services designed to enhance and maintain the quality of childcare in the community. City staff work with individuals, organizations, and businesses to help provide quality services for children.
Senior Services	• The City provides resources, services, and activities for persons aged 50 and older at three dedicated centers: Lakeview Senior Center, Rancho Senior Center, and Trabuco Center.
Community Theaters & Fine Arts	• Visual and performing arts are supported in the City through facilities including the Irvine Barclay Theater & Irvine Fine Arts Center.
Museums	• Museums in the City include the Irvine Historical Museum, Irvine Ranch Historic Park, the University Art Gallery & the UCI Jack and Shanaz Langson Institute and Museum of California Art.
Churches	• The City houses facilities operated by religious organizations of various faiths that provide residents and visitors places to gather and worship.
Healthcare	• Healthcare services are offered within the City by various hospitals, clinics, and healthcare providers.

The City is committed to proactively addressing future needs for facilities and services by conducting comprehensive assessments, engaging with community stakeholders, and implementing strategic planning initiatives. Through collaborative efforts, the City will identify emerging trends, assess population growth projections, and prioritize investments in infrastructure, amenities, and public services to ensure the continued well-being and prosperity of its residents and businesses.

COMMUNITY PRESERVATION

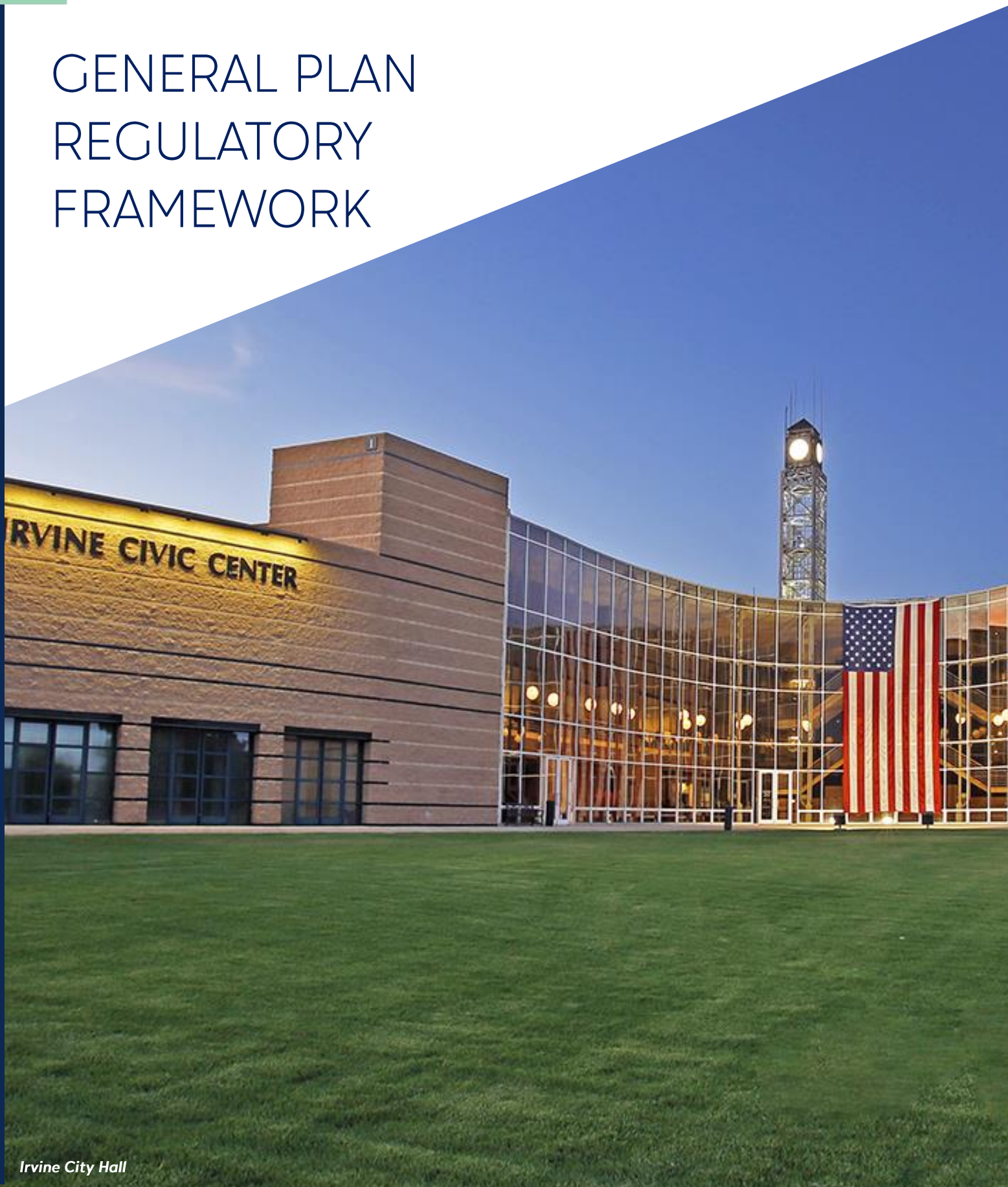
The Land Use Element acknowledges that existing developed villages form the heart of Irvine and serve as the foundational building blocks of the City. By concentrating future growth in the Greater Irvine Business Complex Area, the Greater Spectrum Area, and the Great Park Neighborhoods Transit Village Area, the City aims to accommodate Irvine's forthcoming expansion in an efficient manner while preserving the unique character and quality of Irvine's villages. Compatible infill development will be executed on vacant sites and the redevelopment of commercial and industrial land will give way to increased residential and residential mixed-use development, all with a strong emphasis on compatibility with the distinctive characteristics of the surrounding communities.

Neighborhood preservation doesn't imply that some change will not take place. The General Plan acknowledges that there might be inherent tensions between preserving neighborhoods and realizing growth and development objectives. The policies within the General Plan aim to strike a balance between these objectives. The Land Use Element will employ several objectives, policies, and programs to work in tandem with other General Plan elements that focus on improving connectivity between planning areas and amenities and preserving open space and access to nature, ensuring new developments harmonize with and enhance existing land uses.



Residential neighborhood in Irvine

GENERAL PLAN REGULATORY FRAMEWORK



Irvine City Hall

The California State Office of Planning and Research (OPR) general plan element guidelines for a land use element provide recommendations for creating a comprehensive plan that guides the future development and land use of a community.

These guidelines typically include principles for setting land use policies, zoning regulations, and strategies for managing growth and preserving natural resources. The goal is to create a balanced and sustainable framework for land use decisions within the broader context of the community's overall development.

STATE GENERAL PLAN REQUIREMENTS

Cities and counties in California are mandated to formulate and adopt a general plan, serving as a thorough blueprint for long-term community development. Per Section 65302 of the California Government Code, this plan must address seven core aspects: land use, mobility, housing, conservation, open space, noise, and safety. The Irvine General Plan encompasses these same seven elements required by the state, and it incorporates additional subjects of importance to Irvine, such as Historic Preservation, Air Quality, Seismic Safety, Urban Design, and the Local Coastal Program. In alignment with the State's General Plan Guidelines, the Land Use Element is obligated to cover, at a minimum, the following:



The following provides an overview of key legislative obligations that impact the substance of this Land Use Element.

- Greenhouse Gas and Sustainable Communities Strategies – In 2022, the California Air Resources Board released the 2022 Scoping Plan for Achieving Carbon Neutrality. Initiatives in the Scoping Plan are aligned with recent legislative targets aiming to reduce greenhouse gases (GHGs), including AB 1279, which seeks to lower GHG emissions by 85% to 1990 levels by 2045, and SB 32, which requires a reduction in GHGs by at least 40% below 1990 levels by 2030. This involves integrating planning processes for transportation, land use, and housing. The State identifies modifying vehicle use habits and land development patterns as two key strategies to fulfill GHG reduction objectives.
- Complete Streets Act – The California Complete Streets Act (AB 1358) mandates the fulfillment of commitments to lower greenhouse gas emissions, optimize urban land and transportation infrastructure, and enhance public health. Planners are required to employ inventive methods to decrease vehicle travel distances and promote biking, walking, and public transit over short car trips. Complete Streets approaches involve accommodating

various transportation modes throughout the entire street area, not just for cars. While these goals are primarily addressed in the Circulation Element, the application of Complete Streets extends to the Land Use Element. Planners integrate strategies to interconnect land use and mobility policies, incorporating features that foster pedestrian-friendly surroundings.

- Housing Element – Under California law, every city is obligated to possess a Housing Element that strategizes for the incorporation of growing populations and employment. The Land Use Element is required to align with the Housing Element, as both determine the permissible residential uses and density parameters for housing construction within the City.
- Flood Control Management – Enacted as Chapter 369 of the Statutes of 2007, Assembly Bill 162 mandates that general plan elements comprehensively tackle flood control management. This Land Use Element specifically designates regions prone to flooding, using floodplain maps created by the Federal Emergency Management Agency or the Department of Water Resources. Flood zone areas are outlined in **Figure 11. Federally Designated Flood Hazard Zones in the City of Irvine,** found in the Appendix of this Element.
- Timber Production – According to Section 65302 (a)(1) of the California Government Code, General Plans are mandated to include considerations for timber production within their land use elements. There are no zones designated for timber production in the City that would be influenced by the Land Use Element. The City oversees all tree removal activities through its Tree Removal Ordinance.
- Military Facilities – As per Section 65302 (a)(2) of the California Government Code, land use elements are mandated to account for military facilities. However, there are no active military facilities situated within or near the Irvine area that would be impacted by the Land Use Element. Under the authority of the Defense Base Closure and Realignment Act of 1990, Marine Corps Air Station (MCAS) El Toro and MCAS Tustin both closed in 1999. Military facilities located near the City include the U.S. Army Reserve Center located at 15992 Red Hill Ave, Tustin, located approximately 3 miles from Irvine, and the U.S. Army Health Professional Military Base at 1551 N Tustin Ave #470, Santa Ana, located approximately 7 miles from the City. Larger military facilities nearby include Naval Weapons Station Seal Beach and Joint Forces Training Base Los Alamitos, located approximately 19 and 20 miles from the City, respectively.
- Solid and Liquid Waste Disposal – According to Section 65302(a) of the California Government Code, land use elements are required to address the plan for future solid and liquid waste facilities. Currently, Irvine Ranch Water District manages liquid waste disposal, serving the City as well as portions of nearby communities including Costa Mesa, Lake Forest, Newport Beach, Orange, Tustin, and unincorporated Orange County. Solid waste disposal is overseen by various facilities, including Frank R Bowerman Landfill, Commercial Landfill, Bee Canyon Greenery Composting Operation, Sunset Environmental Industries, Irvine Regional Collection Center, and Tierra Verde Industries. Land Use Element Objective LU-6 addresses land use patterns concerning the plan for waste facilities.

ALIGNMENT WITH GENERAL PLAN COMPONENTS

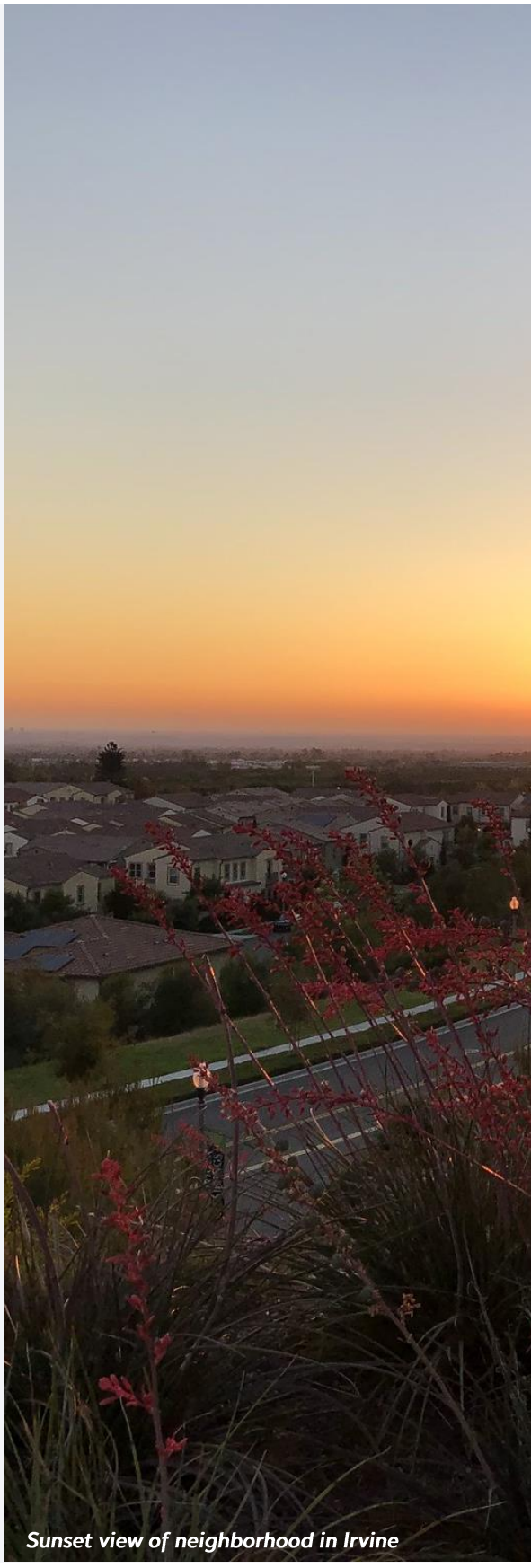
This Land Use Element establishes the planned land utilization pattern for Irvine, drawing from historical development patterns and Irvine's future vision. Land use planning considers housing necessities pinpointed in the Housing Element, potential natural and artificial hazards, and development restrictions highlighted in the Safety Element, as well as the objectives and policies related to open space and conservation outlined in the Open Space and Conservation Element.

Other Elements ensure that essential infrastructure, utilities, and public facilities are accessible to accommodate intended land uses, all while safeguarding and enhancing Irvine's distinctive attributes. This Land Use Element has been crafted to align closely with the Circulation and Housing Elements. It outlines development structures and levels of intensity that complement the Circulation Element's guidance for decreasing car dependency. To facilitate the Housing Element's goals, the Land Use Element designates properties for diverse densities that can cater to various types of housing, including residences affordable to lower-income households. Land use policy steers growth toward transit-centered districts and corridors, fostering a wide array of mixed uses and activities that endorse intelligent urban expansion.

A brief description of the Land Use Element's interaction with other General Plan Elements is as follows:

- Housing Element – The Land Use Element and Housing Element are intricately linked in urban planning, as land use decisions directly influence housing availability and affordability. The Land Use Element establishes zoning regulations and land designations, determining where residential developments can be located within a community. Concurrently, the Housing Element addresses specific policies and strategies to meet housing needs, ensuring that sufficient land is allocated for diverse housing types and income levels. By coordinating these elements, balanced and sustainable communities where housing options align with land use goals can be created, which in turn foster inclusive and vibrant neighborhoods.
- Circulation Element– The Land Use Element and Circulation Element are closely intertwined, with land use decisions shaping transportation needs and infrastructure. The Land Use Element guides the distribution of development, influencing factors such as population density and the location of employment centers, which in turn impact transportation demand. The Circulation Element, on the other hand, addresses transportation networks, including roads, public transit, and pedestrian pathways, to accommodate land use patterns effectively. By coordinating these elements, transportation systems can be optimized to support land use goals, promoting efficient mobility and connectivity throughout the community.
- Conservation and Open Space Element – The Land Use Element interacts with the Conservation and Open Space Element by guiding the allocation of land for preservation and development purposes. It identifies areas suitable for conservation, such as natural habitats, wetlands, and scenic landscapes, and designates them for open space protection. Additionally, the Land Use Element delineates zones for urban development, ensuring that growth occurs in a manner that minimizes encroachment on sensitive environmental areas. The coordination of the Land Use Element and the Conservation and Open Space Element maintains a balance between urban expansion and the preservation of natural resources, enhancing the overall sustainability and livability of the community.

- Safety Element – The Land Use Element interacts with the Safety Element by influencing the design and development of neighborhoods to ensure residents' safety and well-being. Zoning decisions made within the Land Use Element can impact factors such as building density, land allocation for emergency services, and the location of critical infrastructure like fire stations and police precincts. Additionally, land use planning can incorporate considerations for natural hazard mitigation, such as avoiding flood-prone areas or implementing building codes to withstand seismic activity. By integrating safety considerations into land use decisions, resilient communities that prioritize the protection and security of their inhabitants can be created.
- Noise Element – The Land Use Element interacts with the Noise Element by guiding the development and placement of land uses in consideration of noise pollution. Zoning decisions made within the Land Use Element can influence the location of residential, commercial, and industrial areas relative to sources of noise, such as highways, airports, or industrial facilities. Additionally, land use planning may incorporate measures to mitigate noise impacts, such as implementing buffer zones or requiring soundproofing in buildings near noisy areas. By coordinating the Land Use Element and the Noise Element, the adverse effects of noise on residents' quality of life can be minimized and more harmonious urban environments can be established.
- Environmental Protection and Climate Action Element – The Land Use Element interacts with the Environmental Protection and Climate Action Element by incorporating equitable land use practices and strategies to mitigate climate change impacts. It considers the distribution of environmental burdens and benefits across communities, aiming to address disparities in access to resources and exposure to environmental hazards. Additionally, the Land Use Element integrates climate-resilient planning principles, such as promoting compact development, enhancing green infrastructure, and reducing reliance on fossil fuels. The alignment of the Land Use Element and the Environmental Protection and Climate Action Element fosters sustainable, resilient, and inclusive communities that prioritize both environmental protection and social equity.



Sunset view of neighborhood in Irvine



General Plan element objectives related to the Land Use Element are as follows:

Circulation Element: C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13	**Safety Element: S-2, S-7**
Housing Element: HE-A, HE-B, HE-C, HE-D, HE-F, HE-G, HE-H, HE-L, HE-M	**Noise Element: N-1, N-2**
Conservation and Open Space Element: COS-1, COS-2, COS-3, COS-4, COS-5, COS-6, COS-7, COS-8, COS-9, COS-10	**EPCA Element: EPCA-2, EPCA-3, EPCA-4, EPCA-5, EPCA-6, EPCA-7, EPCA-8, EPCA-9, EPCA-10, EPCA-11**



Irvine Business Complex

IRVINE BUSINESS COMPLEX (IBC)

The Irvine Business Complex (IBC) component of this Element provides a tool for the redevelopment of commercial space into housing. This element sets forth development goals and objectives that align with the IBC Vision Plan and the planning process for the Irvine Business Complex Residential Mixed-Use Overlay District, which was adopted in 2010. These policies pertain to the incorporation of housing into an area that has traditionally been designated for nonresidential purposes. It takes into consideration the requirements of new residents, including aspects like transportation and access to open spaces, while also emphasizing the importance of design that harmonizes with the surrounding context.

The IBC Vision Plan enhances the range of residential land use options while fully preserving the existing non-residential development rights and entitlements for property owners under the underlying zoning designations. The IBC Vision Plan set a cap of 15,000 residential units, and nearly all these units have received entitlements, with over half of them already constructed. The plan envisioned a neighborhood framework that promotes the development of a thriving mixed-use community, complete with parks, urban plazas, open spaces, and private recreation areas interconnected by streets, bikeways, trails, and paths.

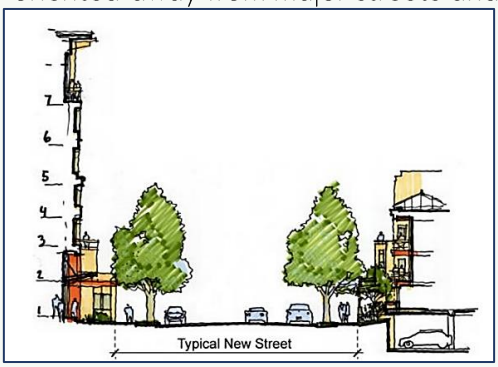
Within this framework, the IBC Vision Plan implements the Irvine Business Complex Residential Mixed-Use Overlay District, which offers property owners an additional choice for developing residential units alongside or as an alternative to their current development rights. This overlay district, officially termed an "Overlay Zone" in the Zoning Ordinance, allows for new residential development across most of the IBC's traditionally non-residential areas. These units are not tied to specific parcels; instead, the City maintains a count, and developers can use them on a first-come, first-served basis until the maximum unit allocation is reached.

As part of the 2045 General Plan, the previous IBC General Plan Element, including its development goals and objectives, has been incorporated into the greater Land Use Element. The 2045 General Plan proposes a new Residential and Residential Mixed-Use Overlay over the Greater IBC area

(otherwise referred to as Focus Area 1) that will increase the total number of residential units permitted in the IBC Area by an additional 15,000 units, including units that would go on potential sites identified in the 2021–2029 Housing Element site inventory located in the IBC and Rancho San Joaquin areas.

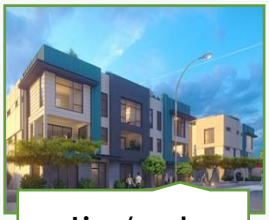
While the previous IBC Element objectives have been incorporated into the Objectives and Policies section contained in this Land Use Element, some of the key components are as follows:

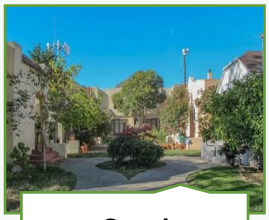
- Street Frontages – Setbacks: The IBC has developed in a manner that has resulted in a patchwork of building frontages and setbacks. Building setbacks currently range between 20 to 40 feet measured from the curb. These setbacks were designed with the vehicle in mind which has created an environment that is unfriendly to pedestrians within the IBC. In addition, some buildings along Jamboree Road are oriented away from major streets and do not contribute to an attractive street frontage that is at a safe pedestrian scale. A hierarchy of street setbacks has been established in the Irvine Business Complex Residential Mixed Use Overlay Zone, which proposes different setbacks for different types of streets and in some cases, locations within the IBC.



- Provide Variation in Housing and Building Types: A healthy variety of housing and building types not only enhances long-term economic stability but also provides a public benefit by serving a wider demographic spectrum. It is especially important for the IBC to have a balance of for-sale and rental housing if the developments are to maintain values and quality over time. The following housing types are considered appropriate within the IBC:


Rowhouse


Live/work


Court


Mixed-use commercial block


Linear


Podium


Tower

Multiple housing types are encouraged within individual development projects to create blocks and buildings of a size and scale that are not overwhelming. Height and coverage criteria within the Irvine Business Complex Residential Mixed Use Overlay Zone will guide developments toward appropriate variations in block size, building density, and integrated open space.

- Provide Variety in Building Heights: The scale of buildings varies dramatically within the IBC. The existing scale of the built form remains fairly uniform throughout the IBC, with 1 and 2-story industrial buildings throughout, and the introduction of numerous "wrapped" 4-story residential building types built with the residential units to clad or wrap the exterior of the parking structure. Towers and tall buildings contribute to the skyline and act as landmarks and visual references for the area.

- Landmarks: New buildings should address arterial street intersections with architecture and/or landscape enhancements, offering an opportunity to create visual cues and reference points for both visitors and locals within the IBC. Corner buildings should be both expressive and visually interesting and contribute to the character of the urban neighborhoods and the street scene, while also remaining consistent with the underlying Code.

- Parking: The IBC Vision Plan seeks to create safe, attractive parking places for businesses, residents, and visitors, and address opportunities for shared-use parking throughout the IBC.

- Protection from Airport Operations: The Irvine Business Complex Residential Mixed-Use Overlay District of the City's Zoning Ordinance incorporates several development standards to mitigate residential impacts on airport operations. These standards include maximum noise levels, maximum building heights, required notification of residents (including deed and tenant disclosures) of the airport proximity, and compliance with obstruction lighting and marking criteria.

- Sustainability: While the IBC is Irvine's largest job center, this business district is rapidly transitioning into an urban core for Orange County. This element will guide the evolution of the IBC into a mixed-use, pedestrian-friendly, residential, industrial, office, commercial, and recreational center. The implementation of the IBC Vision Plan and associated Overlay Zone and Design Criteria, as contained in this element, promote the City's long-term sustainability goals of mobility, livability, and prosperity.

- Mobility: The IBC is transitioning from a highly successful business district into a mixed-use urban core for central Orange County. The City has developed the Vision Plan, as incorporated into this Land Use Element, to help guide this process and allow a total of 15,000 residential units in the IBC, with 15,000 more accommodated by this Land Use Element.

    - The City has also created an infrastructure that includes pedestrian linkages, trails, paths, bridges, sidewalks, a library, parks, and recreation facilities. In March 2008, the City implemented a shuttle service, complementing the regional bus service and providing direct express service to and from the nearby Tustin Metrolink Station, John Wayne Airport, and throughout the IBC, providing employees and residents with an alternative mode of transportation for making trips in and outside the IBC. The shuttle, known as the "iShuttle" operates fully accessible, compressed natural gas busses, and is funded by the City of Irvine and OCTA.

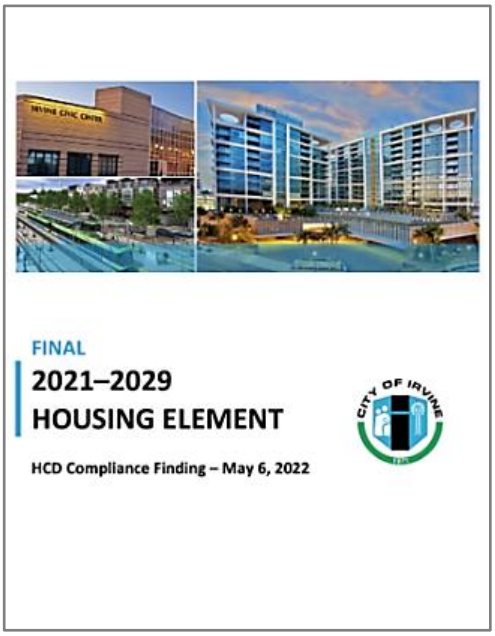
- The IBC is one of two major job centers in the City. The concentration of such a large mix of residences and employment opportunities, in addition to approximately 1.3 million square feet of retail services within the IBC provides opportunities for decreased commute times and distances by providing jobs closer to employment and allowing for combining vehicle trips for both work and non-work related (i.e., shopping, recreation) purposes.

- Livability: The land uses in the IBC have noticeably changed over the decades from tilt-up manufacturing and light industrial to high-rise office, hotel, and high-density residential. Luxury apartments and high-rise condominiums have been built along Jamboree Road, mixed with retail centers, restaurants, offices, and light manufacturing.

  - The City has supported and facilitated this mix of uses, and through the implementation of the IBC Vision Plan, the City will add amenities and connectivity improvements that will further enhance this urban community.
  - Housing units within the IBC include studios and apartments, lofts, townhouses, and luxury high-rise apartments and condominiums, creating an excellent mix of choices for the IBC workforce who can live close to work and avoid long commutes. The City's shuttle system further improves livability, decreasing traffic congestion by encouraging employees not living in the IBC to commute to work using mass transit.

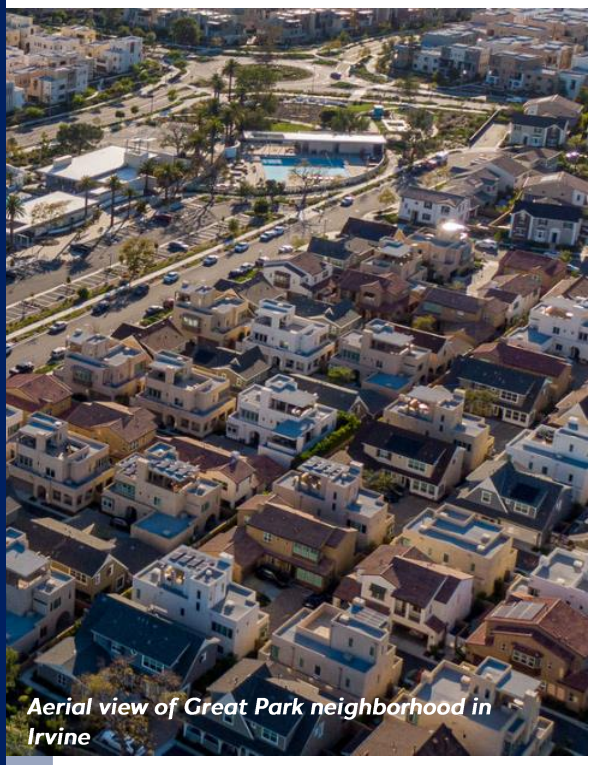
- Diversity of Housing Types: The variety of housing that has been built in the IBC includes rental and ownership units.

6TH CYCLE HOUSING ELEMENT



The interaction between the Land Use and Housing Elements is evident in their reciprocal impact on community development. The Land Use Element establishes the spatial framework for housing by designating suitable residential development areas, shaping neighborhood physical structures, and determining space availability for diverse housing types. Concurrently, the Housing Element guides the Land Use Element by identifying community housing needs and influencing decisions on zoning, land allocations, and development incentives. Integration is especially visible in policies supporting mixed-use developments, transit-oriented housing, and affordable housing within various land use categories.

With the recently certified 2021-2029 6th Cycle Housing Element, the Land Use, Circulation, Open Space, and Noise Elements from the previous 2000 General Plan have



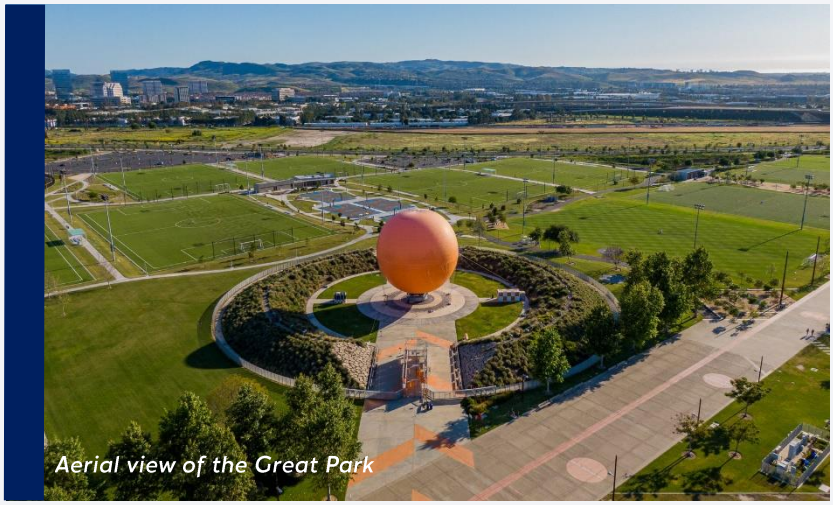
Aerial view of Great Park neighborhood in Irvine

been updated to incorporate the changes resulting from the addition of up to 57,656 housing units (55,395 new net units that were not included in the previous General Plan).

The sites identified in the Housing Element are focused in strategic areas near job centers and retail properties to promote alternate modes of transportation and walkability. Most of the sites are within commercial zones (along or adjacent to major thoroughfares) that will be amended to include a residential overlay allowing residential uses and residential mixed-use uses to adapt to evolving demands (see Focus Area sections of this document). More specifically, non-residential sites represent 55% of all potential units and 43% of potential lower-income units. Specific non-residentially zoned areas include:

- Neighborhood Commercial
- Community Commercial
- Commercial Recreation
- Irvine Center Garden Commercial
- General Industrial
- Medical and Science

GREAT PARK



Aerial view of the Great Park

The Great Park, formerly MCAS – El Toro, spans 1,300 acres with a rich history and diverse offerings, including recreation, competitive sports, cultural activities, and natural environments. Currently, over 500 acres of the park are built and operational. In 2022, the City approved the Great Park Framework Plan, outlining the next phase of development. This phase entails the introduction of 300 acres that are likely to feature a world-class outdoor amphitheater, new cultural attractions, and extensive spaces dedicated to unprogrammed passive enjoyment. The ongoing development, informed by community input, aims to position the Great Park as one of the world's premier metropolitan parks.

The City's Great Park development optimizes land use through a phased approach, initially focusing on approximately 300 acres and establishing priority park elements. The development enhances productive land use by providing unprogrammed open green spaces, creating a balance between active and passive elements. Additionally, the plan considers connectivity to transit-

oriented development, including the surrounding communities in the Greater Irvine Spectrum and Great Park Focus Areas, and aims to ensure adaptability as the Great Park evolves, maximizing the overall productivity of the land for the benefit of the community.

The development of the Great Park will not only enhance the quality of life for residents but will also serve as a key driver for economic growth and regional attraction. The introduction of world-class amenities within this area is likely to enhance tourism, attracting visitors from neighboring regions and beyond. Tourism associated with the Great Park is also likely to boost the City's economy through the increase patronage of local businesses, restaurants, and hotels. Additionally, the Great Park's amenities create opportunities for events and activities that draw a diverse audience, fostering a sense of community and cultural vibrancy.

GATEWAY PRESERVE

The Gateway Preserve will span over 700 acres from Jeffrey Road to State Route 241 Toll Road and will serve as a central hub for recreation. Plans include new trails, native landscape preservation, and habitat mitigation. The preserve will connect with nearby open spaces, offering hiking and biking opportunities. About 375 acres will be preserved as open space, merging with existing City-owned land. Adjacent to this is Planning Area 2, Gateway Village, which sits along the Jeffrey Open Space Trail and brings diverse housing options to North Irvine.



Aerial view of Gateway Preserve

OTHER PLANNING DISCIPLINES

The 2045 General Plan aims to establish a harmonious format for all plan components. In accordance with State Planning Law, each Element possesses its unique identity, and together, all Elements constitute the General Plan. The Elements within the General Plan are interlinked, and certain objectives and policies in each Element also address matters primarily covered by other Elements. The commonalities within the Elements form a solid foundation for executing plans and initiatives, thereby realizing City objectives. Additional relevant planning documents and organizations relevant to the Land Use Element update include:

Airport Environs Land Use Plan – The Airport Environs Land Use Plan (AELUP) for John Wayne Airport is a comprehensive 20-year strategy approved by the Orange County Airport Commission. It aims to maintain compatibility between the airport and its neighboring residents while ensuring uninterrupted airport operations. The plan focuses on mitigating aircraft noise, preventing the concentration of people and structures in accident-prone areas, and avoiding any structures or activities that could compromise navigable airspace. The most recent amendment to the plan took place on April 17, 2008. The airport's influence in the City primarily extends over parts of the IBC, with flight

operations closely regulated to harmonize with the evolving urban developments, including residential uses within specified height restriction zones. The AELUP is designed to safeguard the well-being of residents within the airport's vicinity.

Southern California Association of Governments – The Southern California Association of Governments (SCAG) functions as a collective entity of local governments, operating under a joint powers agreement. It serves as the federally appointed metropolitan planning organization for the area, functioning as a platform to address matters relating to transportation, the economy, community development, and the environment. SCAG is instrumental in crafting regional planning documents with many of their regional planning endeavors directly pertaining to areas such as regional land use, transportation, sustainability, and related subjects.

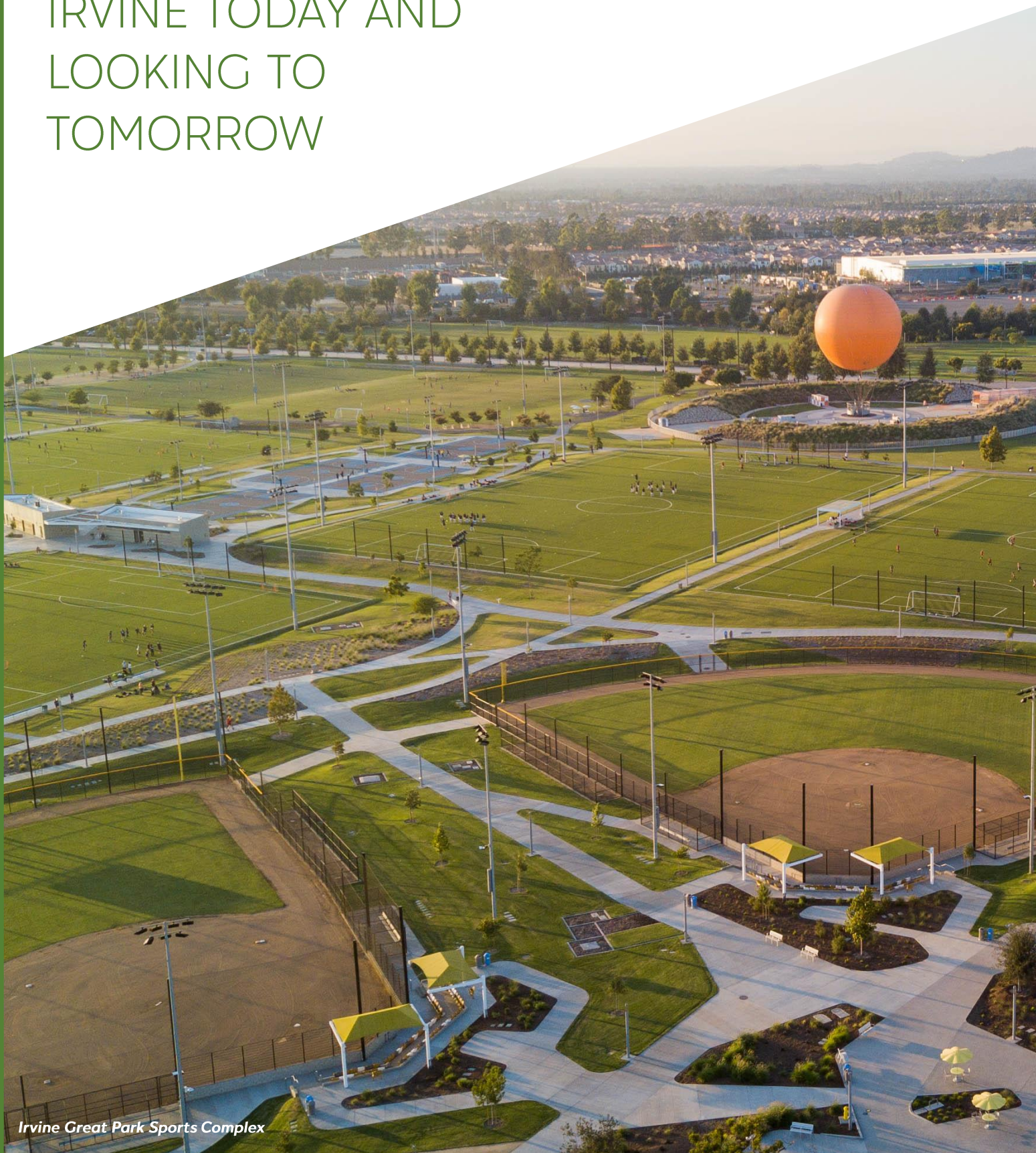
Regional Housing Needs Assessment – Local jurisdictions in California are required to demonstrate capacity to accommodate a proportional share of the region's housing growth. The California Department of Housing and Community Development (HCD) determines the allocation of housing needed based on projected population growth in the region, referred to as the Regional Housing Needs Assessment (RHNA). In Irvine, the RHNA allocation is determined by SCAG. The City must identify suitable sites capable of accommodating specific types and quantities of affordable housing units, aligning its land use plans with this requirement.



Objective Design Standards – The City is developing Objective Design Standards to guide land use and development of the housing development taking place within residential overlay zones that will help accommodate the 6th Cycle Housing Element RHNA requirement, providing a clear framework for consistent, fair, and predictable decision-making. By establishing specific, measurable criteria, these standards will help ensure that development projects align with the community's vision, zoning regulations, and overall planning goals. Once adopted, the Objective Design Standards will apply to all residential and residential mixed-use projects located in the City.

Transit Priority Area – Under Public Resources Codes §21099 and §21155.4, the development of land use and the consideration of environmental impact and ability to receive an exemption is partially based on whether the project falls into a transit priority area. The Focus Areas discussed later in the plan are identified as or adjacent to transit priority areas.

IRVINE TODAY AND LOOKING TO TOMORROW



Irvine Great Park Sports Complex



Aerial view of City of Irvine neighborhood

Irvine has established itself as a standout among America's remarkable cities, epitomizing a harmonious, aesthetically pleasing, and well-rounded community. Starting in the IBC roughly two decades ago, the City aims to encourage revitalization that will extend into other areas of the City over the next few decades. As the City undergoes further development, the Land Use Element will apply a balanced and forward-thinking approach to land use planning that maintains the City's status among the finest destinations in the United States for employment, residence, education, commerce, and recreation.

Population

Irvine is anticipated to undergo significant population growth in the coming years, posing substantial implications for land use planning. With its favorable location, strong economy, and desirable quality of life, the City is projected to attract new residents and businesses, leading to increased demand for housing, infrastructure, and services.

Housing

The City of Irvine, like many cities across California, faces a significant housing shortage, prompting initiatives to encourage affordable housing, mixed-use developments, and higher-density housing. The certified 2021-2029 Housing Element identifies sites for up to 57,656 *gross* residential units, addressing RHNA and housing statutes. It is anticipated that most of the future residential growth will occur in the three Focus Areas – Focus Area 1 (Greater Irvine Business Complex area), Focus Area 2 (Greater Irvine Spectrum Area), and Focus Area 3 (the Great Park Neighborhoods Transit Village District area).

Economic Development

Population and household growth, as well as commercial real estate market trends, will result in a changing and increasing need for primarily retail centers, with some demand for industrial and little demand for office. More specifically, shifts in remote work and technology are changing lifestyle and shopping preferences which influences the demand for office, retail, and industrial spaces. As it stands, Irvine's key economic hubs, including shopping areas, educational institutions, medical centers, and industrial parks, are concentrated along the City's main transportation routes, serving as vital contributors to both local and regional economies.

The primary employment centers include the IBC, Irvine Spectrum Center, including Spectrum Terrace, Irvine Technology Center, and Irvine Industrial Complex-East, a major industrial complex located between Irvine Technology Center and the City of Lake Forest. The IBC is transitioning into a mixed-use district and hosts various commercial activities alongside residential developments. The Irvine Spectrum Center is a prominent outdoor shopping and entertainment hub, surrounded by diverse amenities. The Irvine Technology Center offers office spaces and research facilities, while the IBC focuses on office parks and light industry. Despite the emphasis on major employment centers, Irvine also values neighborhood commercial centers, which provide essential services tailored to each village's needs, ranging from restaurants and grocery stores to professional offices and healthcare facilities. These local commercial areas contribute to the distinct character of each neighborhood and are highly appreciated by residents.

Open Space

Parks and open spaces constitute one-third of Irvine's land, enriching its character and enhancing the quality of life. With an abundance of well-maintained active recreational facilities and natural areas, Irvine offers outstanding outdoor access and activities. With 22 community park sites, over 40 neighborhood parks, and various private parks interconnected by trails, Irvine provides residents with abundant outdoor recreation and nature connections. Neighborhood and private parks are evenly dispersed across the City, while community parks such as Bill Barber Park and Heritage Park, along with regional-serving parks like Mason Park and the Great Park, provide additional recreational opportunities. Recreation-designated zones and recreation uses are spread evenly across Irvine, whereas Agriculture designations are focused in Orchard Hills (PA 1) and in proximity to the Great Park. Irvine has dedicated significant land for permanent open spaces, fostering passive recreation and habitat conservation.

Irvine's meticulous land use planning strikes a delicate balance between built elements and natural areas, prioritizing sustainable development and community livability. The City's acclaimed planning approach emphasizes environmental considerations and efficient land use. Irvine stands out for its extensive network of parks, open spaces, and nature preserves, securing the top position in Park Systems in California and ranking fourth in America, as per the 2023 Trust for Public Land report. Development efforts like the Gateway Preserve and the Great Park Framework Plan, underscore Irvine's ongoing dedication to green space development, adding nearly 700 acres of open space and expanding public areas by over 300 acres.



Heritage Community Park

Greenways

The City boasts an extensive network of greenways that serve as vital recreational, environmental, and transportation corridors. These greenways, comprising interconnected trails, parks, and open spaces, offer residents and visitors opportunities for outdoor activities such as walking, cycling, and picnicking. Additionally, they provide crucial habitat for wildlife, contribute to air and water quality improvement, and promote biodiversity within the urban landscape. Ensuring the consideration of these greenways into the planned development discussed in the Land Use Element ensures their continued preservation, enhancement, and integration into the City's sustainable development strategies, fostering a healthy and vibrant community for generations to come.

Education

Irvine's commitment to education is reflected in its recognition as one of the nation's "smartest" cities, boasting a high percentage of residents with a bachelor's degree or higher, well above the national average. The presence of various educational institutions underscores the need for thoughtful land use planning to support residents accessing these exceptional opportunities. The primary school district serving the City is the Irvine Unified School District.



Irvine Unified School District

In addition, the City is home to the renowned University of California, Irvine and a host of satellite campuses for other four year colleges including, but not limited to, Pepperdine Graduate School, Fashion Institute of Design, Chapman University Health Campus, and California State University Fullerton. Library services within the City are available at the Heritage Park Regional Library, University Park Library, and Katie Wheeler Library.

Figure. 12 Educational Institutions identifies the location of school campuses and library resources in the City. The number of schools in Irvine may fluctuate in response to changes in population dynamics, including increases resulting from urban development and residential growth.



Aerial view of UC Irvine

Environmental Protection and Climate Action (EPCA)

The EPCA Element works with the Land Use Element to ensure that the development and use of land is planned in a manner that protects the environment and promotes energy efficiency. This collaboration is aimed at balancing the City's desire to preserve the environment and create a resilient, eco-friendly urban landscape. Strategic land use planning prioritizes the conservation of biodiversity, reduction of carbon emissions, and protection of air and water quality for all communities within the City, guaranteeing that every community within its jurisdiction has fair access to beneficial environmental standards and protections, aiming to alleviate disparities and minimize environmental risks to safeguard the health and well-being of all residents. Comprehensive planning considers factors like transportation routes, odor control, noise reduction, and aesthetics to minimize disruption. By integrating solid waste facilities into broader land use plans, Irvine can enhance waste management, prioritize sustainability, and safeguard public health. The City acquired and closed the All American Asphalt plant, which will add hundreds of acres of open space.



Woodbridge South Lake, City of Irvine

Connectivity

Effective circulation planning is pivotal for reducing GHGs, optimizing accessibility and connectivity across various land uses, shaping how residents reach employment centers, commercial areas, and essential services. A well-designed transportation system that prioritizes reducing GHGs, walking, cycling, and public transit can reduce reliance on private vehicles, alleviate traffic congestion, and foster sustainable transportation. Irvine's comprehensive circulation system includes air travel, road infrastructure, public transit, and trails.



Bike trail in the City of Irvine

John Wayne Airport facilitates both general aviation and commercial flights, serving the growing demand for Orange County's air transportation. As the residential and employment-population increases, adjustments to the road system are necessary to accommodate higher vehicular demand, considering measures to reduce overall demand. Additionally, traditionally commercial and industrial areas in the City, such as the IBC and Spectrum, are experiencing a redevelopment renaissance because of the high demand for housing in the City. It is of great importance that residents in these areas have opportunities for connection to the vast open space and park system in the City, and that green spaces be infused as part of non-residential development in these areas to provide consistency throughout the community. As part of the City's commitment to prioritizing environmental stewardship, the

City will focus on land use development that is cohesive with Circulation and EPCA Element goals, objectives, and policies to help reduce GHGs.

Public Facilities

The City collaborates with various agencies to provide comprehensive water, sewer, drainage, and related services, ensuring infrastructure construction, maintenance, and rehabilitation meet community needs. Irvine boasts one of the safest large cities in the US, maintaining low crime rates for over a decade, fostering an ideal environment for families with benefits like improved health and property values. Strategic planning guides infrastructure financing, while telecommunications access is generally robust citywide. Evolving water quality standards require ongoing efforts by the City and the Irvine Ranch Water District to maintain and improve surface, subsurface, and drinking water quality in compliance with state and federal regulations. Additionally, while the Frank R. Bowerman Landfill in Orange County has nearly four decades of capacity remaining, Irvine must prioritize waste reduction and diversion to extend landfill lifespan until alternative sites are identified. A broader trend towards convenient and cost-effective medical services is also likely to influence community healthcare provision in the future. Irvine will continue to respond to the evolving needs of its residents by ensuring the access and utilization of public facilities and services remains in alignment with population growth and development.



City of Irvine police cruiser

LAND USE

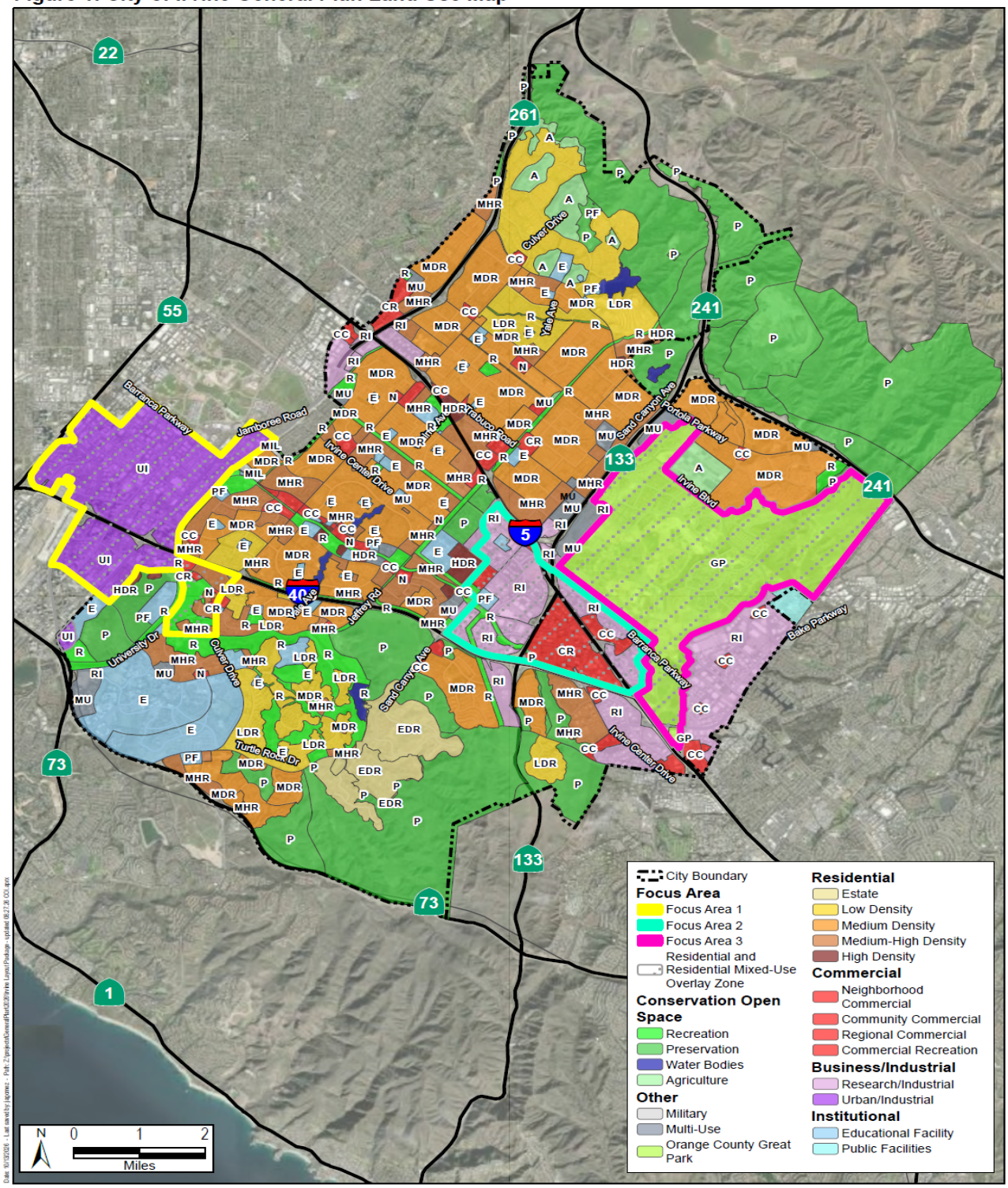


Open space in Irvine

LAND USE MAP

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. Figure 1. Land Use Map provided below, and land use categories guide future development and growth in a way that promotes the health, safety, and welfare of the community.

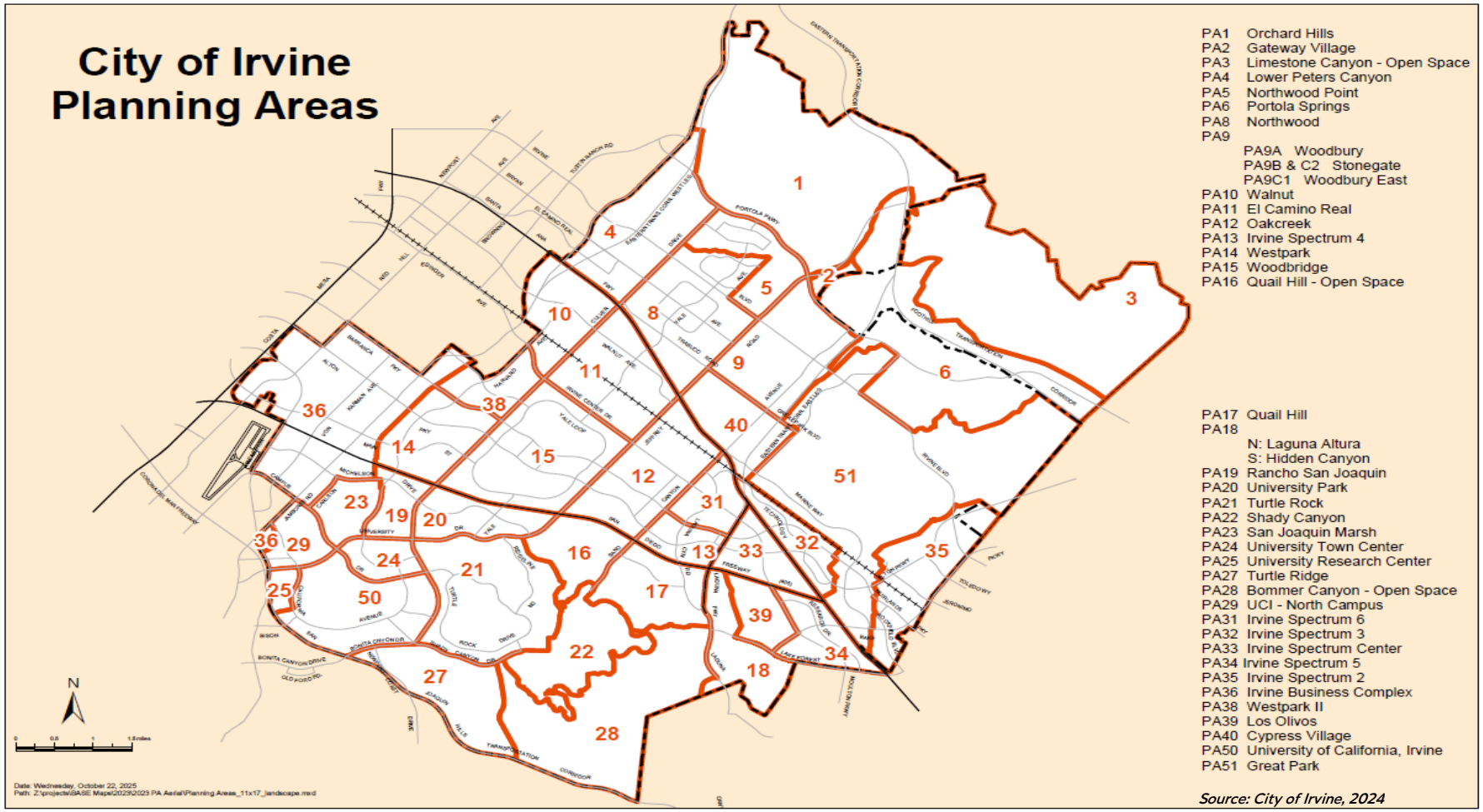
Figure 1. City of Irvine General Plan Land Use Map



PLANNING AREAS

The City of Irvine is divided into 38 planning areas as shown in **Figure 2. Planning Areas**, each with its own unique characteristics and development focus. These planning areas serve as a framework for urban planning, infrastructure development, and land use management within the City.

Figure 2. Planning Areas



Source: City of Irvine, 2024

DEVELOPMENT TRENDS



Centerpointe Apartments, City of Irvine

Population growth in Irvine has historically come from the development of housing in residential planning areas as well as residential development in areas originally planned for commercial development. A significant part of this population growth can be credited to the ongoing development of the Great Park Neighborhoods, a large, regionally significant planning area that was created following the closure of the former MCAS El Toro. Another area experiencing population growth is the IBC, where commercial and light industrial spaces have been redeveloped and converted into residential units. Residential areas have also emerged in the Spectrum area with the development of the Village, the Park, Centerpointe, and Westview Apartments and the conversion of the Wild Rivers Water Park in 2011–2014 to Los Olivos Village. Additional areas have been developed or are currently in the process of developing residential uses in the northern part of the City, including in the Portola Springs, Orchard Hills, Eastwood Village, and Cypress Village areas.

Residential growth and demand in Irvine have been significant due to the availability of vacant land, the highly rated school district, the excellent public safety rating, and abundance of open space. Prior to 2000, residential development was primarily concentrated within the central portions of the City, known as the residential core (Northwood Point, Northwood, Walnut, El Camino Real, Oakcreek, Westpark, Woodbridge, Rancho San Joaquin, University Park, Turtle Rock, University Town Center, Irvine Business Complex, Westpark II, and University of California, Irvine).

Since 2000, residential growth has occurred outside of the residential core in the Northern Sphere, Great Park, IBC, and Spectrum. Development trends indicate that this trend will continue into the foreseeable future as the City matures. Therefore, Focus Areas 1, 2 and 3 (which encompass the IBC, Irvine Spectrum, and Great Park areas, respectively) were identified for future residential development opportunities. It is important to note that with housing affordability declining

not only in Irvine but throughout the State, significantly more multifamily units have been built than single-family units since 2013. While single-family units have increased by 75% between 2000 and 2020, multifamily units have increased by 158% during this same period.

The Great Park area (Planning Area 51), while master planned, continues to develop with residential units and additional park facilities. To date, no retail uses have been developed in the area, but retail is planned in the future. In the IBC area (Planning Area 36), the City has a robust history of transforming non-residential establishments into higher-density residential developments. These endeavors have repurposed sites that were previously utilized for office, industrial, or heavy commercial purposes. On average, these projects achieved an average density of approximately 50 dwelling units per acre. In the Irvine Spectrum area, residential projects have been proposed and are continuing to be developed. Real estate and economic data indicate that the trend of commercial buildings being redeveloped with housing will continue to occur as the demand for housing continues to increase.

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 near Spectrum, IBC, and UCI. UCI has grown rapidly in recent years and serves as a major employment generator in the City. The Irvine Spectrum and IBC areas include a variety of industrial uses and office complexes near retail centers. Hybrid work models that have increased in popularity following the COVID-19 pandemic are expected to continue as companies enjoy cost savings from reduced office space and employees avoid lengthy commutes.

The Land Use Element is primarily focused on updates to the Greater Irvine Business Complex Area, the Greater Irvine Spectrum Area, and the Great Park Neighborhood Transit Village area.

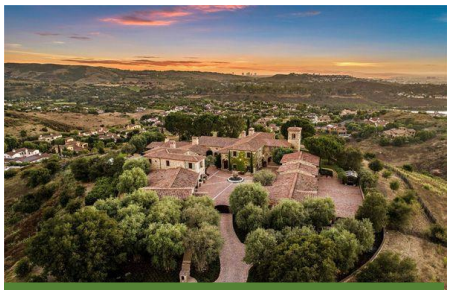
OVERVIEW OF LAND USES WITH DEVELOPMENT TRENDS

Residential Uses

As stated above, the 6th Cycle Housing Element Update identifies a need for up to 57,656 housing units to address state-mandated housing needs in the City. As such, the City will adopt a residential and residential mixed use overlay to allow residential and residential mixed-use on previously non-residential sites.

Non-Residential Uses

While this Land Use Element would not amend existing land use designations, it is important to note that the City has considered the projected demand for nonresidential development throughout the City based on the new housing units proposed under the City's 6th Cycle Housing Element update and the resulting proposed development through 2029.





Office

Real estate and market data/forecasts do not support additional development of office space in the Focus Areas due to the large supply of existing office space in the City and lease rate trends support down-sizing office space with hybrid work schedules.

Industrial

CoStar's August 2023 Industrial Submarket Report for Irvine (Orange County) detailed real estate and market data/forecasts indicating the demand for industrial space is projected at 800,000 square feet across Focus Areas 2 and 3. Given the trend toward smaller format space (local last-mile and micro-fulfillment centers), it is assumed that a portion of existing industrial and office space will be repurposed to meet the demand for industrial development.

Retail

Following the COVID-19 pandemic, there has been a shift in retail space demand back to suburban areas as an outmigration from urban areas has taken place and hybrid/work-from-home employment options are more common. The planned housing units per the 6th Cycle Housing Element Update, along with significant commercial development projects such as the City of Hope campus and Hoag medical center, will result in additional demand for local goods and services. In Focus Area 1, it is anticipated that the redevelopment of a portion of office, warehouse, and other non-residential space will continue (as has been the trend in this specific planning area) with zoning amendments to allow more housing units in IBC (Focus Area 1). Future redevelopment of commercial property in Focus Area 2 is anticipated as well (representing a portion of the Spectrum Area) as the demand for housing is at critical levels. This additional housing is likely to spur a demand for local goods and services geared toward consumer preferences.



Irvine Spectrum Center


Irvine Spectrum Center

With the rise of ecommerce (which was accelerated during the COVID-19 pandemic), retail forecasts predicted a continuing declining market. However, as more people moved to suburban areas and work from home continued post-pandemic, a different sort of retail center is emerging that is dominated by restaurants/specialty foods, services, fitness, medical/wellness, and smaller format stores. As land prices continually increase, and the retail market has become increasingly competitive with online shopping offering same or next day delivery, these smaller centers have become financially viable options.

The current and future demand is focused on Neighborhood and Strip retail centers (70,000 to 80,000 square feet and below) as opposed to very large regional and big box centers. More specifically, retail centers in the future are projected to have the following attributes:

- Neighborhood-based retail strategies to serve the immediate trade area based on local demand and demographics with locations that are a walkable distance to residential developments to ensure a direct, consistent consumer base for the site.
- Proximity to major thoroughfares.
- Buildings suited for smaller format, service-based tenants such as restaurants.
- Pedestrian walkways and bike racks on-site to minimize environmental impact and encourage eco-friendly transportation.
- Green and recreational spaces on site to meet the demand for experiential retail.

Per a 2024 Economic Analysis conducted by the City's consultant, Harris & Associates, residential development is anticipated to generate a demand for an estimated total 7,473,228 square feet of retail space in the three Focus Areas.

Hotels

Additional hotel demand is projected in Focus Area 3 due to the regional draw of the Great Park facilities, such as the sports fields that host large tournaments, and the City of Hope's Lennar Foundation Cancer Center, which is expected to spur "medical tourism."

Open Space

The City will prioritize the preservation of existing open spaces and ensure that new development facilitates easy access for residents while encouraging the use of greenspace within designated Focus Areas 1 and 2.

Education

This Land Use Element aims to facilitate development in alignment with optimal utilization of current educational facilities. Due to meticulous city planning, residential areas have been strategically located near educational resources. Preserving compatibility between land use and educational facilities remains a key objective for the community, ensuring continued mutual benefits.



Aerial view of Irvine
Source: Ethan Rohloff Photography

Public Facilities

The City desires to enhance access to public facilities, ensuring residents have convenient access to public facilities, strategically located to serve surrounding neighborhoods. Within this Land Use Element, objectives and policies have been created to prioritize the development of housing in a manner consistent with ease of access to surrounding facilities and when appropriate, an emphasis on encouraging developers to integrate public facilities into residential development projects.



LAND USE CATEGORIES

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). Large detached single-family homes in hillside areas of City.



Low Density (0 - 5 units/acre). Attached and conventional detached housing and other uses (e.g., schools and parks) compatible with single-family neighborhoods.



Medium Density (0 – 10 units/acre). 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). Multifamily housing with on-site recreation areas for common use.



High Density (0 - 40 units/acre). Multifamily housing with on-site recreation areas for common use.

Density averaging within a General Plan residential category may be permitted at the time of zoning or concept plan 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).

Commercial

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



Neighborhood Commercial - Commercial centers that provide local neighborhood convenience shopping opportunities such as grocery, dry cleaners and restaurants that are typically anchored by a grocery store. These centers are primarily frequented by local residents.



Strip Commercial –Smaller scale commercial uses with a mix of restaurants and services catering to the needs of local residents, workers from local companies and visiting customers. These centers are typically located near employment, freeways and major thoroughfares.



Commercial Recreation - Recreational and leisure time activities such as an ampitheatre or the sports complex at the Great Park.



Community Commercial - Wide range of community-serving uses in industrial and business areas. Includes automobile service, retail, professional offices, commercial recreation facilities, service businesses, and similar uses. Research and development is conditionally permissible if compatible with surrounding land uses.



Regional Commercial - Commercial uses serving a regional population base extending outside City boundaries. Includes department stores, specialty shops, professional offices, hotels and motels, institutional and government uses and high-density residential development.

Institutional

Definition: A variety of publicly or privately owned and operated facilities (medical offices, hospitals, schools, religious facilities) and other nonprofit land uses. Some institutional land uses (schools, utilities, and public facilities) are allowed in all Land Use Element categories consistent with established City ordinances and policies.



Educational Facilities. 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. 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.



Medical Offices - Facilities and developments focused on providing specialized, high-quality healthcare services in a comprehensive and patient-centered environment. This land use category recognizes the growing trend of individuals seeking healthcare services beyond their local communities, often traveling to specific destinations known for exceptional medical care, wellness programs, and cutting-edge treatments.



Public Facilities. Includes government, public, quasi-public, and community owned facilities. Also includes privately owned, nonprofit uses generally open to the public. Typical uses would be post offices, libraries, museums, places of worship, childcare centers, fire facilities, police stations, government buildings, non-profit housing, utilities, and other related uses.

Multi-Use

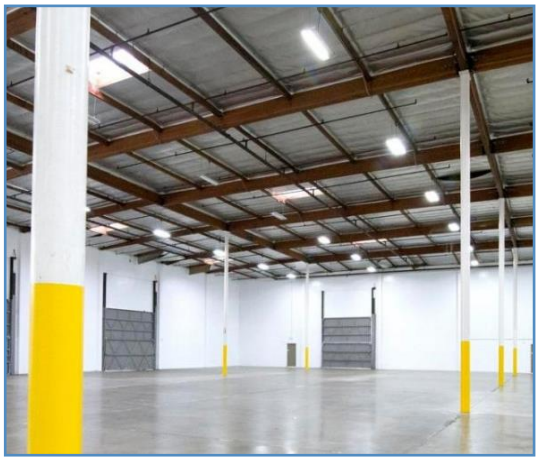
Definition: The integration of a variety of land uses and intensities, including transit-oriented development.



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.

Industrial

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



Research/Industrial. Includes 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) Includes 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.



Distribution/Warehouse – Includes storage, wholesale, and distribution of manufactured products, supplies, and equipment to retailers, as well as industrial, commercial, institutional, or professional business users, or other wholesalers.

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, institutional, and industrial properties.



Great Park - Ensures development of Great Park and other cultural and institutional uses. Includes Habitat preservation, conservation and open space, parks and recreation, education, institutional, and other public-oriented land. Also includes opportunities for the private development of agriculture, research and development, commercial, retail, transit-oriented, and residential development. This area spans nearly 1,300 acres, with more than 500 acres developed and 300 acres in the first phase planning and design stage. Embraces recreation, competitive sports, parkland, and the environment.

Conservation and Open Space

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



Agriculture. Land utilized for commercial nurseries, food production, crops or grazing areas on natural prime or improved pastureland.



Urban Agriculture. Land utilized for the cultivating, processing, and distributing food and other agricultural products within urban areas



Preservation Area. Visually significant ridgelines, highly significant biotic communities, geologic constraints, and cultural resources. Permanent preservation in natural state with little/no modifications. Passive, noncommercial public recreation, utilities, cattle grazing, scientific research, transition zones, flood control facilities and similar uses.



Recreation Area. Uses primarily for active public recreational activities that are enjoyed by immediate and surrounding communities. Includes City-owned parks, regional parks, golf courses, and other similar uses.



Water Bodies. Public and privately owned reservoirs and lakes which will provide City with water resources and opportunities to develop water-related recreation activities.



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

Table 1. Land Use Category Acreage by Designation

Land Use Designation	Acreage	% of Total Acreage, not counting Freeway/Toll Road
Conservation & Open Space		
Agriculture	711.93	2%
Preservation Area	11,740.90	26%
Recreation Area	2,168.63	5%
Water Bodies	198.56	<1%
Residential		
Estate (0–1)	1,046.03	2%
Low (0–5)	3,075.88	7%
Medium (0–10)	8,260.39	18%
Med–High (0–25)	2,729.30	6%
High (0–40)	222.56	<1%
Muti–Use	456.25	1%
Commercial		
Neighborhood	153.70	<1%
Community	834.57	2%
Commercial Recreation	25.32	< 1%
Regional Commercial	587.80	1%
Industrial		
Urban/Industrial	2,667.75	6%
Research/Industrial	3,169.40	7%
Institutional		
Educational Facility	2,317.94	5%
Public Facilities	111.52	<1%
Military[1]	36.37	<1%
Great Park	4,692.64	10%
Total	45,207.44	100%
Freeway/Toll Road	2,022.20	
Total	47,229.64	

Source: City of Irvine, 2023.

[1] The acreage reflected for Military land use is the closed MCAS El Toro area, with the land now a part of the Great Park.

Density and Intensity Metrics

Per state law, the Land Use Element of the General Plan is obliged to establish the "criteria for population density and building intensity in different districts and territories outlined in the Plan" (Gov. Code § 65302(a)). In practical terms, this translates to depicting several residential classifications, each distinguished by the permissible number of housing units per acre (density). For commercial and industrial categories, differentiation occurs based on the types of uses present, accompanied by the intensity that dictates the upper limit for building size.

Corresponding land use intensities and densities for the land categories previously discussed are presented in **Regulatory Statistical Table A–1**. Regulatory Statistical Table A–1 meets this requirement and relates to the amount of physical development that is allowed in each land use category, defines the concentration of use for each category, and provides a statement of Irvine's long–range potential for development.

Nonregulatory Statistical Table A–2 assigns acreage to each land use category identified by the Land Use Element. Nonregulatory Statistical Table A–2 establishes service level demands, public facility needs, and infrastructure sizing requirements based on 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 provides the foundation for monitoring reports on the implementation of the General Plan.

ZONING AMENDMENTS

The introduction of a new Residential and Residential Mixed-Use Overlay Zone applicable to the three Focus Areas is a pivotal strategy in fostering diverse and affordable housing development within areas currently devoid of residential zoning. By implementing this overlay zone, Irvine aims to create dynamic mixed-use environments that seamlessly integrate residential spaces with retail components. This approach not only promotes economic vitality and community engagement but also addresses the pressing need for increased housing options. Through thoughtful planning and design, this overlay zone will unlock the potential of non-residential areas, providing a pathway for the development of vibrant, inclusive neighborhoods that cater to a range of residential needs, including affordable housing solutions. This initiative aligns with the City's commitment to sustainable urban development, economic growth, and the enhancement of overall community well-being.



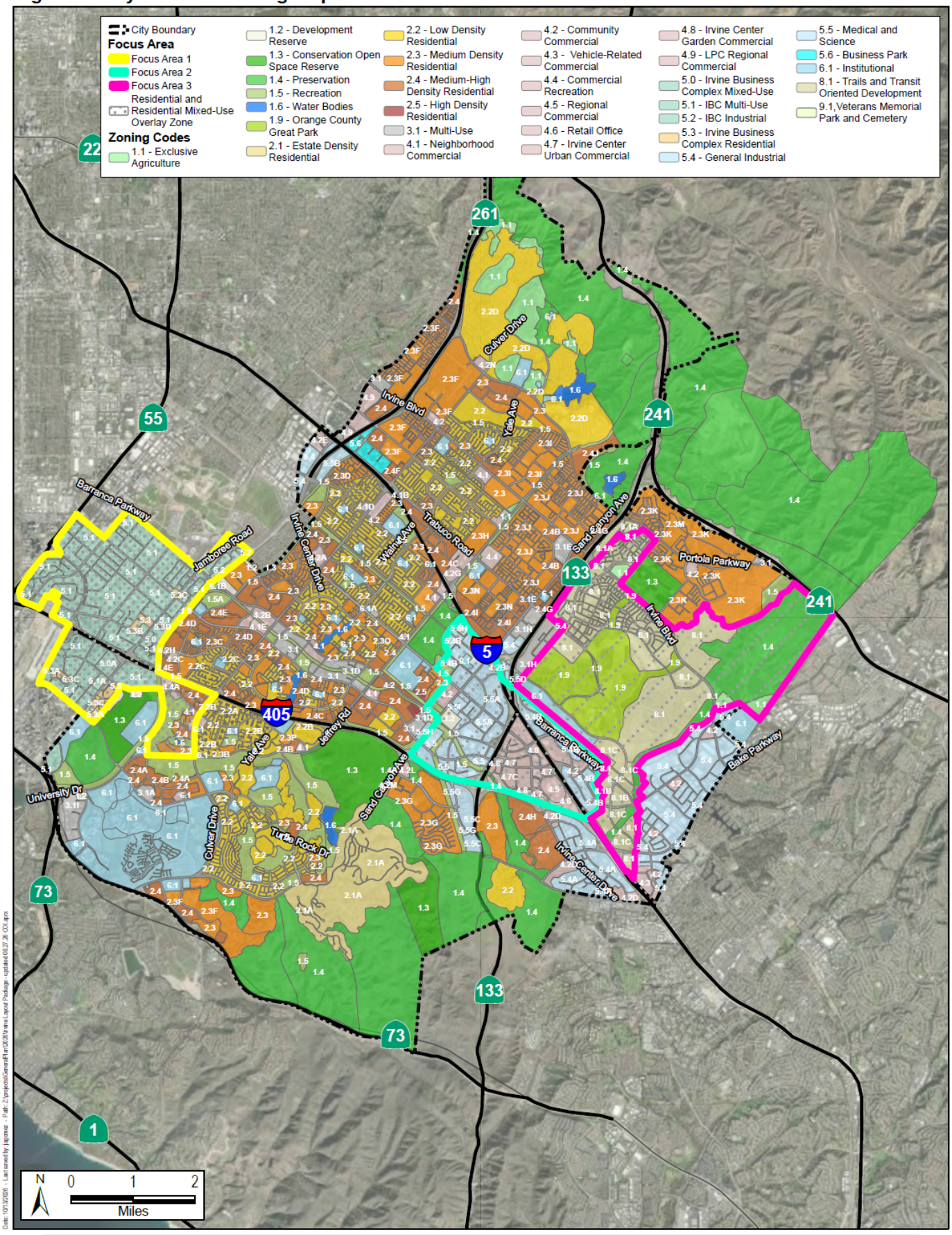
View of Irvine Spectrum Center

Residential and Residential Mixed-Use Overlay

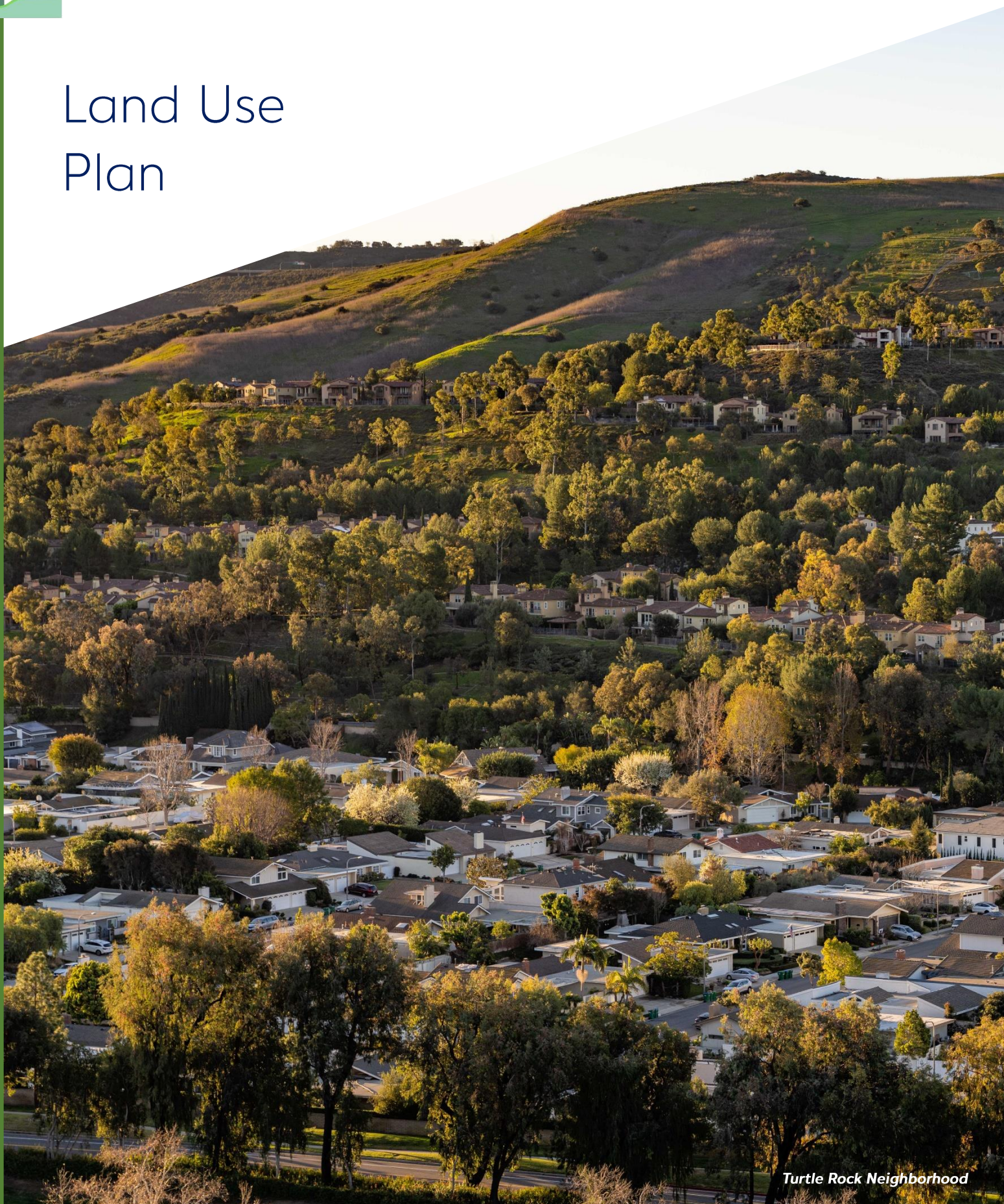
The Residential and Residential Mixed-Use Overlay Zone aims to enhance development flexibility, particularly for appealing higher-density residential projects and live-work buildings, within Focus Area 1: the Irvine Business Complex Area (PA 36 and PA 19), Focus Area 2: the Greater Irvine Spectrum Area (PAs 12, 13, 31, 32, and 33), and Focus Area 3: the Great Park Neighborhoods Transit Village District (PA 51). The primary objectives of this overlay zone include promoting projects that seamlessly integrate residential and nonresidential uses, increasing the City's affordable housing stock, fostering active street life, boosting business vitality, and reducing reliance on automobile travel. Additionally, the overlay zone seeks to create a harmonious blend of residential and nonresidential elements to enrich the City's commercial foundation, offering diverse housing options for individuals such as young professionals and older residents who desire proximity to workplaces, retail, and other nonresidential amenities.

The Zoning Amendment enacting the Residential and Residential Mixed-Use Overlay District provides one method of implementing the residential land use intensities provided for by the 2021-2029 Housing Element and 2045 General Plan. Adoption of the Residential and Residential Mixed-Use Overlay District does not preclude the City from, in its discretion, subsequently adopting other implementation actions as an additional method of providing for the additional residential land use intensities that are contemplated by the 2021-2029 Housing Element and 2045 General Plan. The rights and requirements (including development standards and procedures) of the Residential and Residential Mixed-Use Overlay do not apply to, nor otherwise limit or restrict, any other proposed development/redevelopment, subdivision, existing buildings or structures, permitted and conditionally permitted uses, and/or other existing or proposed land uses located within the boundaries of the Residential and Residential Mixed-Use Overlay that are entitled under other applicable provisions of the Zoning Ordinance, as amended from time to time.

Figure 3. City of Irvine Zoning Map



Land Use Plan



Turtle Rock Neighborhood

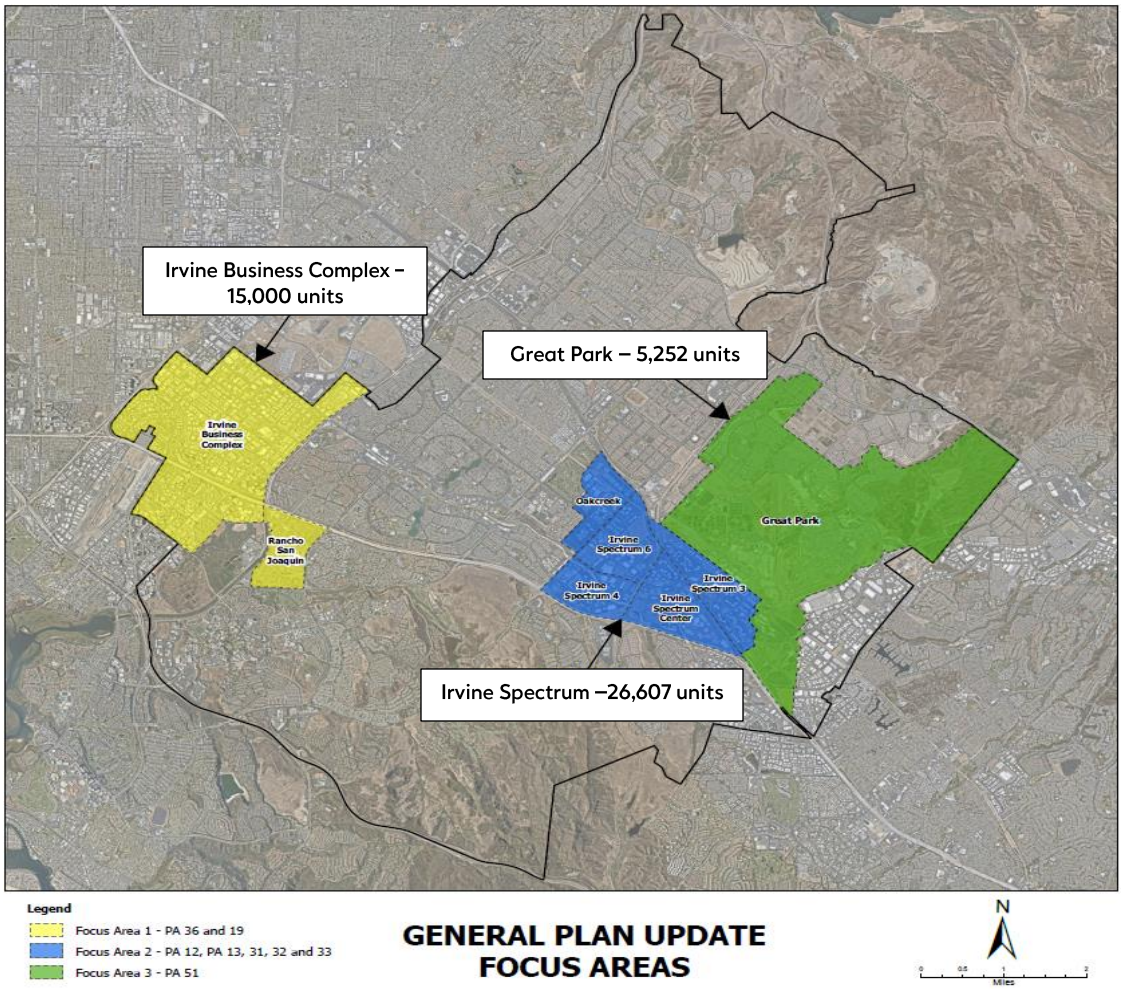
The purpose of the Land Use Plan is to provide a visionary, adaptable, and community-driven framework, resulting in a cohesive urban fabric where every parcel of land contributes meaningfully to the City's overall functionality and appeal. The Land Use Element update is primarily in response to the 6th Cycle 2021-2029 Housing Element RHNA requirements, in which the City will plan to accommodate up to 57,656 gross housing units, with most of these units allocated to the following Focus Areas:

- Focus Area 1 – Irvine Business Complex (Planning Areas 36 and 19[1])
- Focus Area 2 – Greater Irvine Spectrum Area (Planning Areas 12 [Spectrum 7 portion only], 13, 31, 32, and 33)
- Focus Area 3 – The Great Park Area (Planning Area 51)

FOCUSED PLANNING AREA UPDATES

Future residential growth will primarily occur across planning areas in three Focus Areas that are most suited for growth and development as they are located near existing job centers and are along major travel corridors with access to existing and future public transit opportunities. The three Focus Areas are displayed on the map below.

Figure 4. 2045 General Plan Focus Areas



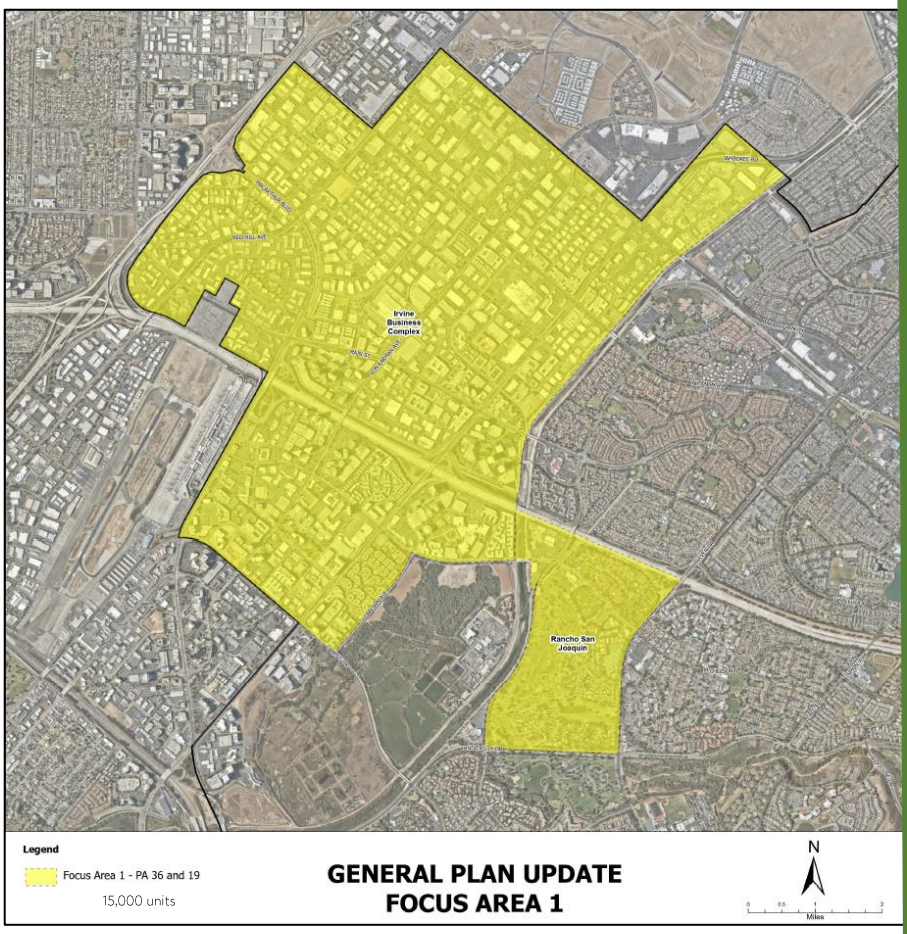
[1] Does not include the Rancho San Joaquin Golf Course or Racquet Club of Irvine

Focus Area 1 – Greater Irvine Business Complex Area

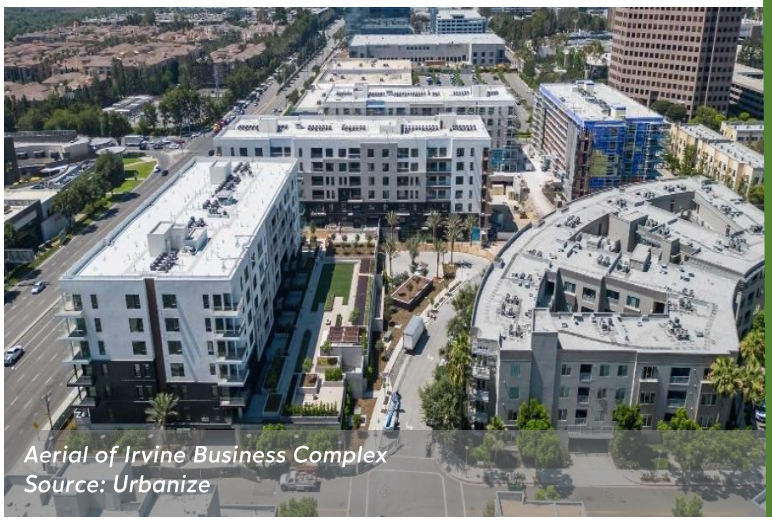
Planning Area 36 (Irvine Business Complex) and Planning Area 19 (Rancho San Joaquin)[2]

Focus Area 1 includes expanding a residential mixed-use overlay to the entire IBC and the specific sites identified in the 2021-2029 Housing Element site inventory located in Rancho San Joaquin. Under the General Plan, a maximum of 15,000 was allowed in the IBC.

The proposed residential overlay will increase the total number of residential units permitted in the IBC by an additional 15,000 units. This increase will allow for a maximum of 30,000 units in the IBC.



New residential development under the Vision Plan provides for a range of housing opportunities including rowhouses, live-work units, courtyard housing, commercial blocks, podiums, liners, and towers (all as defined in the IBC Design Criteria), while still retaining the mature industrial development and its associated job base. Private developments are currently subject to the regulations of the existing Irvine Business Complex Residential Mixed Use Overlay Zone.



Aerial of Irvine Business Complex
Source: Urbanize

Given the substantial increase in residential units and changing consumer preferences that have occurred since the IBC was first developed, the City expects a greater demand for retail uses within this area. The Land Use Element aims to encourage retail centers that incorporate green/recreational space to enhance green space and recreational opportunities in the IBC.

[2] Does not include the Rancho San Joaquin Golf Course or Racquet Club of Irvine

Focus Area 1. Land Use Designations

Designation	Zoning District	Min. Site Size	Max Site Coverage	Max Bldg. Height	Summary of Use
Urban/ Industrial	5.0 – Irvine Business Complex Mixed-Use	10,000 – 30,000 sq. ft; 0.5 acre[1]	65–75%[2]	FAA height limits per Part 77 of the FAA regulations.	Offices, industrial, 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 hotels/motels.
	5.1 – IBC Multi-Use	10,000 – 30,000 sq. ft[3]	50–75%[4]		
	5.2 – IBC Industrial	1 acre	65%	35 ft.	
	5.3 – IBC Residential	0.5 acre	65%	FAA height limits per Part 77 of the FAA regulations.	
Recreation	1.5- Recreation	10 acres	10%	35 ft.	Lands suitable for active recreational opportunities and activities for public use and enjoyment. Recreation (Area 1.5) is distinguished from Preservation (Area 1.4) by more intense recreational uses and by their manicured appearance and improved facilities. Additionally, recreation areas do not necessarily require maintenance of natural resources.
Medium – High Density Residential	2.3 – Medium Density Residential	2,400 sq. ft.[7]	Unlimited; 50% for Single Family Detached (SFD[9]	35 ft.[5]	This level of density is intended for the development of multifamily housing with on-site recreation areas for common use.
	2.4 – Medium-High Density Residential	0.5 acre; 2,400 sq. ft. SF detached[8]		50 ft.[6]; 35 ft. for SFD	
Neighborhood Commercial	4.1- Neighborhood Commercial	4 acres	50%	50 feet 4.1C: 35 feet (Rancho San Joaquin) 4.1D: 35 feet (Walnut Village)	Uses to serve the needs of a residential neighborhoods,
Commercial Recreation	4.4 – Commercial Recreation	4 acres	50%	50 ft.; 4.4A: 35 ft. (PA 19)	Recreational and leisure time activities such as the amphitheater or the sports complex at the Great Park.

Note: Refer to the Irvine Zoning Ordinance for full details and development standards.

[1]General commercial/retail uses: 10,000 square feet; All other nonresidential uses: 30,000 square feet; Residential uses: One-half (0.5) acre.

[2]Nonresidential uses: 65%; Residential and mixed-use developments: 75%.

[3]General commercial/retail uses: 10,000 square feet; All other uses: 30,000 square feet.

[4] Structures with at least 75% of gross floor area in manufacturing or warehouse uses; 65%; All other uses: 50%.

[5] 35 feet; 2.3A: 50 feet (University Town Center) 2.3F: 40 feet (Multifamily only); 2.3P: 30 feet (Tract 17458 and Tract 17498 in PA 20).

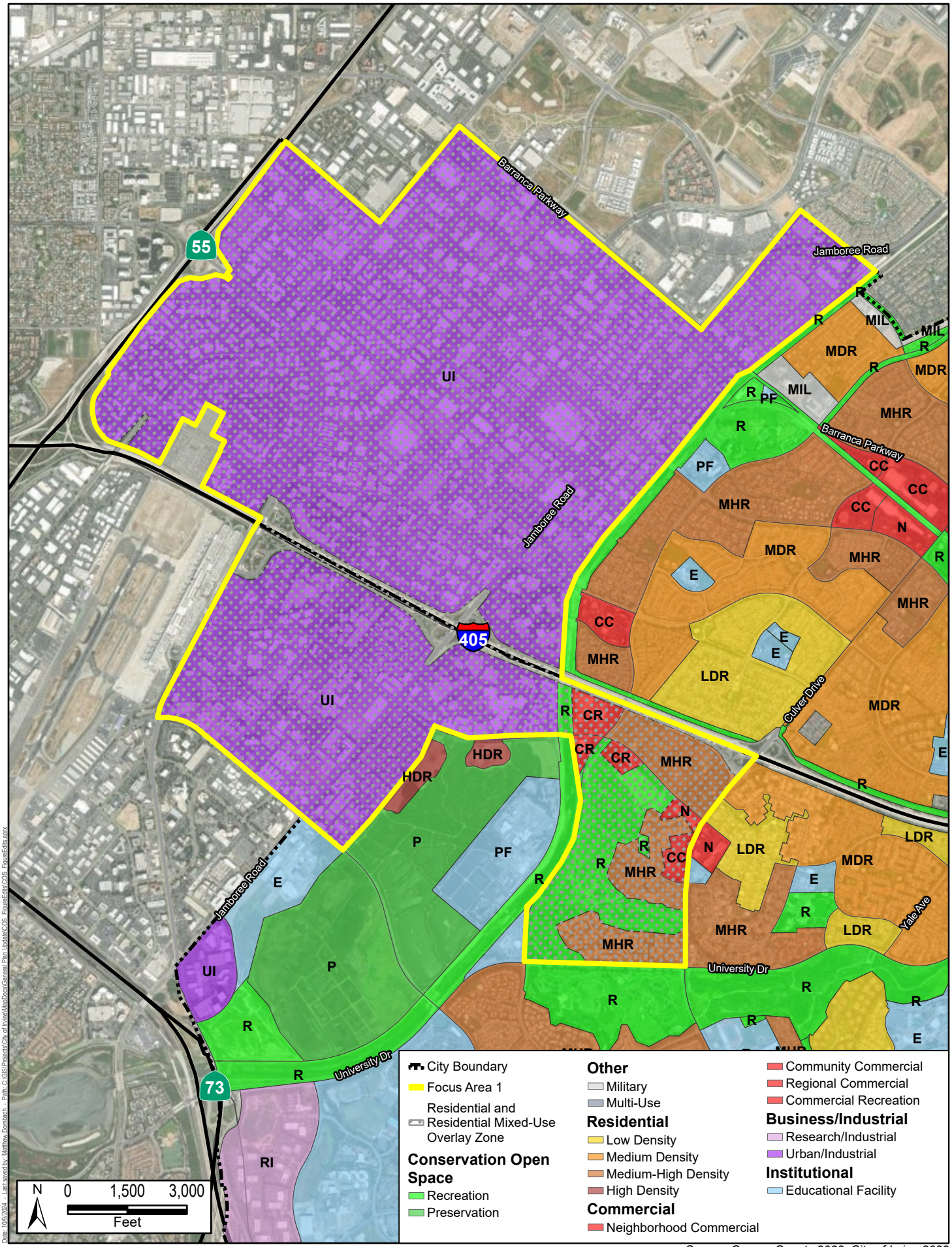
[6] 50 feet; 2.4A: 6 stories (University Town Center); 2.4E: Architectural features may be permitted to exceed maximum building heights (Westpark); 2.4F: 35 feet; 40 feet (multifamily only).

[7] 2.3P: 3,300 square feet (Tract 17358 and Tract 17497 in PA 20).

[8] 2.4F: Not applicable (Lower Peters Canyon).

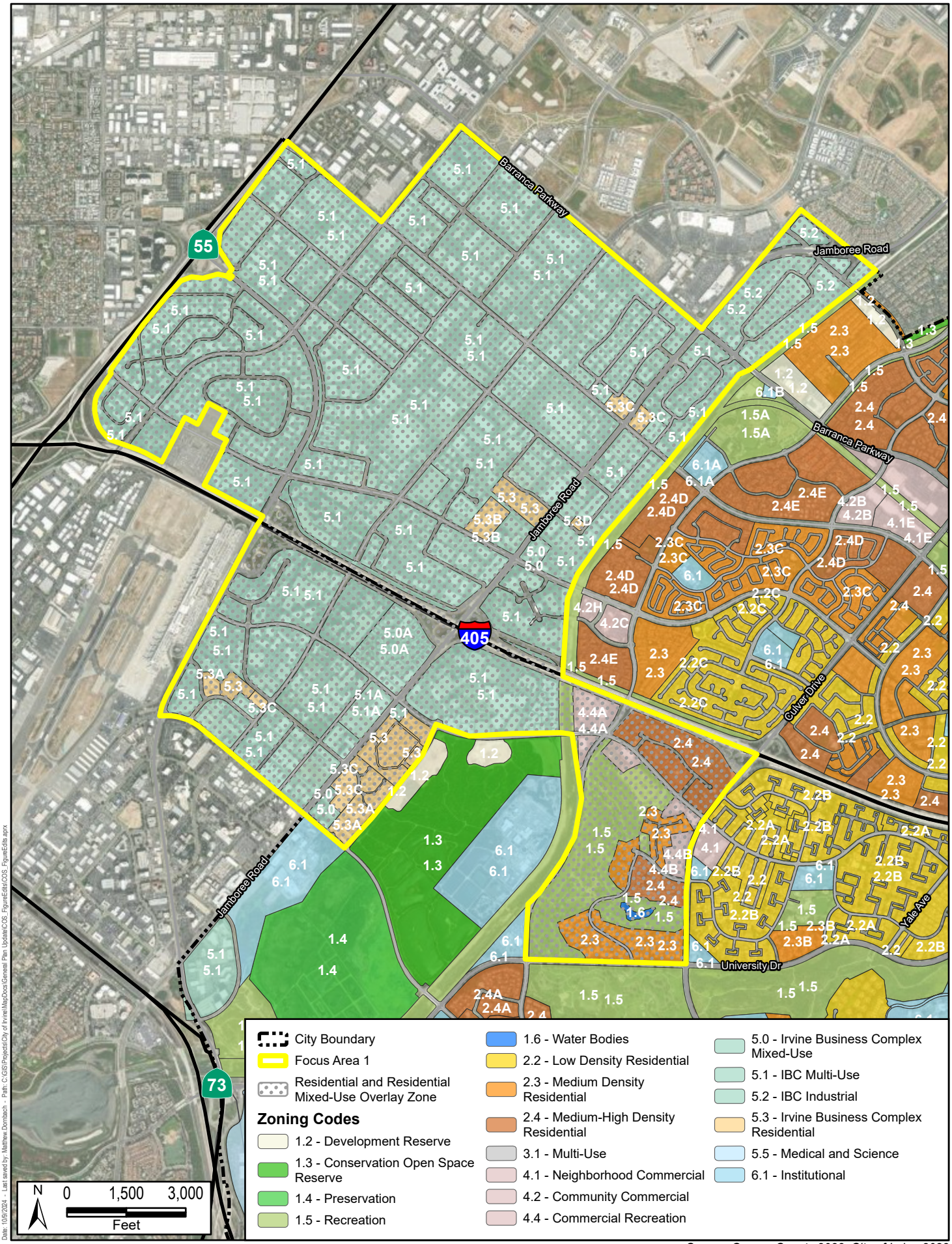
[9] SFD lot coverage is 50%; 2.3P: 50% (Tract 17358 and Tract 17497 in PA 20)

Figure 5. Focus Area 1 - Land Use Designation



Source: Orange County 2023; City of Irvine 2023

Figure 6. Focus Area 1 - Zoning

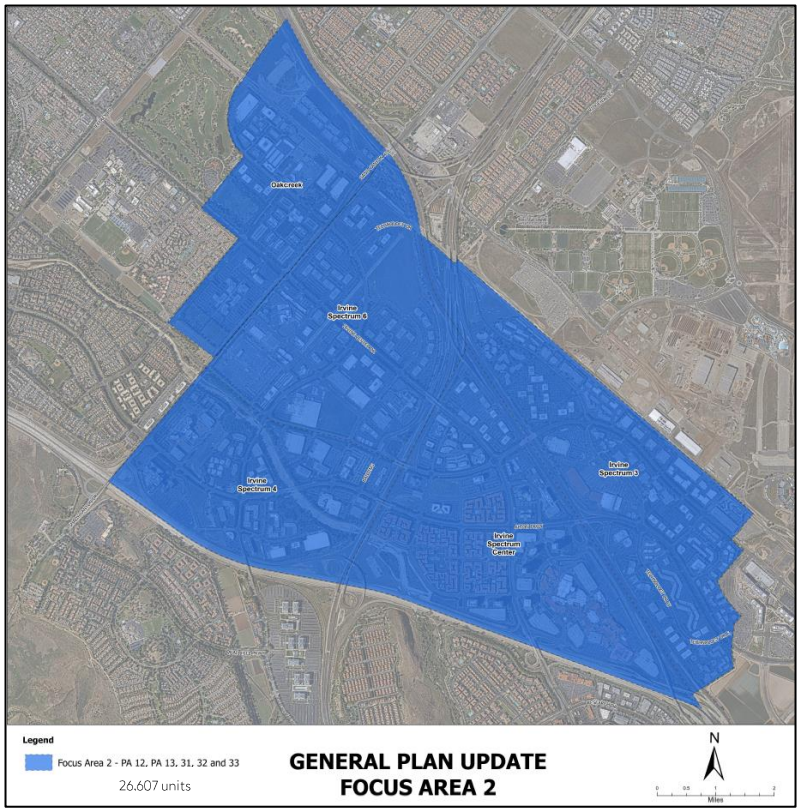


Source: Orange County 2023; City of Irvine 2023

Focus Area 2 – Greater Irvine Spectrum Area

Planning Area 12 (Oakcreek [Spectrum 7 area only]), 13 (Irvine Spectrum 4), Planning Area 31 (Irvine Spectrum 6), Planning Area 32 (Irvine Spectrum 3), and Planning Area 33 (Irvine Spectrum Center)

The Greater Spectrum Area incorporates non-residential planning areas (13, 31, and 32) that are located adjacent to the Irvine Spectrum Center area, a key employment center located near the Irvine Station (Metrolink, Amtrak, and OCTA transit service). The 2045 General Plan adds a Residential and Residential Mixed-Use Overlay to allow for up to 26,607* housing units to encourage a network of residential nodes located near commercial lifestyle centers, connected by a variety of multi-modal and complete street strategies that provide new opportunities for residents and businesses in Irvine.



** Actual number of housing units is subject to change based on the alternative selected by City Council.*

Focus Area 2. Land Use Designations

Designation	Zoning District	Min. Site Size	Max. Site Coverage	Max Bldg. Height	Summary of Use
Educational Facility	1.2 – Development Reserve	5 acres	10%	35 ft.	Future development in the City of Irvine General Plan generally established for agriculture and other low intensity uses. Allows very limited development to occur prior to establishing a planning-area-wide concept and specific zoning, provided that the development is consistent with the agricultural or open space character.
Preservation	1.4 – Preservation	10 acres[6]	10%[6]	35 ft.	Protection and maintenance of natural resources. Passive public recreation activities subject to City approval.
Recreation	1.5 Recreation	10 acres	10%	35 ft.	Lands suitable for active recreational opportunities and activities for public use and enjoyment. Recreation (Area 1.5) is distinguished from Preservation (Area 1.4) by more intense recreational uses and by their manicured appearance and improved facilities. Additionally, recreation areas do not necessarily require maintenance of natural resources.

Designation	Zoning District	Min. Site Size	Max. Site Coverage	Max Bldg. Height	Summary of Use
Community Commercial	4.2 – Community Commercial	4 acres	50%	70 ft.[7]	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	4.5 – Regional Commercial	TBD	50%	50 ft.[9]	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.
Regional Commercial	4.6 Retail Office	Similar to Regional Commercial – Refer to Irvine Zoning Ordinance.	Similar to Regional Commercial – Refer to Irvine Zoning Ordinance.	Determined at Master Plan or conditional use permit review.	Primarily an extension of the regional commercial uses in the Regional Commercial category and similar commercial uses.
Regional Commercial	4.7 Urban Commercial	10,000 sq. ft.	Non-residential uses: 12-20 stories – 60 to 100%; Residential uses – up to 20 stories – 80%[10]	Determined at Master Plan or conditional use permit review.	Allows retail and office commercial uses and conditionally permits residential use in an urban, high-intensity setting.
Regional Commercial	4.8 Irvine Center Garden Commercial	10,000 sq. ft.	Up to 100%	Determined at Master Plan or conditional use permit review.	Allows the same uses as the Urban Commercial category, but the design of the commercial areas will be much less intense. Setbacks will be greater and allowable height will be less than in the Urban Commercial category.
Research/ Industrial	5.4 – General Industrial	0.67 acre	50%	200 ft +[1]	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.
	5.5 – Medical and Science	10,000 sq. ft.	50 – 66%[3]	45 – 200 ft[2]	

Designation	Zoning District	Min. Site Size	Max. Site Coverage	Max Bldg. Height	Summary of Use
	5.4 – General Industrial	0.67 acre	50%	200 ft +[1]	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.
Educational Facility	6.1 – Institutional	0.25 acre	50%	50 ft.[8]	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. 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.

Note: Refer to the Irvine Zoning Ordinance for full details and development standards.

[1] Buildings proposed higher than 200 feet will require application to the Federal Aviation Administration and approval by the Orange County Airport Land Use Commission; 5.4A: The maximum height of all structures shall be restricted to 400 mean sea level (MSL). PA 10: The maximum height of all structures shall be restricted to 60 feet except that a maximum height of no more than 75 feet will be permitted incidental to necessary highway interchanges.

[2] Buildings proposed higher than 200 feet will require application to the Federal Aviation Administration and approval by the Orange County Airport Land Use Commission. For 5.5A: The maximum height of all structures shall be restricted to 120 feet.; 5.5B: The maximum height of all structures shall be restricted to 45 feet. This height
may be increased to 50 feet with architectural features.

[3] 50%. When parking structures are provided, coverage may be increased to 66%. 5.5D: 60% for mini warehouse uses.

[4] All uses except single-family detached) 2,400 square feet (single-family detached only).

[6] 50% for single-family detached, Unlimited for residential, attached, and 65% for non-residential and mixed-use, (8.1B – unlimited).

[5] South of Marine Way and/or south of SCRRA rail lines: 70 feet (residential, attached); 70 feet (nonresidential) except no height limit within 8.1B; 90 feet for hotel/hospitality use. North of Marine Way and north of SCRRA rail lines: 55 feet (residential, attached, and non-residential) in Districts 5 and 6 only; 70 feet (residential, attached, and non-residential); 35 feet (single-family detached); 90 feet for Hotel/hospitality use.

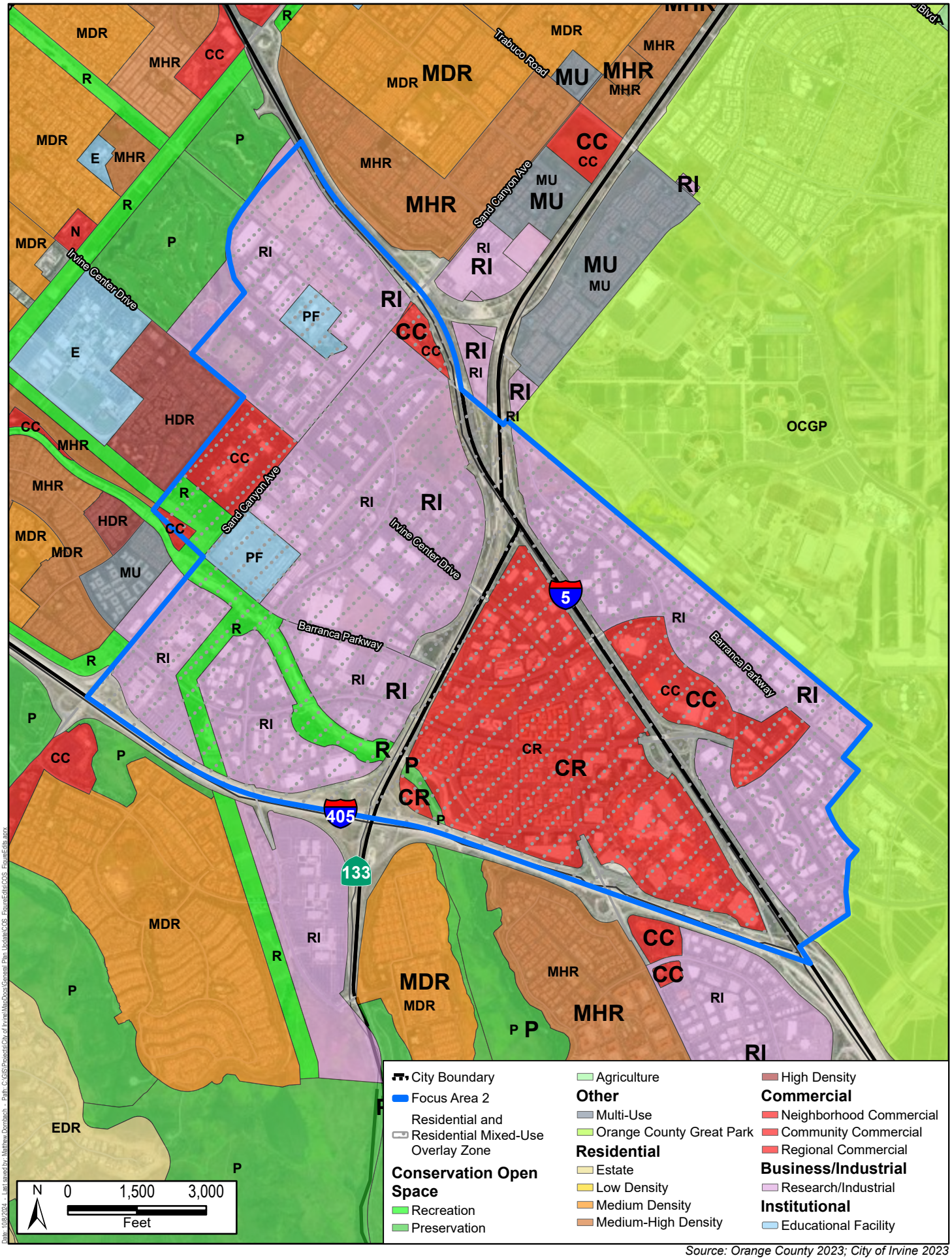
[7] 70 feet (50 feet: 4.2G only; Northwood); Architectural features may be permitted to exceed maximum building heights.
Buildings proposed higher than 200 feet will require application to the Federal Aviation Administration and approval by the Orange County Airport Land Use Commission.; 4.2C: Precise standards shall be determined at the time of master plan review.; 4.2E: The maximum height of all structures shall be restricted to 400 mean sea level (MSL); 4.2E (Jamboree Business Center): The maximum height of all structures shall be restricted to 60 feet except that a maximum height of no more than 75 feet will be permitted incidental to necessary highway interchanges.; 4.2M: 35 feet for community park use.
4.2M: 55 feet for non-community park use.

[8] 6.1A: 35 feet (El Camino Real)

[9] 4.4A: 35 feet (Rancho San Joaquin); 4.5D: Building height to be determined at master plan or conditional use permit review.

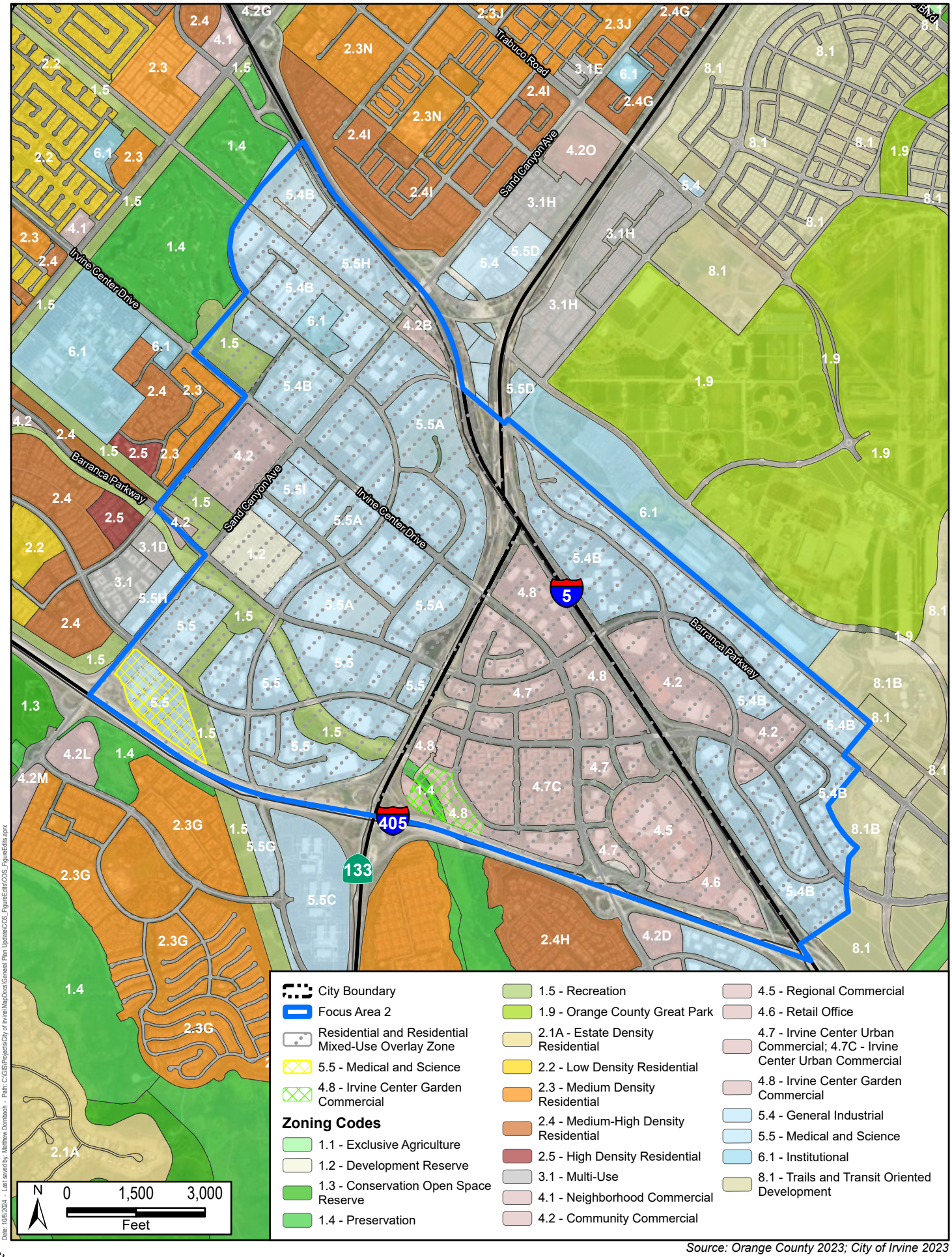
[10] Maximum site coverage is determined via height of structure per area within required setbacks. It is advised to refer to the Irvine Zoning Ordinance for full details and development standards.

Figure 7. Focus Area 2 - Land Use Designation



Source: Orange County 2023; City of Irvine 2023

Figure 8. Focus Area 2 - Zoning

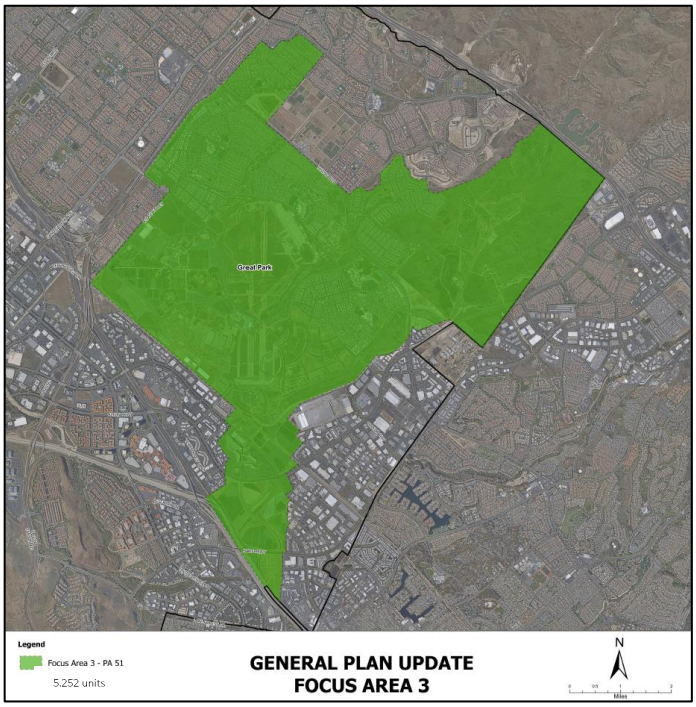


Source: Orange County 2023; City of Irvine 2023

Focus Area 3 – Great Park Neighborhood Transit Village District

Planning Area 51 (Great Park Neighborhood)

The Great Park Neighborhoods is an existing mixed-use planning area that features a mix of both non-residential and residential products at varying densities surrounding the Irvine Great Park. The 2045 General Plan adds a residential mixed-use overlay to allow for an additional 5,252 housing units in Planning Area 51, in addition to (a) the development intensities allowed by Table A-1 dated July 2015 and (b) all duly approved additive units. These overlay units are expected to be higher-density products located near or adjacent to the Irvine Station. Additional retail opportunity sites to serve residents, local employees and visitors to the area also exist within Focus Area 3. The Great Park Neighborhood Transit Village area will have direct access to Focus Area 2- the Greater Spectrum Area, through a network of proposed multi-modal improvements.





Pavilion Park at the Great Park, City of Irvine

Focus Area 3. Land Use Designation

Designation	Zoning Designation	Min Site Size	Max Site Coverage	Max Bldg. Height	Summary of Use
Great Park	1.1 – Exclusive Agriculture	50 acres	10%	35 ft.	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, institutional, and industrial properties.
	1.4 – Preservation	10 acres[6]	10%[6]	35 ft.	
	1.5 – Recreation	10 acres	10%	35 ft.	
	1.9 – Orange County Great Park	1 acre	n/a	50 ft.[5]	
	6.1 – Institutional	0.25 acre	50%	50 ft.[2]	
	8.1 – Trails and Transit-Oriented Development	0.25 acre[1]	50 – 65%[7]	35 -90 ft.[3]	

Note: Refer to the Irvine Zoning Ordinance for full details and development standards.

[1] 0.25 acres (All uses except single-family detached) 2,400 square feet (single-family detached only).

[2] 50% for single-family detached, Unlimited for residential, attached, and 65% for non-residential and mixed-use, (8.1B – unlimited); 6.1A: 35 feet (El Camino Real).

[3] South of Marine Way and/or south of SCRRA rail lines: 70 feet (residential, attached); 70 feet (nonresidential) except no height limit within 8.1B; 90 feet for hotel/hospitality use. North of Marine Way and north of Southern California Regional Rail Authority (SCRRA) rail lines: 55 feet (residential, attached, and non-residential) in Districts 5 and 6 only; 70 feet (residential, attached, and non-residential); 35 feet (single-family detached); 90 feet for Hotel/hospitality use.

[4] Buildings proposed higher than 200 feet will require application to the Federal Aviation Administration and approval by the Orange County Airport Land Use Commission. 5.4A: The maximum height of all structures shall be restricted to 400 mean sea level (MSL). PA 10: The maximum height of all structures shall be restricted to 60 feet except that a maximum height of no more than 75 feet will be permitted incidental to necessary highway interchanges.

[5] Maximum heights may be exceeded subject to review and approval through a Master Plan review or equivalent.

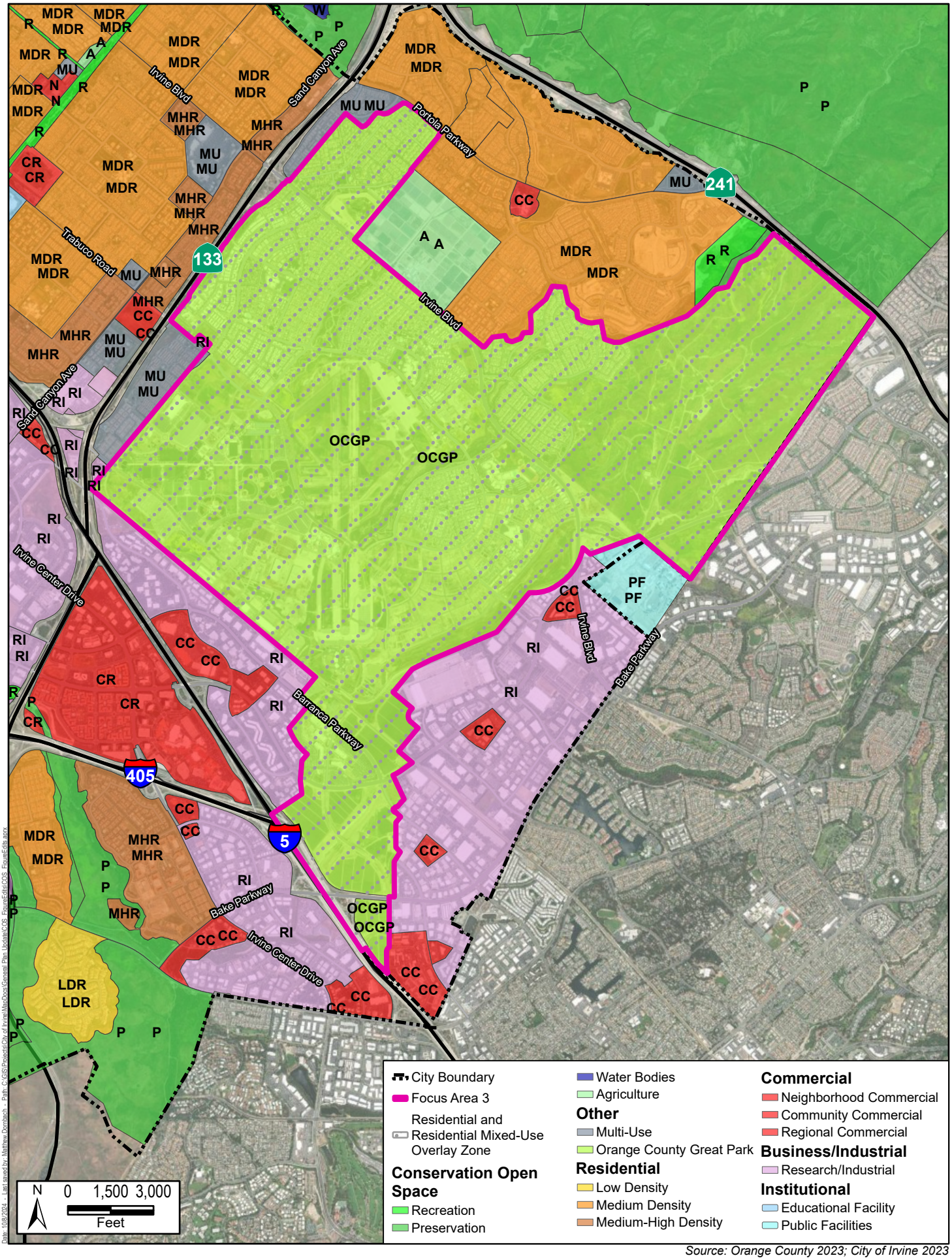
[6] 1.4A: Not applicable (Quail Hill)

[7] 50% for single-family detached, Unlimited for residential, attached, and 65% for non-residential and mixed-use, (8.1B – unlimited)



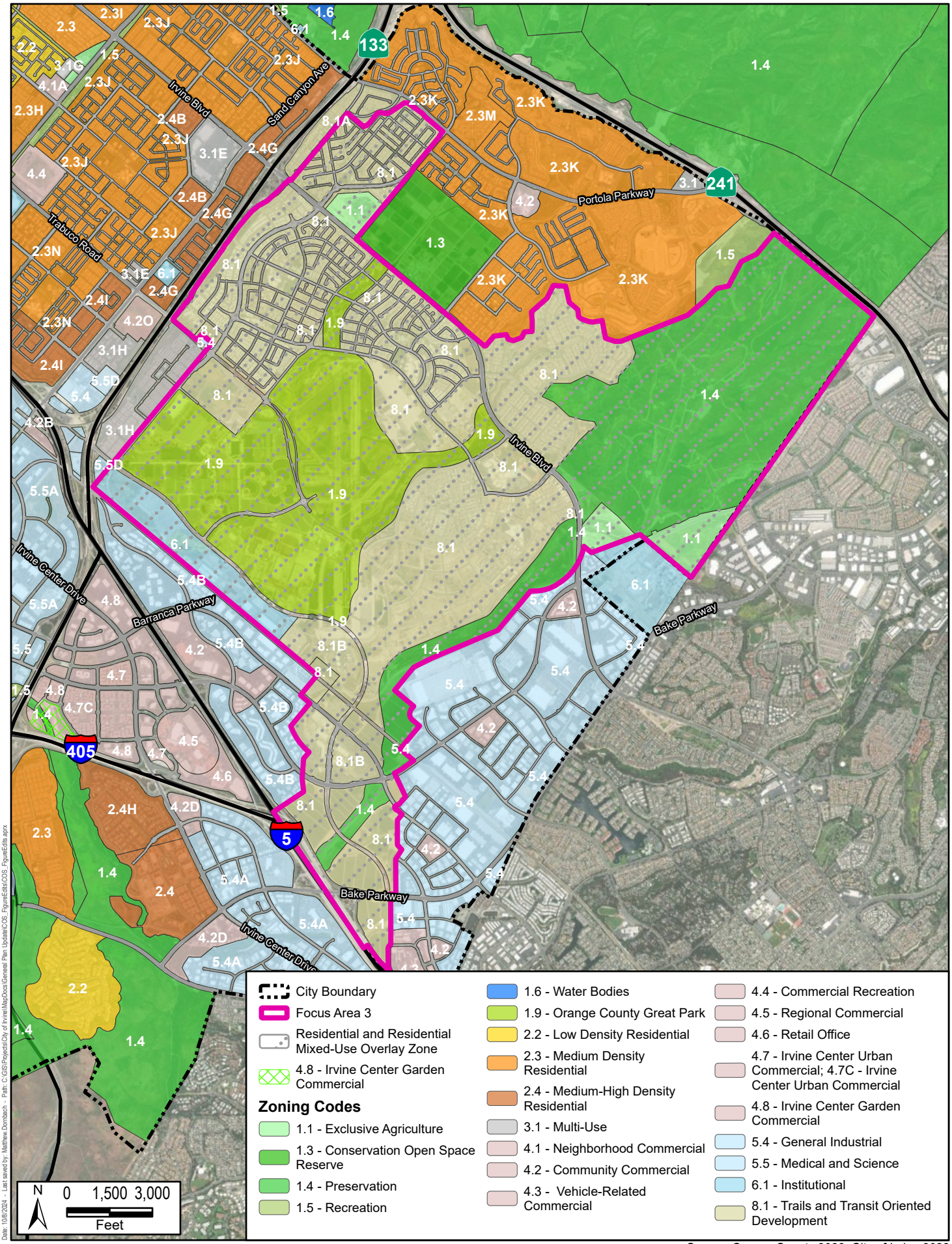
Cadence Park at the Great Park in the City of Irvine

Figure 9. Focus Area 3 - Land Use Designation



Source: Orange County 2023; City of Irvine 2023

Figure 10. Focus Area 3 - Zoning



Source: Orange County 2023; City of Irvine 2023

BUILDOUT TABLE

The following table provides an estimate of the changes to housing units within each Planning Area based on the Focus Area activities described in this document. As mentioned earlier, the 2021–2029 Housing Element has designated sufficient locations to accommodate 57,656 new residential units, aligning with housing laws, including no-net loss and affirmatively furthering fair housing mandates. Of these, 55,395 units are newly planned dwelling units, while 2,261 units are part of the former General Plan but remain unbuilt.

Table 3. 2045 Housing Unit Buildout

Focus Area	Conservative Alternative Dwelling Units
Focus Area 1	
PA 19 (Rancho San Joaquin)[1]	2,202
36 (Irvine Business Complex)	12,798
Total Focus Area 1	**15,000**
Focus Area 2	
PA 12 (Oak Creek)[2]	4,907
PA 13 (Irvine Spectrum 4)	0
PA 31 (Irvine Spectrum 6)	2,934
PA 32 (Irvine Spectrum 3)	17,817
PA 33 (Irvine Spectrum Center)	949
Total Focus Area 2	**26,607**
Focus Area 3	
PA 51 (Great Park)	5,252
Total Focus Area 3	**5,252**
Non-Focus Areas	
PA 4 (Lower Peters Canyon)	357
PA 6 (Portola Springs)	400
PA 8 (Northwood)	899
PA 15 (Woodbridge)	2
PA 20 (University Park)	152
PA 24 (University Town Center)	823
PA 34 (Irvine Spectrum 5)	85
PA 35 (Irvine Spectrum 2)	5,239
PA 39 (Los Olivos)	298
PA 40 (Cypress Village)	281
Non-Focus Areas Total	**8,536**
Total	**55,395**
Unbuilt Units (IRWD Site and Market Place Site)	2,261
Overall Total	**57,656[3]**

Notes:

[1] Does not include the Rancho San Joaquin Golf Course or Racquet Club of Irvine.

[2] Spectrum 7 portion only

[3] The new units reflected in Table 3 are in addition to (a) the development intensities allowed by Table A-1 dated July 2015 and (b) all duly approved additive units.

GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES



Irvine Great Park

At its core, the Land Use Plan provides a comprehensive and forward-thinking blueprint for how land within the City's boundaries will be allocated and utilized for various purposes. As part of these efforts, the City has identified the following issues for consideration:

- How can the City maintain a mix of land uses in order to provide adequate housing and employment opportunities?
- How can the City balance employment, population growth and fiscal constraints?
- How can the City address the cumulative effects of employment and population increases on the City's infrastructure and financial base?
- How can the City identify and consolidate conservation and open space areas into large contiguous areas?
- How can the City effectively participate and cooperate with surrounding jurisdictions and public agencies in interjurisdictional land use and transportation planning efforts?
- How can the City integrate land use and transportation planning to ensure an adequate transit infrastructure system?
- How can the City promote balanced growth of residential and nonresidential land uses and supporting public facilities and services?
- How can the City develop a phasing program to incorporate a balance of land use building intensity, circulation capacity and public facilities to ensure that existing Citywide services are maintained?
- How can the City facilitate the coordination of the various agencies and institutions involved in the provision of public facilities and services?

The City has crafted land use objectives and policies to help preserve the existing harmonious balance between diverse land uses such as residential, commercial, industrial, recreational, and open spaces. These objectives are discussed more in depth as follows.



Beacon Park in the City of Irvine

Goal 1: Preserve and strengthen Irvine's identity as a diverse and innovative community.

Objective LU-1. To develop and implement land use policies that foster the preservation and enhancement of Irvine's diverse and innovative character, ensuring that the City remains a vibrant and inclusive community for all residents, businesses, and visitors.

POLICIES:

Policy (a): Develop identifiable City edges, pathways, entry points, and landmarks, and conserve visual resources.

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

Policy (c): Ensure energy efficiency and low maintenance needs through land use planning, building design, and landscaping design.

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

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: public art, physical and visual separation, architectural style; and planning area edge.

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; and open space areas.

Policy (i): Promote creative and diverse methods of enhancing the City's identity through the use of public art. Methods may include but are not limited to, the following: concrete hardscape with impressions of people, flora, fauna, or historical scenes; unique building materials; sculptural elements; 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.

IMPLEMENTATION MEASURES:

- Facilitate public-private partnerships and incentive programs to encourage investment in the revitalization of underutilized or blighted areas, promoting mixed-use development, placemaking initiatives, and the creation of vibrant public spaces.
- Implement strategies to promote equitable access to affordable housing, economic opportunities, and community amenities for residents of all income levels, including the development of additional inclusionary housing policies, workforce housing programs, and affordable commercial space initiatives.



Cross Creek Apartments in the City of Irvine

Goal 2: Facilitate sustainable economic development through strategic land use planning initiatives that promote job creation, business growth, and community prosperity while preserving Irvine's unique character and quality of life.

Objective LU-2. To promote viable commercial centers, successful manufacturing areas, and dynamic employment centers. 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 existing business base, creating quality employment opportunities, and reducing regulations and the cost of doing business.



Irvine Spectrum Center

POLICIES:

Policy (a): Retain and attract manufacturing and light 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.

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 the 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.

IMPLEMENTATION MEASURES:

- Update the Economic Development Strategic Plan document to ensure alignment with General Plan policies and the evolving community vision and requirements so it can effectively serve as a blueprint for City initiatives aimed at enhancing the economy.
- Conduct a comprehensive analysis of existing commercial, manufacturing, and employment areas to identify opportunities for redevelopment, expansion, or targeted investment, aligning with the City's economic development goals.
- Develop and implement zoning ordinances, land use policies, and development incentives that encourage mixed-use development, flexible workspace designs, and innovative land use patterns to support diverse industries and business sectors.
- Establish streamlined permitting processes, expedited review procedures, and regulatory incentives to reduce barriers to business growth, attract new investment, and foster a supportive environment for entrepreneurship and innovation.
- Facilitate public-private partnerships and collaboration with industry stakeholders to support workforce development initiatives, job training programs, and educational opportunities that align with the needs of emerging and evolving industries.
- Implement marketing and branding strategies to promote Irvine's unique strengths, competitive advantages, and business-friendly environment, leveraging digital platforms, networking events, and targeted outreach campaigns to attract new businesses, talent, and investment to the City.

Goal 3: Preserve the existing job base.

Objective LU-3. To preserve and enhance Irvine's existing job base by implementing land use policies and strategies that support the retention, expansion, and diversification of employment opportunities within the City.

POLICIES:

Policy (a): Preserve a core area to protect the existing job base and provide for future job growth.

Policy (b): Provide housing opportunities for the local and regional employment base that support and complement commercial and industrial uses in the IBC.

Policy (c): Maintain existing zoning rights for all property owners.

Policy (d): Create criteria that protect both industrial and residential operations.

IMPLEMENTATION MEASURES:

- Conduct a comprehensive inventory and assessment of existing employment centers, industrial zones, and commercial districts to identify areas for potential revitalization, expansion, or adaptive reuse, ensuring compatibility with surrounding land uses and community needs.
- Develop and implement targeted land use policies, zoning regulations, and development incentives to support the retention and expansion of key industries, business clusters, and job-generating sectors, including technology, healthcare, education, and professional services.
- Facilitate the provision of essential infrastructure, utilities, and transportation linkages to support the efficient operation and growth of existing businesses, enhancing connectivity within and between employment centers and commercial corridors.
- Encourage the development of mixed-use projects, business incubators, and innovation hubs that foster collaboration, entrepreneurship, and knowledge-sharing among local businesses, startups, and research institutions, catalyzing economic growth and diversification.

Goal 4: Manage growth to ensure balanced residential and nonresidential development throughout the City.

Objective LU-4. To achieve a balanced and sustainable distribution of land uses throughout the City by implementing equitable and inclusive land use policies that optimize the efficient use of land, promote environmental stewardship, and enhance the quality of life for all residents.



View of Woodbridge in Irvine

POLICIES:

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.
- Allowing retail uses without conditional use permits in strategic areas with housing growth and along major thoroughfares.
- This policy applies to those institutional uses that support the surrounding land uses. Included institutional uses are public schools, libraries, museums, golf courses, places of worship, daycare and childcare 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:
- All significant environmental impacts are mitigated to a level of insignificance; and
    - 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
    - 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 the 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, and development of retail/commercial to address the increase in housing units required to accommodate the updated housing element.

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

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

Policy (f): 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 under 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) instead of banking intensity when the City desires 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 (g): 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 that consist only of minor right-of-way exchanges and do not affect land use acreages or intensity are not subject to this provision.

Policy (h): Ensure infrastructure, such as roadways, public facilities, and other services, is provided to meet demand as development occurs.

Policy (i): Monitor development and evaluate its status with respect to the General Plan and state, regional, and local cooperative planning efforts.

IMPLEMENTATION MEASURES:

- The City's Land Use Element allows for the entitlement of affordable housing units beyond the maximum unit counts established in the Zoning Ordinance, thus considered additive to the General Plan intensity thresholds, which allows additional units to be developed under the City's established land use designations. The City will continue implementing this policy.
- The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, including within the three Focus Areas. This update will maximize land utilization for residential development to accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels). The residential overlays will conform to Government Code requirements.
- The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master planning and disposition efforts for large vacant and underutilized sites.

- Establish zoning regulations and development standards that encourage diverse housing options, including affordable housing, workforce housing, and housing for special needs populations, ensuring equitable access to safe, decent, and affordable housing opportunities across all neighborhoods and income levels.
- The City will make appropriate zoning changes as part of the General Plan – Land Use Element Update and Zoning Ordinance Amendment to bring the City's Zoning Ordinance in compliance with State law. The zone changes will establish residential overlays in nonresidential areas at densities suitable for lower-income projects. These changes will also encourage the development of new affordable housing in resource-rich areas and provide more affordable housing options within the City.
- Seek the collaboration of property owners and funding opportunities for conducting environmental site assessments and remediation efforts. Promote the transformation of these proposed housing sites, provided that the proposed repurposing aligns with the objectives and policies outlined in the General Plan.
- Implement environmental protection measures, such as green building standards, sustainable design guidelines, and stormwater management strategies, to minimize environmental impacts, conserve natural resources, and mitigate climate change effects associated with land development activities.
- Foster community engagement and participation in the land use planning process, providing opportunities for residents, stakeholders, and marginalized communities to voice their concerns, priorities, and aspirations for neighborhood development and revitalization initiatives.
- Establish mechanisms for ongoing monitoring, review, and adaptation of land use policies and regulations to respond to changing demographic trends, economic conditions, and environmental challenges, ensuring that future development aligns with the City's long-term sustainability goals and promotes social equity and resilience.
- For Pedestrian Friendly Activity Centers, mixed-use neighborhoods featuring urban amenities within walking distance, update zoning regulations to improve the multi-modal accessibility of commercial activity centers. Updates should emphasize providing street-facing entrances as the norm; updating the land use plan and zoning map to concentrate retail land use designations in appropriate areas; require maximum pedestrian block sizes of set feet in primary areas of activity.



Goal 5: Promote economic prosperity by ensuring City revenues meet expenditures and provide quality services without burdensome levels of fees or taxes.

Objective LU-5. To optimize the fiscal sustainability of the City by aligning land use policies with economic development strategies to ensure that City revenues meet expenditures, provide quality services, and maintain fiscal stability without imposing burdensome levels of fees or taxes on residents and businesses.

POLICIES:

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 Fund.

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 a variety of non-residential uses that provide a municipal revenue surplus for capital investment and rehabilitation of facilities.

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 on the City.

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

Policy (j): The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to developer stakeholders to identify projects and/or opportunities to include in grant applications. The City will apply or support a minimum of three (3) grant applications each year. The goal of this program would be to increase the amount of funding available for affordable housing projects, which require public subsidies to be built. Disclaimer: completing the tasks and activities referenced in this program will be dependent upon available local, state, and federal funding source

IMPLEMENTATION MEASURES:

- Conduct a fiscal impact analysis of proposed land use policies and development projects to assess their potential effects on City revenues, expenditures, and service demands, ensuring that new development contributes positively to the City's fiscal health.
- Implement zoning and land use regulations that prioritize mixed-use development, higher-density infill projects, and commercial corridors to maximize land value, enhance property tax revenues, and promote economic vitality in key growth areas.
- Foster public-private partnerships and incentive programs to attract investment, stimulate job creation, and diversify the local economy, leveraging resources and expertise from private developers and businesses to support City-led infrastructure projects and community development initiatives.
- Streamline permitting processes, reduce regulatory barriers, and provide financial incentives for businesses and developers that align with the City's economic development goals, encouraging innovation, entrepreneurship, and sustainable growth in targeted industry sectors.
- Monitor and evaluate the implementation of land use policies and economic development strategies on an ongoing basis, adjusting plans and programs as needed to address emerging fiscal challenges, capitalize on new opportunities, and ensure long-term fiscal sustainability for the City of Irvine.



City of Irvine Business Park



Irvine Spectrum

Goal 6: Achieve harmonious land use patterns throughout the City.



Aerial view of City of Irvine

Objective LU-6. To establish cohesive and harmonious land use patterns throughout the City by implementing integrated planning strategies that promote connectivity, sustainability, and community well-being while respecting the unique character and identity of different neighborhoods.

POLICIES:

Policy (a): Safeguard the public health, safety, and welfare of sensitive receptors/land uses when placing them near the following land uses: those dealing with hazardous substances, those causing excessive noise or dust, and those creating other conflicts. Simultaneously, ensure that proposed sensitive receptors/land uses do not impede the ongoing operation or expansion of airports, surface utilities, off-site hazardous waste facilities, solid waste facilities, manufacturing, research and development, mining and processing, or any land use involving hazardous substances as defined by federal and state regulations.

Policy (b): Ensure that the siting of any land use which handles, generates, and/or transports hazardous substances, as defined by federal and state regulations, will not hurt existing sensitive receptors/land uses.

Policy (c): Work with University of California, Irvine in planning its for-profit developments and University environs to ensure compatible land uses.

Policy (d): 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 groundwater conditions.

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

Policy (f): 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.

Policy (g): Ensure residential development proposed in the Irvine Business Complex is 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 (h): Ensure that sensitive uses are allowed in areas with identified hazards only if the hazard has been adequately analyzed and mitigated.

Policy (i): Address the demand for additional housing options and utilize existing built infrastructure through the adaptive reuse of underutilized or vacant hotel/motel properties for residential purposes. This policy aims to encourage creative solutions that contribute to the City's housing goals while preserving the character and integrity of neighborhoods.

Policy (j): The City is committed to preserving and planning for greenways in conjunction with planned residential and non-residential development projects. Recognizing the vital role that greenways play in enhancing the quality of life for residents, promoting environmental sustainability, and fostering community connectivity, the City will continue to prioritize their integration into development planning processes.



Great Park – Bosque Trail

IMPLEMENTATION MEASURES:

- Encourage mixed-use development and compact urban design principles to promote walkability, reduce sprawl, and minimize environmental impacts, creating vibrant, livable neighborhoods with access to amenities, services, and green spaces within walking distance of residential areas.
- Implement transit-oriented development (TOD) strategies and transit-supportive land use policies to enhance public transportation options, reduce reliance on single-occupancy vehicles, and promote sustainable mobility patterns, with a focus on locating higher-density development near transit nodes and corridors.
- Facilitate community engagement and stakeholder participation in the land use planning process, soliciting input from residents, businesses, and other stakeholders to identify priorities, address concerns, and ensure that land use decisions reflect the values and aspirations of the local community.
- Monitor and evaluate the effectiveness of land use policies and planning initiatives through regular performance assessments and benchmarking studies, tracking indicators such as population density, land use mix, transportation mode share, and access to amenities to measure progress toward achieving cohesive and harmonious land use patterns in the City of Irvine.
- Coordinate closely with the Circulation and Conservation and Open Space Elements of the City's comprehensive plan to integrate greenways seamlessly into the overall urban fabric.
- Encourage developers to incorporate greenways into their project designs, providing opportunities for the creation of additional interconnected trails, parks, and open spaces that enhance recreational opportunities and ecological connectivity where deemed appropriate.
- Continue to enforce and explore new strategies as needed to protect existing greenways from encroachment and degradation, including the establishment of buffer zones and conservation easements around these areas.

Goal 7: Develop mixed use areas.

Objective LU-7. To cultivate vibrant mixed-use areas throughout the City by implementing land use policies and strategies that promote the integration of residential, commercial, recreational, and cultural uses within cohesive and walkable neighborhoods, enhancing livability, economic vitality, and community well-being.



Rendering of Central Park West, Irvine

POLICIES:

Policy (a): Encourage mixed-use cores of higher-density commercial and residential development.

Policy (b): Create pedestrian activity centers within and around the cores with services, food, retail, childcare, and transit within walking distance of residences and employment.

Policy (c): Provide incentives for mixed-uses and retail and other support services within core areas.

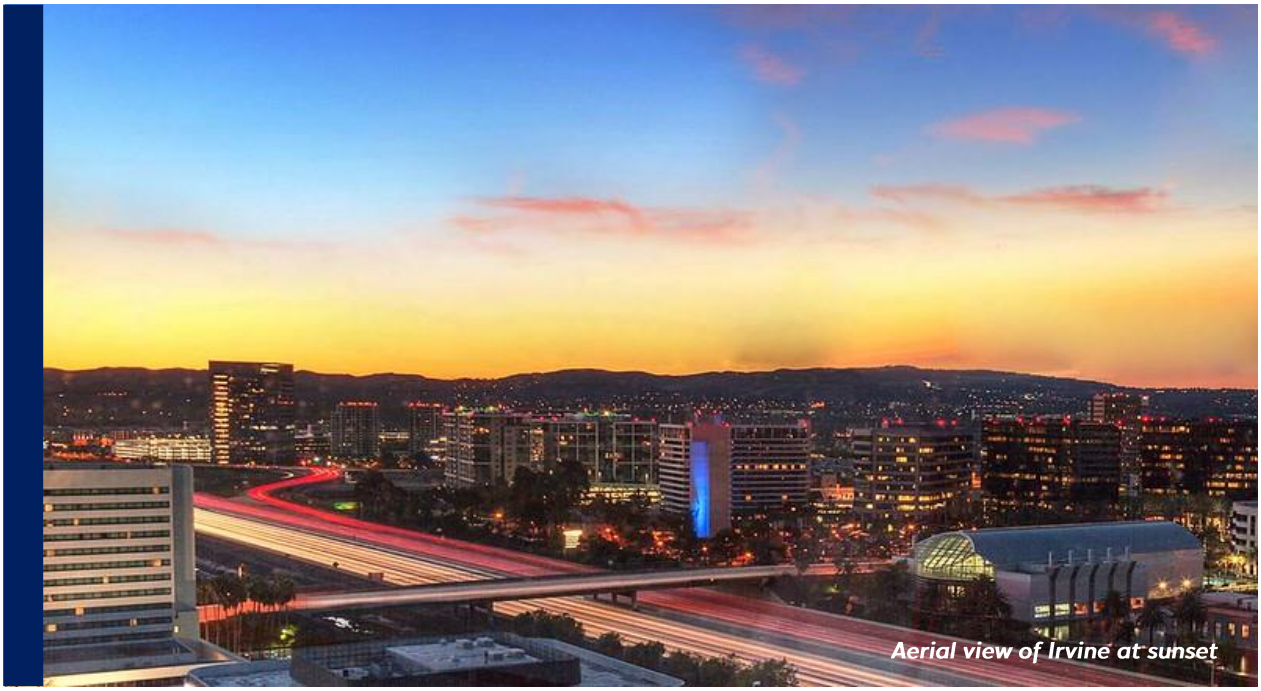
Policy (d): Incentivize and encourage new retail development to serve commercial areas and provide green spaces and recreational areas to enhance opportunities in historically commercial areas of the City that are redeveloping with residential uses.

IMPLEMENTATION MEASURES:

- Evaluate the need for a Residential and Residential Mixed-Use (RRMU) zoning overlay to apply a residential overlay to nonresidential-zoned sites allowing densities with a minimum of 50 dwelling units per acre. The City will adhere to the requirements of California Government Code, Section 65583.2, subdivisions (h) and (i), as part of the rezoning program, including applicable by-right provisions.
- Facilitate mixed-use development projects by streamlining permitting processes, providing incentives, and offering technical assistance to developers interested in creating vibrant, diverse neighborhoods with a mix of residential, commercial, and recreational amenities.
- Adopt zoning ordinances and design guidelines that encourage compact, pedestrian-friendly development patterns, promoting higher-density development near transit nodes, activity centers, and commercial corridors while preserving neighborhood character and scale.
- Encourage the adaptive reuse of existing buildings and underutilized spaces for mixed-use purposes, revitalizing urban areas, preserving historic structures, and maximizing land use efficiency without compromising environmental sustainability or community aesthetics.
- Foster public-private partnerships and collaboration between local government, developers, business owners, and community organizations to invest in infrastructure improvements, public spaces, and amenities that support mixed-use development, such as parks, plazas, bike lanes, and pedestrian-friendly streetscapes.
- Conduct regular reviews and assessments of mixed-use developments to evaluate their performance, address emerging issues, and identify opportunities for improvement, engaging stakeholders in ongoing dialogue and adaptive management processes to ensure that land use policies and strategies effectively promote vibrant, inclusive mixed-use areas throughout the City of Irvine.

Goal 8: Create a visually attractive and efficiently organized City.

Objective LU-8. To enhance the visual appeal and functional organization of Irvine by implementing land use policies and design standards that promote high-quality urban design, placemaking, and built environment aesthetics, fostering a sense of identity, pride, and coherence within the cityscape.



Aerial view of Irvine at sunset

POLICIES:

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

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

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

Policy (d): 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; and interface with adjacent planning areas.

Policy (e): Provide parking solutions that are incentives for creative site planning and neighborhood design where feasible (e.g., underground parking, joint use parking agreements, waivers of parking standards, automated parking systems, parking management systems, etc.).

Policy (f): Provide visually rich and engaging street scenes along designated local and collector roads, encouraging pedestrian use, and adding aesthetic value to neighborhoods.

Policy (g): Visually differentiate and emphasize retail in the mixed-use residential developments.

Policy (h): Implement suitable landscape and building treatments along arterial roadways.

Policy (i): Be sensitive to existing industrial uses when designing new residential developments.

Policy (j): Encourage variation in building heights and housing types (liners, podium, and towers) to avoid massive "project" appearance within high density residential projects.

Policy (k): Design buildings with articulated massing and roof forms to avoid institutional character and feel.

Policy (l): Incorporate architectural detailing that leads to a sense of quality, diversity, and authenticity in design.

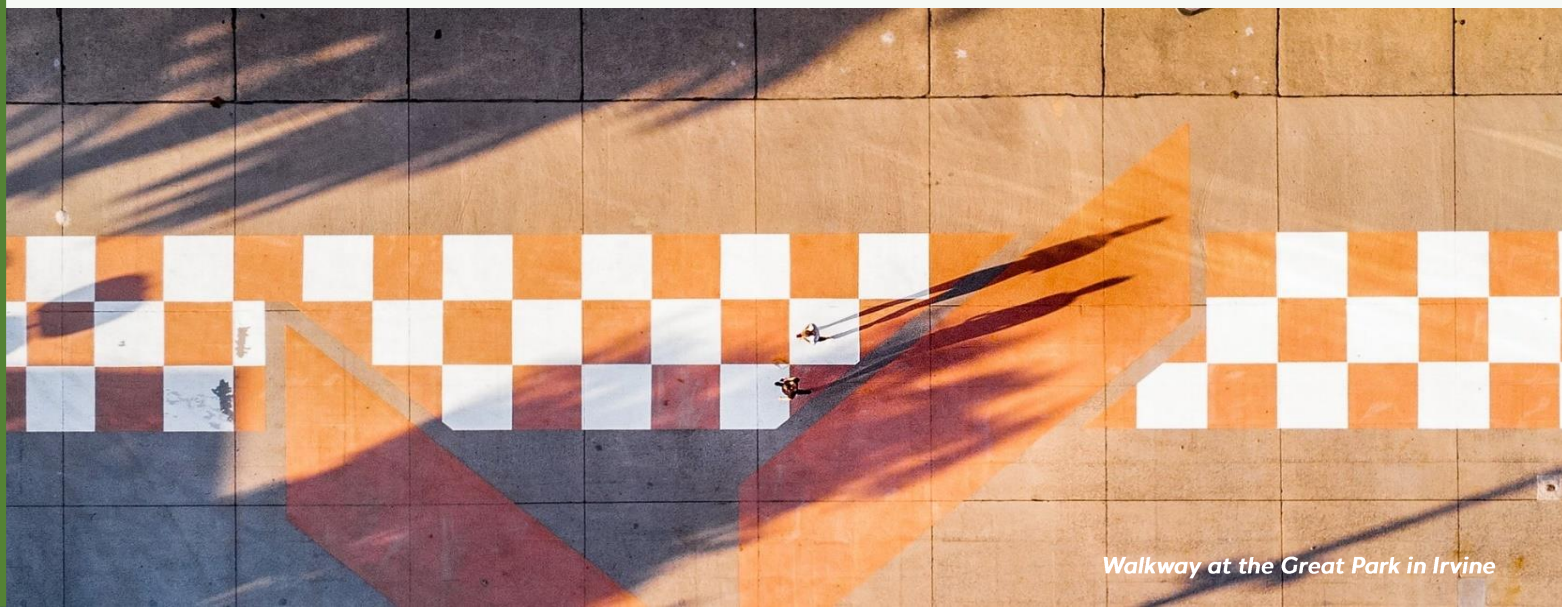
Policy (m): Design roof forms with variations that are attractive when seen from both the ground and taller buildings.

Policy (n): Buffer and blend parking structures into the neighborhood so that they are not visually obtrusive or detract from the quality of the pedestrian environment.

Policy (o): Implement a public arts program that collaborates with local artists, community organizations, and City agencies to commission and install public art installations, murals, sculptures, and other creative projects in designated areas throughout the City.



Access to Art high school group painting a mural installation at the Atrium Hotel in Irvine



Walkway at the Great Park in Irvine

IMPLEMENTATION MEASURES:

- Develop and enforce design guidelines and architectural standards that prioritize high-quality urban design principles, such as compatibility with surrounding context, human-scale proportions, visual interest, and attention to detail, ensuring that new development projects contribute positively to the visual character and identity of Irvine.
- Encourage the use of placemaking strategies, such as public art installations, street furniture, landscaping, and wayfinding signage, to create inviting and memorable public spaces that foster social interaction, community engagement, and a sense of place within neighborhoods and commercial districts.
- Promote mixed-use and mixed-income developments that incorporate diverse building types, architectural styles, and building materials, fostering visual diversity, vibrancy, and authenticity while accommodating different lifestyles, preferences, and socioeconomic backgrounds.
- Facilitate design charrettes, community workshops, and collaborative design processes to engage residents, stakeholders, and design professionals in shaping the visual character and spatial organization of Irvine, fostering a sense of ownership, stewardship, and collective responsibility for the built environment.
- Invest in streetscape enhancements, urban beautification projects, and public realm improvements that enhance the aesthetic appeal, functionality, and accessibility of key corridors, gateways, and focal points throughout Irvine, creating memorable first impressions, enhancing property values, and promoting economic vitality and community well-being.
- Establish a public arts initiative that fosters collaboration with local artists, community groups, and municipal agencies to commission and place public art installations, murals, sculptures, and diverse creative endeavors in specified locations across the City.



Sculpture at Cadence Park Art Walk in Irvine



Mural at Cadence park in Irvine

Goal 9: Develop safe, well-designed neighborhoods.

Objective LU-9. To create safe and well-designed neighborhoods throughout the City by implementing land use policies and planning strategies that prioritize public safety, accessibility, and community connectivity, fostering environments where residents feel secure, engaged, and empowered.

POLICIES:

Policy (a): Create a pedestrian-friendly walking environment that is attractive, safe, and engaging.

Policy (b): Create a safer living and work environment through Crime Prevention Through Environmental Design (CPTED) principles.

Policy (c): Develop residential uses that are not in conflict with nearby John Wayne Airport Operations.

Policy (d): Continue to utilize the City's Uniform Security Code to help promote a secure and orderly environment through safeguarding property and public welfare.



View of the Great Park Ballon in Irvine

IMPLEMENTATION MEASURES:

- Develop and enforce zoning regulations and building codes that prioritize pedestrian safety, including requirements for adequate sidewalks, crosswalks, street lighting, and traffic calming measures, ensuring that neighborhoods are designed to accommodate safe and comfortable walking and biking for residents of all ages and abilities.
- Implement crime prevention through environmental design (CPTED) principles in neighborhood planning and development (residential and non-residential), such as designing streetscapes, parks, and public spaces to enhance natural surveillance, minimize blind spots, and discourage criminal activity, fostering a sense of security and social cohesion among residents.
- Maintain neighborhood watch programs, community policing initiatives, and other collaborative efforts between residents, law enforcement agencies, and local government to address safety concerns, reduce crime rates, and build trust and rapport within neighborhoods.
- Support the establishment of neighborhood associations, homeowner associations, and other grassroots organizations that empower residents to take an active role in shaping the future of their communities, advocating for their needs and priorities, and fostering a culture of civic engagement, collaboration, and collective problem-solving.
- Through Homeowners Association (HOA) outreach provide information, training, and education on adequate maintenance of village neighborhoods.

Goal 10: Encourage land use development that preserves the beauty of the natural environment.

Objective LU-10. To promote land use development that preserves and enhances the beauty of the natural environment throughout the City of Irvine by implementing sustainable land use policies and practices that protect ecologically sensitive areas, conserve natural resources, and promote biodiversity.

POLICIES:

Policy (a): Engage in best practices for land use considerations in alignment with efforts set forth in the City's Conservation and Open Space Element.

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

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

IMPLEMENTATION MEASURES:

- Conduct comprehensive environmental assessments and habitat studies to identify ecologically sensitive areas, critical wildlife habitats, and biodiversity hotspots within the City, informing land use decisions and development planning to avoid or minimize adverse impacts on these natural resources.
- Establish stringent land use regulations and conservation easements to protect and preserve environmentally sensitive areas, such as wetlands, riparian corridors, wildlife habitats, and scenic landscapes, from incompatible development activities, ensuring their long-term ecological integrity and resilience.
- Encourage the incorporation of green infrastructure and sustainable design principles in land development projects, including the use of low-impact development techniques, permeable surfaces, native landscaping, and wildlife-friendly features, to minimize ecological footprint, enhance ecosystem services, and promote biodiversity conservation.
- Implement land use incentives and conservation programs to incentivize private landowners and developers to voluntarily participate in habitat restoration, conservation easements, and land stewardship initiatives, fostering public-private partnerships and community engagement in natural resource management and conservation efforts.
- Foster collaboration and coordination among local government agencies, environmental organizations, academic institutions, and community stakeholders to develop and implement integrated land use planning strategies, habitat conservation plans, and ecosystem restoration projects that enhance the ecological connectivity, resilience, and sustainability of Irvine's natural environment.

Goal 11: Open space and green space access in the Irvine Business Complex and Spectrum Areas (Focus Areas 1 and 2).

Objective LU-11. Provide, and partner with the private sector to incentivize, nonresidential and residential development that (1) incorporates urban plazas, small parks, or open and green spaces, and/or (2) connects Focus Areas 1 and 2 to parks and open space in adjacent planning areas.



Lexington at Central Park West in Irvine

POLICIES:

Policy (a): Contribute fees to a new community park within or adjacent to Focus Areas 1 and 2 that will serve new residents and provides a variety of amenities or, for Focus Area 2, provide linkage(s) to the Great Park which provides community park opportunities for multiple nearby planning areas.

Policy (b): Provide smaller, neighborhood-scale parks and urban open space within and between projects that provide local park areas for residents.

Policy (c): Provide incentives to developers, such as increased density or other concessions, when either public green spaces and/or recreation areas or improved connectivity to existing parks and open space (such as pedestrian bridges, lighted paths, etc.) are privately funded as part of new development.

Policy (d): Encourage developers to provide private on-site recreational facilities and open space for use by neighborhood residents, in addition to current park dedication requirements, that meet recreation, health, and wellness needs.

Policy (e): Encourage private open space in the form of patios, courtyards, and balconies for new residential projects.

Policy (f): Provide a balance between landscape and built form by providing sufficient planting space around buildings and within internal spaces.



The Park at Park Place in Irvine

IMPLEMENTATION MEASURES:

- Develop zoning ordinances and land use regulations that require new nonresidential and residential developments within Focus Areas 1 and 2 to allocate a percentage of their land area for the creation of urban plazas, small parks, or open and green spaces, promoting active recreation, social interaction, and community gathering spaces within these urban districts.
- Establish public-private partnerships and incentive programs to encourage developers and property owners to incorporate urban plazas, small parks, or open and green spaces into their development projects through density bonuses, expedited permitting processes, tax incentives, or fee waivers, fostering private sector investment in the enhancement of public realm amenities and urban green infrastructure.
- Facilitate the integration of pedestrian and bicycle pathways, green corridors, and landscaped streetscapes into new development projects to enhance connectivity and accessibility between Focus Areas 1 and 2 and adjacent parks, open spaces, and recreational facilities, promoting multimodal transportation options and active mobility within the urban environment.
- Implement design guidelines, standards, and design review processes to ensure that urban plazas, small parks, or open and green spaces integrated into new development projects are aesthetically pleasing, functional, and responsive to the needs of diverse user groups, fostering a sense of place, identity, and belonging within Irvine's urban fabric.

Goal 12: Promote the implementation of Proximity Villages.

Objective LU-12. Implement the use of proximity villages through a range of policies that promote sustainable and community-oriented development.

POLICIES:

Policy (a): Implement mixed-use zoning that allows for a combination of residential, commercial, and recreational spaces within proximity villages. This encourages a diverse and walkable community.

Policy (b): Offer incentives to developers who incorporate proximity village principles into their projects.

Policy (c): Encourage the inclusion of public spaces, such as parks, plazas, and community gardens, to enhance the sense of community and provide recreational opportunities.

Policy (d): Prioritize pedestrian and bicycle infrastructure to promote active transportation within proximity villages. Create safe and accessible pathways for walking and cycling.

Policy (e): Plan proximity villages around transit hubs to facilitate easy access to public transportation, reducing dependency on private vehicles.

IMPLEMENTATION MEASURES:

- Develop objective design guidelines that encourage pedestrian-friendly streets, interconnected pathways, and a mix of building types and sizes.
- Under a residential-low/medium-density rezone, the City will explore the possibility of rezoning to potentially permit mixed uses and increased housing in existing residential low and residential medium neighborhoods located within convenient walking distance of community amenities.
- Develop zoning ordinances and land use regulations that encourage the establishment of proximity villages within designated areas by allowing for mixed-use development, higher density residential zoning, and flexible building design standards to accommodate diverse housing types, commercial establishments, and community facilities within walking distance of residential neighborhoods.
- Facilitate the formation of community land trusts, cooperative housing initiatives, and affordable housing programs to promote shared ownership models, collaborative decision-making processes, and equitable access to housing opportunities within proximity villages, fostering social cohesion, affordability, and inclusivity.
- Provide financial incentives and grant funding to developers and community organizations to support the development of proximity villages, including infrastructure improvements, public amenities, and green space enhancements, promoting private sector investment in sustainable and community-oriented development projects.
- Conduct community outreach, engagement, and participatory planning processes to involve residents, stakeholders, and local organizations in the design, planning, and implementation of proximity villages, ensuring that development decisions reflect the needs, preferences, and aspirations of diverse community members and foster a sense of ownership and stewardship.
- Establish design guidelines, standards, and performance criteria for proximity villages to ensure that development projects incorporate principles of sustainability, resilience, and placemaking, including pedestrian-friendly streetscapes, green building practices, energy-efficient infrastructure, and access to public transportation, promoting environmentally sensitive and livable urban environments.

Goal 13: Promote and encourage the development of housing at all income levels.

Objective LU-13. Implement the City's Housing Element to meet the housing needs of the community and to ensure a sustainable local talent pool for Irvine businesses.

POLICIES:

Policy (a): Partner with property owners to preserve existing affordable housing units throughout the City.

Policy (b): Utilize available public funding sources and offer feasible incentives to encourage the development of new affordable housing units.

Policy (c): Maintain the Housing Element State compliance status by implementing the policies, programs, and actions contained in the Housing Element.

Policy (d): Work with nonprofit organizations to encourage the development of long-term affordable housing options in the City.



IMPLEMENTATION MEASURES:

- Collaborate with local housing agencies, developers, and non-profit organizations to streamline the permitting process and expedite the construction of affordable and workforce housing projects in accordance with the goals and policies outlined in the City's Housing Element, facilitating the provision of diverse housing options that cater to the needs of Irvine residents across income levels.
- Incentivize the development of mixed-use and mixed-income housing developments through density bonuses, tax credits, and fee waivers to encourage the integration of affordable units within market-rate housing projects, promoting socioeconomic diversity and inclusivity within Irvine neighborhoods and communities.
- Facilitate public-private partnerships and land acquisition strategies to identify suitable sites for affordable housing development, including surplus public land, infill parcels, and underutilized properties, leveraging available resources and funding sources to maximize the production of housing units and address the City's growing demand for workforce housing.
- Implement inclusionary zoning ordinances and housing policies that require new residential developments to set aside a percentage of units for affordable housing or contribute to the City's affordable housing fund, ensuring the equitable distribution of housing opportunities and fostering economic stability and social equity within Irvine's housing market.
- Provide housing assistance programs, financial counseling services, and workforce training initiatives to support low- and moderate-income residents in accessing affordable housing options and advancing their economic mobility and career prospects, aligning with the broader goals of the City's Housing Element to promote housing affordability, sustainability, and community resilience.

Goal 14: Ensure that residential and non-residential development considers necessary public facilities and support.

Objective LU-14. Coordinate planning and development of land within the City to allow services to be provided at desired levels while maximizing cost-effectiveness and staying consistent with the City's identity.

POLICIES:

Policy (a): Establish and implement residential and nonresidential development objectives concurrent with revisions to the Housing Element that facilitate achieving a balanced mix of land uses, including housing, employment, parks and recreation, public services and facilities, and other public amenities.

Policy (b): Ensure infrastructure, such as roadways, public facilities, and other services, is provided to meet demand as development occurs.

Policy (c): Maintain a balance between City-provided and contracted services.

Policy (d): Coordinate planning and development of the City's public facilities and services with relevant private sector entities and other public agencies.

Policy (e): Encourage citizen participation in developing quality public facilities and institutions.

IMPLEMENTATION MEASURES:

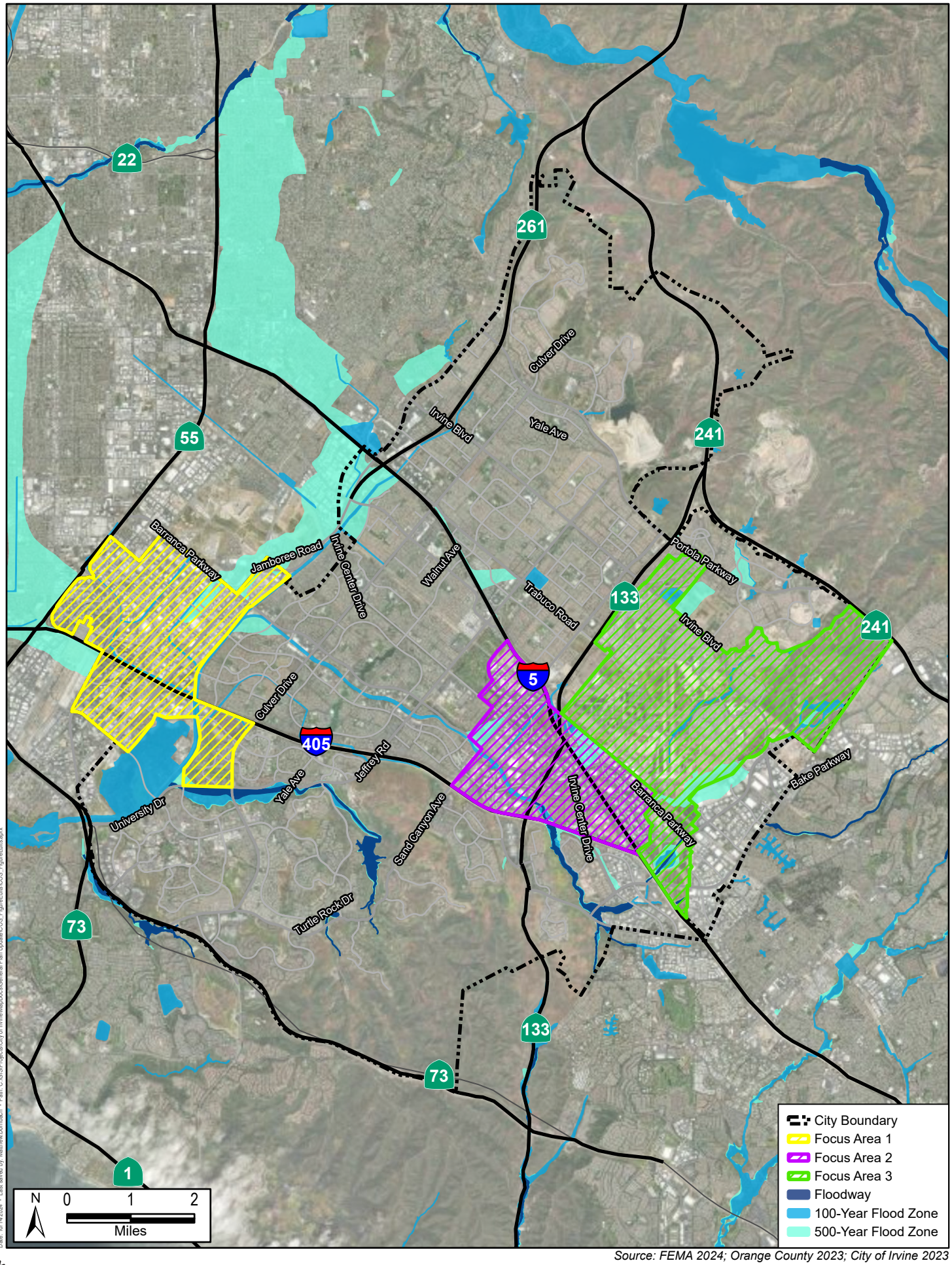
- Periodically evaluate the City's public facility standards to refine levels of service and definitions of convenience to users.
- Use the capital improvements program and the Strategic Business Plan to guide what City-funded facilities and improvements are necessary and feasible in relation to the City's financial resources.
- Develop joint-use/joint-power approaches to facilities with local agencies, including but not limited to schools, to facilitate public access to and use of athletic facilities, museums, libraries, theaters, conference centers, extended learning facilities, and related support facilities such as parking.
- Pursue landscape maintenance agreements with local educational agencies and other public agencies to increase the availability of recreation fields to the community.
- Promote the development and design of programs offering services and facilities for children, youth, families, and seniors.
- Use the Parks Master Plan as a guide for future siting and development of community parks.
- Evaluate the design of public and private neighborhood parks.
- Fund public programs, services, and facilities through a variety of methods, such as community facilities districts, maintenance and assessment districts, joint development, user fees, and other available public and private financing sources.
- Encourage the development of multi-use centers to maximize available resources for all socioeconomic segments of the community.
- Rehabilitate public facilities using technologies, methods, and materials that facilitate energy and water savings and allow City maintenance programs to operate cost-effectively long term.

APPENDIX



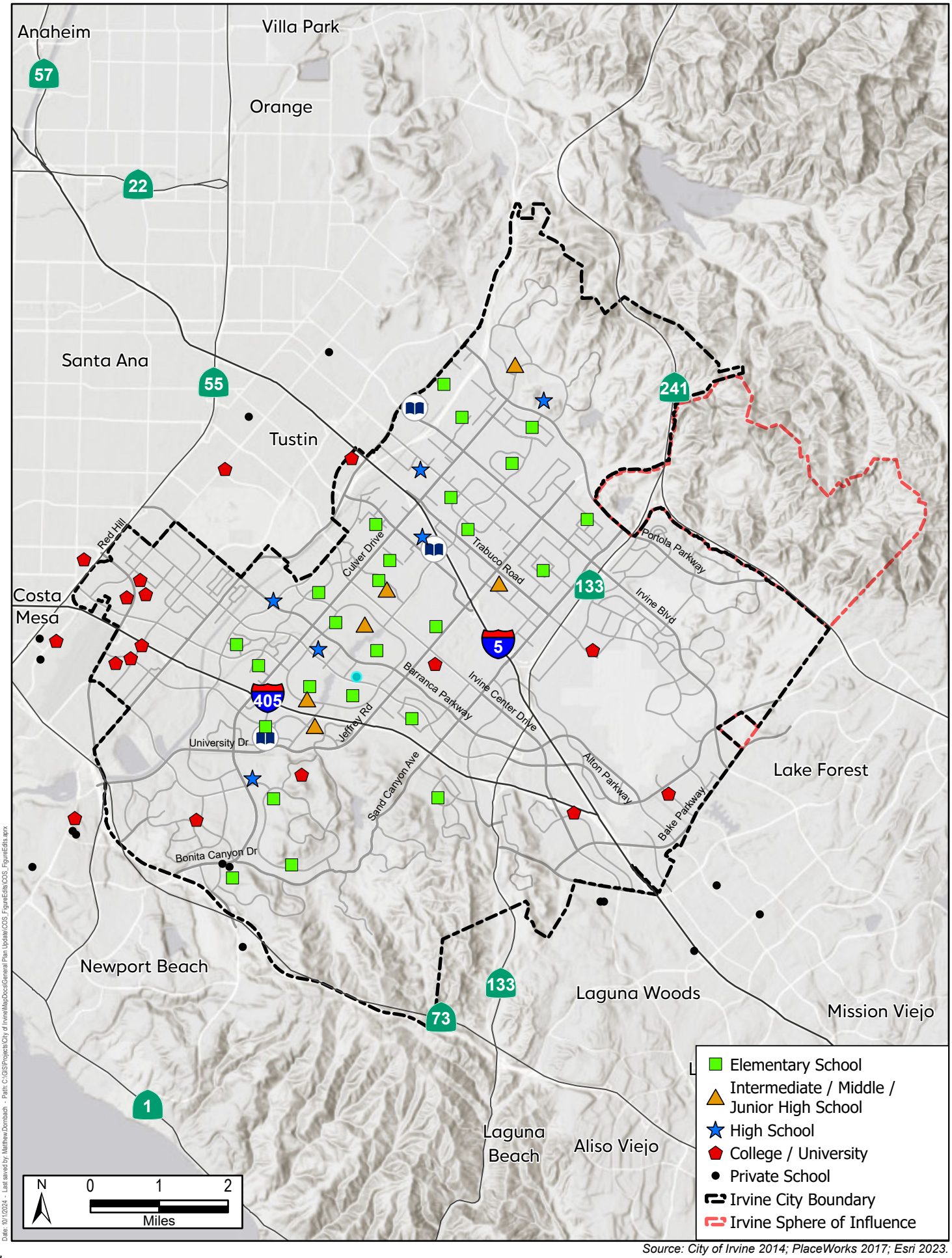
Bosque Trail at the Great Park in Irvine

Figure 11. Federally Designated Flood Hazard Zones



Source: FEMA 2024; Orange County 2023; City of Irvine 2023

Figure 12. Educational Institutions



Source: City of Irvine 2014; PlaceWorks 2017; Esri 2023.

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