

CITY COUNCIL RESOLUTION NO. 19-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AFFIRMING EXISTING GENERAL PLAN AND ZONING ORDINANCE LAND USE DESIGNATIONS FOR THE RACQUET CLUB OF IRVINE PROPERTY LOCATED AT 5 ETHEL COPLEN WAY IN PLANNING AREA 19 (RANCHO SAN JOAQUIN)

WHEREAS, the Racquet Club of Irvine (“RCI”) is located within City of Irvine Planning Area 19, with a General Plan designation of Commercial Recreation and a Zoning Ordinance designation of 4.4B Commercial Recreation (as to a 9.2-acre parcel containing approximately 6,000 square feet within two club buildings with 28 courts and a swimming pool); and

WHEREAS, RCI has for decades been an important amenity to the City of Irvine generally, and the surrounding neighborhood in particular, from recreational and open space standpoints (among others); and

WHEREAS, on June 14, 2019, an application was submitted to the City by KB Home Coastal, as applicant, on behalf of property owner, Spearman Relatives LP, for a General Plan Amendment (GPA) (File No. 00789262-PGA) to change the underlying land use designation of the RCI site from Commercial Recreation to Medium-High Density Residential; and

WHEREAS, the GPA application discussed future plans for the construction of 123 residential condominiums on the RCI site; and

WHEREAS, on June 24, 2019, an Early Notification Letter, detailing the proposed GPA, was mailed to all property owners, residential tenants and homeowners associations within 500 feet of the RCI site; and

WHEREAS, on July 11, 2019, Mayor Shea and Councilmember Carroll held a town hall meeting, which was attended by hundreds of interested citizens, to hear public opinion on the project; and

WHEREAS, those providing public comment at the July 11, 2019 town hall meeting expressed concern that changes to the General Plan and/or Zoning Ordinance designations for the RCI property, and the resulting redevelopment of that property, would: 1) deprive the community of an important recreational amenity, 2) negatively impact the neighborhood character, 3) impair open space values, 4) negatively impact traffic in the area, and 5) result in significant land use incompatibilities (among other concerns); and

WHEREAS, on July 12, 2019, Mayor Shea and Councilmember Carroll placed an item on the August 13, 2019 City Council agenda, requesting that the City Council reaffirm

that it has no intent to change the General Plan and/or Zoning Ordinance designations applicable to the RCI property; and

WHEREAS, on July 12, 2019, the applicant and property owner submitted a joint letter requesting that the GPA application be withdrawn; and

WHEREAS, the City is engaged in the process of comprehensively updating its General Plan, and through that process the community has ranked "Neighborhood Preservation & Enhancement" as the most important guiding principal; and

WHEREAS, consistent with community input, the City has identified the preservation and protection of existing neighborhoods as a central factor that guide the City's land use decisions throughout the GPA process.

NOW, THEREFORE, the City Council of the City of Irvine DOES HEREBY RESOLVE as follows:

SECTION 1. The above recitals are true and correct and incorporated herein.

SECTION 2. The City Council finds and determines that the current General Plan and Zoning Ordinance designations for the RCI property, located at 5 Ethel Coplen Way, accurately and appropriately reflect the values of the community and the City Council's vision and intent for the development of that property. As such, the City Council has no intent to amend the General Plan or Zoning Ordinance to allow for a change in allowable uses or residential development of the RCI property.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the City Council of the City of Irvine at a regular, meeting held on the 13th day of August 2019.

MAYOR OF THE CITY OF IRVINE

ATTEST:

CITY CLERK OF THE CITY OF IRVINE