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| **NOTICE OF DETERMINATION** | | | | | | | | | | coi_logo_3color_w_shadow_500 |
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| **TO:** | |  | State of California | | | **FROM:** | City of Irvine | | | |
|  | | | Office of Planning & Research | | |  | Community Development Department | | | |
|  | | | PO Box 3044 | | |  | PO Box 19575 | | | |
|  | | | Sacramento, CA. 95812-3044 | | |  | Irvine, CA. 92623-9575 | | | |
|  | | |  | | |  | **Attn:** | **Victor Mendez** | | |
|  | | X | County Clerk | | |  |  | **Associate Planner** | | |
|  | | | County of Orange | | |  |  | **949-724-7338** | | |
|  | | | PO Box 238 | | |  |  |  | | |
|  | | | Santa Ana, CA 92702 | | |  |  |  | | |
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| **SUBJECT:** | | | | Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code. | | | | | | |
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| **State Clearinghouse No.:**  (if submitted to State Clearinghouse) | | | | 83061702 | | | | | | |
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| **Project Title and File No.:** | | | | General Plan Amendment 00863251-PGA, First Reading of Zone Change 00870341-PZC, First Reading of Development Agreement 00911705-PDA (Lot 103 Residential Development), and First Reading of Development Agreement 00911981-PDA (Lot 106 Residential Development) | | | | | | |
|  | | | | | | | | | | |
| **Applicant:** | | | | Irvine Company Apartment Development  550 Newport Center Drive, Newport Beach, CA 92660  Attn: Mark Middlebrook, (949) 720-2784 | | | | | | |
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| **Project Location:**  (include County) | | | | Lots 103 and 106 in Planning Area 33 in the City of Irvine. Lot 103 encompasses 6.2 gross acres and is bounded by Barranca Parkway to the north, Meridian to the east, Gateway to the south, and Pacifica to the west. Lot 106 encompasses 4.2 gross acres and is bounded by the SR-133 on- and off-ramps to the north and west, Pacifica to the east, and Alton Parkway to the south. | | | | | | |
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| **Project Description:** | | | | The project consists of a General Plan Amendment to amend Land Use Element Table A-1 of the Irvine General Plan to allow the addition of 1,000 dwelling units in the Irvine Spectrum Center Regional Commercial Area with a corresponding reduction in commercial square footage in Planning Area 33. The following ordinances were introduced for First Reading: (1) Zone Change to amend Chapter 9-33 and Section 3-37-26 of the Zoning Ordinance to allow for the increase in residential units and reduction in commercial square footage, to change the zoning designation for Lots 103 and 106 from 4.6 Urban Commercial and 4.8 Irvine Center Garden Commercial, respectively, to 4.7C Urban Commercial, and to amend development standards for the 4.7C Urban Commercial zoning district relative to residential development; (2) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 103 residential development project; and (3) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 106 residential development project. | | | | | | |
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| This is to advise that on October 10, 2023, the **City Council of the City of Irvine, as lead agency,** approved the above-described General Plan Amendment, and introduced for the First Reading the proposed Zone Change and Development Agreement ordinances, and made the following determinations regarding the above described-project: | | | | | | | | | | |
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| 1. | An Environmental Impact Report (SCH No. 83061702) **was** previously prepared and certified pursuant to the provisions of CEQA. | | | | | | | | | |
| 2. | An Addendum to previously certified EIR (SCH No. 83061702) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project **will not** have any new or more severe significant effects on the environment that were not previously identified in the EIR. The project’s effects were analyzed in the EIR and Addendum and all feasible mitigation measures from the EIR have been incorporated into the project approval. | | | | | | | | | |
| 3. | New mitigation measures **were not** made a condition of the approval of this project. | | | | | | | | | |
| 4. | A new mitigation reporting or monitoring plan **was** **not** adopted for this project. | | | | | | | | | |
| 5. | A statement of Overriding Considerations **was not** adopted for this project. | | | | | | | | | |
| 6. | Findings **were** made pursuant to the provisions of CEQA. | | | | | | | | | |
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| This is to certify that the Addendum and certified EIR, with comments, responses; and record of project approvals, are available to the general public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623. | | | | | | | | | | |
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| **Victor Mendez, Associate Planner** | | | | | October 10, 2023 | |
| Name and Title | | | | | Signature | | | | Date | |