TABLE A-1 MAXIMUM INTENSITY STANDARDS BY PLANNING AREA

City of Irvine General Plan Land Use Element, Supplement 10, October 2026

Planning Area Number	RESIDENTIAL							MULTI-USE[2] [15]		INSTITUTIONAL[3]			INDUSTRIAL			COMMERCIAL					Maximum D.U (6)(11)	Maximum Square Feet	Additive		Maximum With Additive Units	Maximum With Additive Sq. Ft.
	Estate 1 D.U.	Low 2-5 D.U.	Med 6-10 D.U.	Med-High 11-25 D.U.	High 26-40 D.U.	Unallocated Residential D.U. (25)	Square Feet	1-40 D.U.	Square Feet	1-40 D.U.	Public Facility Sq. Ft.	Educational Facility Sq. Ft.	Urban/Industrial[4] [21] 30 D.U./ acre min.	Square Feet	Research/ Industrial Sq. Ft.	Community Commercial Sq. Ft.	Neighborhood Commercial Sq. Ft.	Regional[5] Commercial Sq. Ft.	Regional Commer- cial D.U.	Commercial Recreation Sq. Ft.			D.U.	Sq. Ft.		
1	0	4,088	0	0	0	0		0	0	0	0	0	0	0	0	132,500	0	0	0	0	**4,088**	**132,500**	0	337936	**4,088**	**470,436**
2	0	0	98	753	287	222		0	0	0	0	0	0	0	0	0	0	0	0	0	**1,360**	**0**	0	0	**1,360**	**0**
3(1)	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**	0	0	**0**	**0**
4(11)(12)	0	0	5,361	2,315	0	293		0	0	0	4,380	490,050	0	0	1,423,000	127,910	0	862,090	0	0	**7,969**	**2,907,430**	162	564137	**8,131**	**3,471,567**
5	0	757	2,442	631	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	**3,830**	**0**	0	173019	**3,830**	**173019**
6(28)	0	0	4,670	0	0	0		790	625,000	0	0	0	0	0	0	175,000	0	0	0	0	**5,460**	**800,000**	0	165502	**5,460**	**965,502**
8	0	1,188	4,521	1,978	425	68		0	171,591	0	0	188,174	0	0	0	833,906	281,044	0	121	0	**8,301**	**1,474,715**	0	169009	**8,301**	**1,643,724**
9	0	0	4,222	4,610	0	0		0	450,000	0	0	0	0	0	0	0	0	0	0	0	**8,832**	**450,000**	0	358961	**8,832**	**808,961**
10	0	0	2,305	248	0	140		190	0	0	0	39,950	0	0	2,822,921	813,608	73,750	0	0	0	**2,883**	**3,750,229**	0	0	**2,883**	**3,750,229**
11	0	0	2,818	2,590	0	12		0	71,324	0	135,094	323,373	0	0	0	511,205	56,863	0	0	0	**5,420**	**1,097,859**	0	235965	**5,420**	**1,333,824**
12(7)	0	0	310	2,608	52	40	62142	1250	470,000	0	194,440	150,000	0	0	3,541,139	955,000	150,000	0	0	0	**4,260**	**5,460,579**	0	172481	**4,260**	**5,633,060**
13	0	0	0	0	0	0		0	0	0	1,585,263	0	0	0	3,558,010	0	0	0	0	0	**0**	**5,143,273**	0	1,847,711	**0**	**6,990,984**
14	0	758	1,064	3,410	0	53		0	0	0	236,500	91,313	0	0	0	618,801	179,906	0	0	0	**5,285**	**1,126,520**	0	11192	**5,285**	**1,137,712**
15(15)	0	0	8,442	452	477	0		140	440,158	0	422,841	440,668	0	0	0	705,424	221,053	0	0	0	**9,511**	**2,230,144**	120	159,471	**9,631**	**2,389,615**
16	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**	0	8827	**0**	**0**
17(8)	0	0	2,546	0	0	0		0	0	0	0	0	0	0	1,060,000	150,000	0	0	0	0	**2,539**	**1,210,000**	120	78788	**2,659**	**1,288,788**
18(8)	0	258	597	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	**855**	**0**	0	0	**855**	**0**
19	0	0	0	1,734	0	49		0	0	0	9,374	0	0	0	0	0	38,410	0	0	255,980	**1,784**	**303,764**	0	8504	**1,784**	**312,268**
20	0	354	1,677	781	0	0	40000	0	0	0	36,936	127,118	0	0	0	0	173,542	0	0	0	**2,812**	**377,596**	0	14524	**2,812**	**392,120**
21	0	3,124	77	722	0	0		0	0	330	30,000	538,921	0	0	0	0	0	0	0	0	**4,253**	**568,921**	0	149655	**4,253**	**718,576**
22(8)	400	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	**400**	**0**	0	42605	**400**	**42605**
23	0	0	0	0	1,000	0		0	0	40	112,230	0	0	0	0	0	0	0	0	0	**1,040**	**112,230**	0	100451	**1,040**	**112,230**
24	0	0	0	2,757	0	0		0	654,000	0	25,850	0	0	0	0	0	**73,570**	0	0	0	**2,757**	**753,420**	0	0	**2,757**	**753,420**
25 (22)	0	0	0	0	0	0		2500	1,436,170 (22)	0	0	0	0	0	1,436,170	0	0	0	0	0	**2,500**	**1,436,170**	0	50,000	**2,500**	**1,486,170**
27(8)	0	0	975	1180	0			0	0	0	282,292	0	0	0	0	0	0	0	0	0	**2,155**	**282,292**	0	611935	**2,155**	**894,227**
28	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**	0	2944	**0**	**2944**
29	0	0	0	0	0	0		0	0	435	0	950,000	0	0	0	0	0	0	0	0	**435**	**950,000**	0	140000	**435**	**1,090,000**
31	0	0	0	0	0	0		0	0	0	350,370	0	0	0	6,888,383	147,359	0	0	0	0	**0**	**7,386,112**	0	2378	**0**	**7,388,490**
32	0	0	0	0	0	0		0	0	0	0	0	0	0	4,355,127	1,398,947	0	0	0	0	**0**	**5,754,074**	0	0	**0**	**5,754,074**
33(19)(20)	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	7,955,092	5,356	0	**5,356**	**7,955,092**	0	0	**5,356**	**7,955,092**
34(9)	0	0	0	0	0	0		0	0	0	0	0	0	0	4,882,437	906,930	0	0	0	0	**0**	**5,727,230**	0	0	**0**	**5,727,230**
35	0	0	0	0	0	0		0	0	0	62,101	0	0	0	13,792,072	1,252,654	0	0	0	0	**0**	**15,106,827**	0	0	**0**	**15,106,827**
36(21)(22)(23)(29)	0	0	0	0	0	4,950		0	0	0	0	0	10,050	48,787,662	0	0	0	0	0	0	**15,000**	**48,787,662**	2,038	0	**17,038**	**48,787,662**
38	0	0	1,213	2,001	0	199		0	0	0	0	0	0	0	0	0	0	0	0	0	**3,413**	**0**	0	113006	**3,413**	**113006**
39	0	0	0	4,700	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	**4,700**	**0**	0	6751	**4,700**	**6751**
40	0	0	1,875	1,634	0	0		1303	620,250	0	0	100,000	0	0	1,662,352	205,000	0	0	0	0		**2,587,602**	592	61029	**5,404**	**2,648,631**
50(10)	0	0	0	0	0	0		0	0	1,830	0	12,309,400	0	0	0	0	0	0	0	0	**1,830**	**12,309,400**	0	0	**1,830**	**12,309,400**
51(16)(17)(18)(26)(27)(30)(31)	0	0	0	0	0	0		9,500	1,318,000	0	1,233,000	0	0	0	3,364,000	220,000	0	0	0	0	**9,500**	**6,135,000**	1,056	1151576	**10,556**	**7,286,576**
Unallocated	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	60000	0	0	0	0	0	0	0	0	0
Total	**400**	**10,527**	**45,213**	**35,104**	**2,241**	**6,026**		**15,673**	**4,820,323**	**2,635**	**4,720,671**	**15,748,967**	**10,050**	**48,787,662**	**48,785,611**	**9,154,244**	**1,248,138**	**8,817,182**	**5,477**	**255,980**	**128,528**	**142,316,641**	**4,088**	**6,738,357**	**137,428**	**148,945,720**

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

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

TABLE A-1

MAXIMUM INTENSITY STANDARDS BY PLANNING AREA GENERAL PLAN FOOTNOTES

1. Reserved

2. This designation allows a variety of land uses, including the high- density residential category.

3. Refer to Objective LU-4, Policy (a) for additional institutional category requirements. Within each planning area, actual intensity is regulated by the appropriate agencies involved. The development intensity for institutional uses is in addition to the development intensity allowed in the adopted land use category.

4. This designation provides for a variety of land uses and is based upon 63,476 AM. (peak hour), 76,173 PM (peak hour) and 812,673 ADT as the maximum intensity regulating factor (refer to the IBC database), except for Planning Area 4.

5. This designation provides for a variety of land uses, which are regulated by the Irvine Center Development Agreement for PA 33. The development intensity is derived from the Irvine Center Development Agreement adopted August 1993. The development intensity for PA 33 was determined by converting the allowable points (6,300) to gross leasable square feet and then multiplying by 1.15 to achieve a gross floor area. As such, the Irvine Center Development Agreement is estimated to allow approximately 8,388,980 square feet of gross floor area. An additional 1,514,000 square feet of gross floor area is permitted subject to the Zoning Ordinance, for a planning area total of 9,902,980 square feet. With the approval of General Plan Amendment 41359-GA (CC Reso. 03- 115) in August 2003, residential units were introduced into Planning Area 33 and accompanied by a footnote indicating that non- residential intensity must be reduced by a set amount for every residential unit built to avoid any increase in total traffic in Planning Area 33. Based on the approval 3,150 units, the maximum gross floor area is approximately 7,955,092 square feet. In addition, the footnote allows adjustments to the residential and non- residential intensity figures, pursuant to this footnote, without a requirement to file a subsequent General Plan amendment for those adjustments. The actual development intensity within PA 33 may exceed these estimates subject to the traffic provisions contained in the Development Agreement. Within Planning Area 4, this designation provides for a variety of land uses as provided by the Lower Peters Canyon Development Agreement.

6. The permitted range of dwelling units (low-high) may be less than that allowed by the available acreage. The residential intensity ranges are based on estimated gross figures and may be adjusted through technical refinements to reflect more accurate information at subsequent planning levels.

7. Within Planning Area 12, the multi-use designation allows medium high or high density residential use.

8. On September 26, 1988, the “Memorandum of Understanding Implementing Initiative Resolution 88-1" was approved, establishing a 10,600 dwelling unit cap for Planning Areas

17, 18, 22, 26 and 27. In addition, the Memorandum permits up to 800 dwelling units in lieu of commercial in Planning Area 26, for an overall cap of up to 11,400 dwelling units.

9. In Planning Area 34 within the Research/Industrial Land Use Category, the developer has the option to construct up to 63,681 square feet of Research & Development or in lieu of that, up to 126,000 square feet of mini warehouse. A limited scope traffic study will be prepared as part of the building permit application for development of mini-warehouse in excess of 63,681 square feet and up to 126,000 square feet of mini-warehouse. If this option is exercised, the City shall administratively increase the General Plan and Zoning caps for Planning Area 34 by the square footage to accommodate it.

10. The University of California controls land use authority and related regulatory activities. Dwelling unit totals are based on the University's Long-Range Development Plan.

11. Total residential Dwelling Units within Planning Area 4 shall not exceed 7,969.

12. Residential uses within Sector 11 of Planning Area 4 shall not exceed 2,830 ADT unless additional environmental documentation ensures traffic mitigation.

13. Reserved.

14. Derived from Planning Area 22 Zone Change [16868-ZC, CC Reso 95-79].

15. In Planning Area 15, a total of 30,593 square feet of Recreational Use has been allocated to 20 Lake, which is designated at Recreation, and 61,173 square feet of Institutional Use has been allocated to a site designated as High Density.

With regards to additive square footage, a total of 50,526 square feet of Institutional Uses have been allocated equally to two sites designated as High Density Residential and located at 4445 Alton Parkway and 23 Lake Street designated as High Density Residential. Additionally, 5,939 square feet of Institutional Uses have been allocated to a site designated as Multi-Use and located at 5010 Barranca Parkway. This square footage is considered additive and is not included in the Planning Area 15 total intensity caps.

16. Maximum Square Footages for Multi-Use

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

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

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

19. To the extent that residential units are built in PA 33, within the

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

20. To the extent residential units have been provided in PA 33 pursuant to GPA 00529481-PGA, units are in addition to non-residential intensity otherwise allowed in PA 33.

21. Maximum dwelling units within the Multi-Use designation of Planning Area 25 shall be inclusive of density bonus units.

22. To the extent that residential units are built in Planning Area 25, 521,747 square feet of non-residential intensity will be removed. Revisions to the non-residential figures for PA 25 (consistent with this note) are authorized without the need for a subsequent general plan amendment.

23. Development Agreement 00310468-PDA vested certain entitlements for the Park Place development (collectively, the "Vested Park Place Entitlements"). The Vested Park Place Entitlements include the right to allocate the maximum permitted intensity of development within Park Place among the various permitted and conditionally permitted uses utilizing the development points system set forth in Section V.E.-736.5 of the 1989 Zoning Code (the "1989 Point System"). The maximum intensity limits for Planning Area 36 allow for up to 3,450 dwelling units within Park Place subject to an overall intensity limit 8,567,880 total points under the 1989 Point System which have been allocated to Park Place under the Vested Park Place Entitlements. To the extent that the 3,450 maximum unit entitlement is not developed at Park Place, non-residential uses may be developed at Park Place by utilizing unused points under the 1989 Point System. Total construction within Park Place shall not exceed any of the following intensity limits: 3,450 residential dwelling units and 8,567,880 points under the 1989 Point System.

24. Reserved

25. Unallocated dwelling units represent those units remaining in a Planning Area that may be built anywhere in the same Planning Area. These units are within the maximum development intensity for the Planning Area; and, therefore placement of unallocated units into any residential category within the planning area for purposes of development is determined to be consistent with the General Plan and Zoning Code with regard

to intensity allocation only, provided that placement is otherwise consistent with site specific zoning regulations and that any potential environmental impacts are adequately addressed, including traffic impacts, pursuant to CEQA. Additionally, unallocated units in Planning Area 4 cannot be transferred between sectors per an existing development agreement.

26. On July 12, 2005, the City and Heritage Fields LLC executed the Great Park Development Agreement that vested Heritage Fields' right to develop 3,625 base units in Planning Areas 30 and 51(now referred to as Planning Area 51 with the 2012 General Plan Amendment and Zone Change). The November 6, 2008, Planning Commission approval of the Master Affordable Housing Plan and the Density Bonus Application granted the right to develop 1,269 density bonus units in Planning Areas 30 and 51 (now referred to as Planning Area 51 with the 2012 General Plan Amendment and Zone Change). The City Council later approved the Density Bonus Agreement on August 9, 2009, regarding the implementation of the 1,269 density bonus units. The 2012 General Plan Amendment and Zone Change increase the maximum number of base units to 7,037 (3,625 plus 3,412) and the maximum number of density bonus units to 2,463 (1,269 plus 1,194) for a maximum of 9,500 units.

27. Density Bonus units granted pursuant to state law.

28. The development intensity allocated to 8.1A equates to 175,000 square feet of office use and 325,000 square feet of Research and Development use with a post-2030 trip limit of 5,115 average daily trips, 506 am peak hour trips and 509 pm peak hour trips based on NITM land use rates. To the degree residential units, up to a maximum of 790 dwelling units, or other uses are built in 8.1A, a corresponding reduction in the allowable Office and/or Research and Development intensity shall occur in terms of equivalent traffic generation based on a.m. peak, p.m. peak, and average daily trips. The actual amount of reduction will be based on land use based traffic generation rates, and using an average trip generation rate (10.73 ADT, 0.98 am peak hour trips and 0.94 pm peak hour trips per 1,000 square feet of office use and 9.96 ADT, 1.03 am peak hour trips and 1.06 pm peak hour trips per 1,000 square feet of research and development use) for Office and/or Research and Development intensity and the applicable rates for any proposed non-office use, as determined by the Director of Community Development.

29. The IBC Vision Plan, adopted by City Council in July 2010, assumed a theoretical total of 2,038 density bonus units. This total is based on 655 total density bonus units existing, under construction, approved, or in process at the time of Vision Plan adoption, plus an additional 1,383 potential density bonus units based on the maximum allowed pursuant to state law for the 3,950 potential base units identified to reach the 15,000 base unit cap at the time of Vision Plan approval. The minimum required density is 30 units per acre.

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

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

Unallocated dwelling units represent those units remaining in a Planning Area that may be built anywhere in the same Planning Area. These units are within the maximum development intensity for the Planning Area; and, therefore placement of Unallocated dwelling units into any residential category within the planning area for purposes of development is determined to be consistent with the General Plan and Zoning Code with regard to intensity allocation only, provided that placement is otherwise consistent with site specific zoning regulations and that any potential environmental impacts are adequately addressed, including traffic impacts, pursuant to CEQA.

30. For Planning Area 51, the applicant on Heritage Fields Property (as defined in and designated from time to time under the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09) shall have the right to develop 1,300 (or fewer at the election of the applicant) additional dwelling units (in excess of 10,556) in exchange for a reduction of non-residential square footage in 8.1C TTOD zone on the basis of equivalent traffic generation as set forth in Footnote 31.

31. For the purposes of Footnote 30, to the degree residential units are built on Heritage Fields Property (as defined in and designated from time to time under the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09) in the 8.1C TTOD zone, a corresponding reduction in allowable nonresidential intensity shall occur in terms of equivalent traffic generation based on a.m. peak, p.m. peak, and average daily trips (ADT). The actual amount of reduction will be based on the ITAM trip generate rates applicable to Planning Area 51 and included in the “Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis”, approved November 2013.