



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: SEPTEMBER 12, 2018

TITLE: CITY COUNCIL RESOLUTION AFFIRMING EXISTING GENERAL PLAN AND ZONING CODE LAND USE DESIGNATIONS FOR RANCHO SAN JOAQUIN GOLF COURSE PROPERTY

for 

City Manager

RECOMMENDED ACTION

Adopt - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AFFIRMING EXISTING GENERAL PLAN AND ZONING CODE LAND USE DESIGNATIONS FOR RANCHO SAN JOAQUIN GOLF COURSE PROPERTY

EXECUTIVE SUMMARY

On August 28, 2018, the City Council considered an item that was placed on the agenda by Mayor Wagner and Mayor Pro Tempore Shea (Attachment 1), requesting that the City Council reaffirm that it has no intent to change the General Plan and/or Zoning Code designations applicable to the Rancho San Joaquin Golf Course (Golf Course). After receiving extensive public input, the City Council directed the preparation of a resolution stating that the current General Plan and Zoning Code land use designations for the Golf Course express the City Council's preferred vision for that land and, therefore, no change to those designations is desired. That resolution is provided as Attachment 2 to this staff report.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not Applicable.

ANALYSIS

The Golf Course has been listed for sale, and is currently in escrow. Residents that live near that property have expressed concern that it will be redeveloped in a manner that is not consistent with the long established existing neighborhood character. For that type of redevelopment to occur, General Plan and/or Zoning Code amendments would be required.

Although no such applications have been filed with the City, members of both the City Council and the Planning Commission proactively asked that the matter be discussed during public meetings, so that the residents, the current owner, and potential purchasers of the Golf Course have a clear understanding of the City's legislative intent. To that end, on August 16, 2018, the Planning Commission conducted a public meeting, at which dozens of interested citizens spoke on this topic. After receiving public comment, the Planning Commission unanimously voted to reaffirm the existing land use designations for the property.

The City Council held an additional public meeting on this matter on August 28, 2018. Hundreds of interested citizens were in attendance, and dozens spoke on the matter. Among those providing testimony were multiple residents of neighboring properties, the potential purchaser of the Golf Course, a member of the Planning Commission, and many others. After receiving the public testimony and deliberating on the matter, the City Council directed the preparation of a resolution stating its intent that the current land use designations should remain unchanged. That resolution is provided as Attachment 2 for the City Council's consideration and adoption.

ALTERNATIVES CONSIDERED

The attached resolution was prepared at the unanimous direction of the City Council. The City Council may wish to revise the draft language as it deems appropriate.

FINANCIAL IMPACT

Not Applicable

Report prepared by: Jeffrey Melching, City Attorney

Attachments:

1. August 14, 2018 Memorandum from Mayor Wagner and Mayor Pro Tempore Shea to City Manager Russo Regarding Rancho San Joaquin Golf Course.
2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AFFIRMING EXISTING GENERAL PLAN AND ZONING CODE LAND USE DESIGNATIONS FOR RANCHO SAN JOAQUIN GOLF COURSE PROPERTY

Memo

RECEIVED
CITY OF IRVINE
CITY CLERK'S OFFICE
AUG 15 2018

8:35 A.M. / P.M.

RECEIVED

AUG 14 2018

CITY OF IRVINE
CITY MANAGER'S OFFICE

To: John A. Russo, City Manager
From: Donald P. Wagner, Mayor *DW*
Christina Shea, Mayor Pro Tempore *CS*
Date: August 14, 2018
Re: **Rancho San Joaquin Golf Course**

The City Council of the City of Irvine, with input from the community, professional planning staff, and the Planning Commission, expresses its legislative vision for the buildout of the City through its General Plan and Zoning Code. For the vast majority of the Rancho San Joaquin Golf Course, those documents require recreational uses, and prohibit residential development.

Members of the community have recently expressed concern that the City's legislative vision for the development of that land may change. We request that this item be agendaized for the August 28, 2018 City Council meeting so that the City Council can put that concern to rest by reaffirming that the City Council has no intent to change either the General Plan or Zoning Code designations applicable to the Rancho San Joaquin Golf Course.

cc: Irvine City Council
Molly McLaughlin, City Clerk

CITY COUNCIL RESOLUTION NO. 18-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AFFIRMING EXISTING GENERAL PLAN AND ZONING CODE LAND USE DESIGNATIONS FOR RANCHO SAN JOAQUIN GOLF COURSE PROPERTY

WHEREAS, The Rancho San Joaquin Golf Course ("Golf Course") is located within City of Irvine Planning Area 19, with a General Plan and Zoning Code designations of "Recreation," "Water Bodies," "Medium Density Residential" (as to a 3.78-acre parcel containing the golf clubhouse and parking lot), and "Commercial Recreation" (as to a 5 acre parcel at the north of the Golf Course, containing the Shir H-Ma'alot church overflow parking lot); and

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

WHEREAS, the Golf Course has been listed for sale, and members of the Irvine Community have expressed concern that the buyer/new-owner of the Golf Course will seek to redevelop it in a manner that is incompatible with the existing long established development of the surrounding properties, which redevelopment would require a General Plan amendment and/or a Zoning Code change; and

WHEREAS, the City is currently engaged in a 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 will guide the City's land use decisions in the General Plan amendment process; and

WHEREAS, printed materials generated in connection with the sale of the Golf Course property have falsely suggested that the City was considering amendments to the land use designations on the Golf Course property; and

WHEREAS, responding to community concerns that the City would change the General Plan and/or Zoning Code designations for the Golf Course property, on August 16, 2018, the Irvine Planning Commission held a special public meeting, at which (i) dozens of members of the public spoke, (ii) the Planning Commission deliberated at length, and (iii) the Planning Commission unanimously voted to reaffirm the existing land use designations for the Golf Course property; and

WHEREAS, on August 14, 2018 Mayor Wagner and Mayor Pro Tempore Shea placed an item on the August 28, 2018 City Council agenda, requesting that the City Council reaffirm that it has no intent to change the General Plan and/or Zoning Code designations applicable to the Golf Course property; and

WHEREAS, on August 28, 2018 the City Council conducted a public meeting on the Golf Course property, which was attended by hundreds of interested citizens, and during which dozens of individuals spoke on the matter; and

WHEREAS, those providing testimony at the August 28, 2018 expressed concern that changes to the General Plan and/or Zoning Code designations for the Golf Course, and resulting redevelopment of that property, would deprive the community of an important amenity, negatively impact the neighborhood character, impair open space and aesthetic values, and result in significant land use incompatibilities (among other concerns); and

WHEREAS, at the conclusion of public testimony, and after extensive City Council deliberations, on August 28, 2018 the City Council directed the preparation of a resolution stating the City Council's intent that the current land use designations for the Golf Course property should not be changed.

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 Code designations for the Golf Course property accurately and appropriately reflect the values of the community and 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 and/or Zoning Code to allow for a change in allowable uses on or development of the Golf Course 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 12th day of September, 2018.

MAYOR OF THE CITY OF IRVINE

ATTEST:

CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF IRVINE)

I, MOLLY MCLAUGHLIN, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Irvine, held on the 12th day of September, 2018.

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

CITY CLERK OF THE CITY OF IRVINE