

IBC Residential Development

Status as of: August 1, 2018

			Unit Counts by Project Status																	
			Built/Existing			Under Construction			Approved			In Process			Pre-Application			Total		
Map Key			Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total
1	Project: Location: Unit Type: Site Size: Net Density: Applicant:  Case Planner: Approval Date:	Sofi Apartments (formerly Charter) 2750 Kelvin Apartments 8.90 acres 45.28 units/acre James E. Taylor, Property Company of America 10 N Stonington, South Laguna, CA 92677 (714) 499-3541  Staff July 1987	403		403													403		403
2	Project: Location: Unit Type: Site Size: Net Density: Applicant:  Case Planner: Approval Date:	Metropolitan 2253 Martin Condos 5.87 acres 44.46 units/acre Tim Strader, Jr., Starpointe Ventures, Sares-Regis Group 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com  Staff Feb. 1989	261		261													261		261
3	Project: Location: Unit Type: Site Size: Net Density: Applicant:  Case Planner: Approval Date:	Toscana ("MOLA" phase I) 35 Via Lucca Apartments 9.00 acres 62.56 units/acre Forest City Development 949 S Hope St, Los Angeles 90015 (949) 717-7940 psapetto@sapettogroup.com  Staff June 1989	563		563													563		563
4	Project: Location: Unit Type: Site Size: Net Density: Applicant:  Case Planner: Approval Date:	Park Place Michelson (Park Place Irvine) NW corner Jamboree/Michelson TBD 9.00 acres 29.67 units/acre Crow Winthrop Development, Trammell Crow 3333 Michelson Drive, Suite 500, Irvine, CA 92612 (714) 553-1220  0 Staff 1984 DA				267		267										267		267
5	Project: Location: Unit Type: Site Size: Net Density: Applicant:  Case Planner: Approval Date:	Villa Sienna 20 Palatine Apartments 22.64 acres 63.69 units/acre Mark Janda, Irvine Apartment Communities  550 Newport Center Drive #300, Newport Beach, CA 92660 (949) 720-5555 webmaster@irvinecompany.com Staff Aug. 1989	1,442		1,442													1,442		1,442

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		Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total
6	Project: Marquee I & II (Marquee at Park Place) Location: 3131 Michelson Unit Type: Condos Site Size: 2.31 acres Net Density: 100.43 units/acre Applicant: Eric Martin, Bosa Development 500-1901 Rosser Avenue, Burnaby, BC, Canada (604) 294-0666 ericm@bosadev.com Case Planner: Staff Approval Date: 1984 DA		232	232														232	232
7	Project: Irvine Inn Location: 2810 Warner Unit Type: Apartments (SRO) Site Size: 2.15 acres Net Density: 89.30 units/acre Applicant: Bart Hanson, Shawntana Development Co. 3501 Jamboree, Suite 2000, Irvine, CA 92660 (714) 725-9500 Case Planner: Staff Approval Date: Jan. 1994	192		192														192	192
8	Project: Watermarke ("MOLA") Location: 1 Watermarke Place Unit Type: Condos Site Size: 10.81 acres Net Density: 49.49 units/acre Applicant: Pam Sapetto, Government Solutions 120 Newport Center Dr, Suite 290 (949) 252-0841 psapetto@sapettogroup.com Case Planner: Staff Approval Date: Feb. 2001	535		535														535	535
9	Project: Kelvin Court ("Essex - Alta Court") Location: 2552 Kelvin Unit Type: Apartments Site Size: 2.88 acres Net Density: 48.00 units/acre Applicant: Tiffany Mueller, Hogle-Ireland 5 Corporate Park, Suite 160, Irvine (714) 553-1427 ochogleireland@hogleireland.com Case Planner: Stacy Tran Approval Date: Jan. 2007	132		132			6		6									138	138
10	Project: Main Street Village ("Met Life") Location: 2555 Main Unit Type: Apartments Site Size: 9.70 acres Net Density: 49.59 units/acre Applicant: MSV Irvine Property, c/o Metlife Real Estate 333 S Hope St, #3650, Los Angeles (714) 546-5151 azelaya@lpsl.com Case Planner: Stacy Tran Approval Date: May 2003	481		481														481	481

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11	<b>Project:</b> Campus Center ("MOA") <b>Location:</b> 2100 Scholarship <b>Unit Type:</b> Condos <b>Site Size:</b> 6.68 acres <b>Net Density:</b> 51.05 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com <b>Case Planner:</b> Stacy Tran <b>Approval Date:</b> Aug. 2003		341		341													341		341
12	<b>Project:</b> Axis 2300 (formerly Lofts at Von Karman) <b>Location:</b> 2300 Dupont <b>Unit Type:</b> Condos <b>Site Size:</b> 1.93 acres <b>Net Density:</b> 60.10 units/acre <b>Applicant:</b> Essex Dupont Lofts, LP 22120 Clarendon Street #200, Woodland Hills, CA 91367 (818) 227-2131 mlederer@essexpropertytrust.com <b>Case Planner:</b> Staff <b>Approval Date:</b> Aug. 2003		92	23	115				1		1							93	23	116
13	<b>Project:</b> Camden @ 2801 Main <b>Location:</b> 2801 Main <b>Unit Type:</b> Apartments <b>Site Size:</b> 5.21 acres <b>Net Density:</b> 55.66 units/acre <b>Applicant:</b> Robert Olson, Legacy Partners/R O Olson Development 2955 Main St, Irvine, CA 92614 (949) 474-2001 erubery@gov-sol.com <b>Case Planner:</b> Staff <b>Approval Date:</b> Jan. 2004		290		290													290		290
14	<b>Project:</b> Plaza I & II <b>Location:</b> 5000 Scholarship <b>Unit Type:</b> Condos <b>Site Size:</b> 5.25 acres <b>Net Density:</b> 38.48 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 1900 Main Street, Suite 350, Irvine, CA 92614 (949) 622-0420 tj@starpointeventures.com <b>Case Planner:</b> Staff <b>Approval Date:</b> Jul. 2004		202		202													202		202
15	<b>Project:</b> Central Park West (All Units) <b>Location:</b> SW corner Jamboree/Michelson <b>Unit Type:</b> Mixed <b>Site Size:</b> 42.75 acres <b>Net Density:</b> 29.82 units/acre <b>Applicant:</b> Anders Plett, Lennar Communities 35 Enterprise, Suite 300, Aliso Viejo, CA 92656 0 tj@starpointeventures.com <b>Case Planner:</b> Staff <b>Approval Date:</b> Aug. 2004		686		686	304		304	285		285							1,275		1,275

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16	<b>Project:</b> Calypso Apartments & Lofts <b>Location:</b> 2801 Alton Parkway <b>Unit Type:</b> Apartments <b>Site Size:</b> 3.76 acres <b>Net Density:</b> 47.61 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com  <b>Case Planner:</b> Staff <b>Approval Date:</b> June 2005	178		178				1		1								179		179
17	<b>Project:</b> Avenue One/Campus Ctr Expansion ("MOLA") <b>Location:</b> 1000-2000 Scholarship <b>Unit Type:</b> Condos <b>Site Size:</b> 0.99 acres <b>Net Density:</b> 63.89 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com  <b>Case Planner:</b> Staff <b>Approval Date:</b> Sept. 2005	63		63														63		63
18	<b>Project:</b> Carlyle @ Colton Plaza <b>Location:</b> 18880 Douglas <b>Unit Type:</b> Apartments <b>Site Size:</b> 3.41 acres <b>Net Density:</b> 45.75 units/acre <b>Applicant:</b> Tony Arnest, KB Home Coastal, Inc. 12235 El Camino Real Suite 100, San Diego, CA 92130 (858) 509-2013 tarnest@kbhome.com  <b>Case Planner:</b> Staff <b>Approval Date:</b> Sept. 2005	156		156														156		156
20	<b>Project:</b> Plaza III & IV <b>Location:</b> 8000 Scholarship <b>Unit Type:</b> Condos <b>Site Size:</b> 3.10 acres <b>Net Density:</b> 33.87 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com  <b>Case Planner:</b> Staff <b>Approval Date:</b> July 2004	105		105														105		105
21	<b>Project:</b> Granite Court <b>Location:</b> 17421 Murphy <b>Unit Type:</b> Apartments <b>Site Size:</b> 1.23 acres <b>Net Density:</b> 57.72 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com  <b>Case Planner:</b> Staff <b>Approval Date:</b> Jun. 2006	71		71														71		71

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22	<b>Project:</b> Avalon I <b>Location:</b> 2777 Alton Parkway <b>Unit Type:</b> Apartments <b>Site Size:</b> 3.20 acres <b>Net Density:</b> 87.50 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com  <b>Case Planner:</b> Staff <b>Approval Date:</b> July 2006	224	55	279					1	1							224	56	280	
24	<b>Project:</b> 2851 Alton <b>Location:</b> 2851 Alton <b>Unit Type:</b> Condos <b>Site Size:</b> 3.72 acres <b>Net Density:</b> 45.70 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com <b>Case Planner:</b> Staff <b>Approval Date:</b> Apr. 2007				170		170									170		170		
29	<b>Project:</b> IAC @ Park Place <b>Location:</b> 3395 Michelson <b>Unit Type:</b> Apartments <b>Site Size:</b> 13.84 acres <b>Net Density:</b> 71.46 units/acre <b>Applicant:</b> John Hyde, Park Place Michelson, LLC  550 Newport Center Drive, Newport Beach, CA 92660 (949) 720-5536 jhyde@irvinecompany.com <b>Case Planner:</b> Staff <b>Approval Date:</b> 1984 DA	861	128	989												861	128	989		
40	<b>Project:</b> Vireo at Park Place (formerly Aqua) <b>Location:</b> 3031-3301 Michelson <b>Unit Type:</b> Apartments <b>Site Size:</b> 5.30 acres <b>Net Density:</b> 98.11 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com  <b>Case Planner:</b> Trevor Lottes <b>Approval Date:</b> 1984 DA				520		520									520		520		

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<b>Projects Since 2010 Adoption of IBC Vision Plan</b>																					
19	<b>Project:</b> The Residences on Jamboree <b>Location:</b> 2801 Kelvin <b>Unit Type:</b> Apartments <b>Site Size:</b> 4.90 acres <b>Net Density:</b> 77.76 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com <b>Case Planner:</b> Stacy Tran <b>Approval Date:</b> Jun. 2013	305	76	381														305	76	381	
23	<b>Project:</b> Milani Apartments (incl former Martin St. units) <b>Location:</b> 18831 Von Karman <b>Unit Type:</b> Apartments <b>Site Size:</b> 3.64 acres <b>Net Density:</b> 78.85 units/acre <b>Applicant:</b> Patrick Strader, Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 ps@starpointeventures.com <b>Case Planner:</b> Bill Rodrigues <b>Approval Date:</b> Nov. 2014							229	58	287									229	58	287
25	<b>Project:</b> Avalon II @ 16901 Jamboree (HD) <b>Location:</b> 16901 Jamboree <b>Unit Type:</b> Apartments <b>Site Size:</b> 2.80 acres <b>Net Density:</b> 63.93 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com <b>Case Planner:</b> Hernan DeSantos <b>Approval Date:</b> Feb. 2011	143	36	179														143	36	179	
26	<b>Project:</b> The Kelvin (formerly Modera) <b>Location:</b> 2852 Kelvin <b>Unit Type:</b> Apartments <b>Site Size:</b> 3.20 acres <b>Net Density:</b> 60.63 units/acre <b>Applicant:</b> Patrick Strader, Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 ps@starpointeventures.com <b>Case Planner:</b> Staff <b>Approval Date:</b> Feb. 2011	156	38	194														156	38	194	

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27	<b>Project:</b> Avalon III (formerly Alton/Millikan Apartments) <b>Location:</b> 16952 Millikan <b>Unit Type:</b> Apartments <b>Site Size:</b> 2.53 acres <b>Net Density:</b> 61.66 units/acre <b>Applicant:</b> Patrick Strader, Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 ps@starpointeventures.com <b>Case Planner:</b> Bill Rodrigues, Christina Rahmani <b>Approval Date:</b> Feb. 2011	126	30	156													126	30	156
28	<b>Project:</b> Metropolis <b>Location:</b> 2500 Main <b>Unit Type:</b> Apartments <b>Site Size:</b> 8.76 acres <b>Net Density:</b> 52.17 units/acre <b>Applicant:</b> Dee Snow, Garden Communities 9110 Judicial-Office, San Diego, CA (858) 922-1229 dees@gardencommunitiesca.com <b>Case Planner:</b> Bill Rodrigues <b>Approval Date:</b> Nov. 2011, Feb. 2013	368	89	457													368	89	457
30	<b>Project:</b> Equity I <b>Location:</b> 16931 Millikan <b>Unit Type:</b> Apartments <b>Site Size:</b> 2.19 acres <b>Net Density:</b> 86.76 units/acre <b>Applicant:</b> Equity Residential 26880 Aliso Viejo Parkway, Aliso Viejo, CA 92656 (949) 544-3600 dsmith3@eqrworld.com <b>Case Planner:</b> Joel Belding <b>Approval Date:</b> Jun. 2012	190		190													190		190
31	<b>Project:</b> Equity II <b>Location:</b> 2501 Alton <b>Unit Type:</b> Apartments <b>Site Size:</b> 1.76 acres <b>Net Density:</b> 87.50 units/acre <b>Applicant:</b> Equity Residential 26880 Aliso Viejo Parkway, Aliso Viejo, CA 92656 (949) 544-3600 tj@starpointeventures.com <b>Case Planner:</b> Joel Belding <b>Approval Date:</b> June 2013	154		154													154		154
32	<b>Project:</b> Rize (formerly Irvine Gateway/Irvine Lofts/Kilroy) <b>Location:</b> 17150 Von Karman <b>Unit Type:</b> Mixed <b>Site Size:</b> 9.15 acres <b>Net Density:</b> 47.43 units/acre <b>Applicant:</b> Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com <b>Case Planner:</b> Stephanie Frady <b>Approval Date:</b> Dec. 2011				347	87	434										347	87	434

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33	<b>Project:</b> Elements [Formerly ITC/Greenlaw/Campos Verdes] 2525-2747 Campus, 18872-18902 Bardeen, 18842-18900, 18871 <b>Location:</b> Teller <b>Unit Type:</b> Apartments <b>Site Size:</b> 23.00 acres <b>Net Density:</b> 69.57 units/acre <b>Applicant:</b> Dee Snow, Garden Communities 9110 Judicial-Office, San Diego, CA (858) 922-1229 dees@gardencommunitiesca.com <b>Case Planner:</b> Bill Rodrigues <b>Approval Date:</b> Apr. 2014				388		388	892	320	1,212							1,280	320	1,600	
34	<b>Project:</b> 16103 Derian Affordable Apts. (formerly 17275 Derian) 16103 Derian <b>Location:</b> 16103 Derian <b>Unit Type:</b> Apartments <b>Site Size:</b> 2.22 acres <b>Net Density:</b> 36.04 units/acre <b>Applicant:</b> Todd Cottle, 17275 Derian, LLC 14211 Yorba St, Suite 200, Tustin, CA 92780 (714) 288-7600 todd@c-cdev.com <b>Case Planner:</b> Stephanie Frady <b>Approval Date:</b> Feb. 2015				66	14	80										66	14	80	
35	<b>Project:</b> 360 Fusion (formerly Murphy Apartments) 2852 McGaw, 17321-17351 Murphy <b>Location:</b> 2852 McGaw, 17321-17351 Murphy <b>Unit Type:</b> Condos <b>Site Size:</b> 3.63 <b>Net Density:</b> 77.18 <b>Applicant:</b> Jeff D. Warshaw, 360 Irvine, LLC The Medici Building Suacres (404) 231-6501 units/acre jwarshaw@360res.com <b>Case Planner:</b> Stacy Tran <b>Approval Date:</b> Oct. 2014				224	56	280										224	56	280	
36	<b>Project:</b> Trilogy (Campus/Von Karman) 2171-2361 Campus and 2192, 2222, 2302 Martin <b>Location:</b> 2171-2361 Campus and 2192, 2222, 2302 Martin <b>Unit Type:</b> Apartments <b>Site Size:</b> 13.07 acres <b>Net Density:</b> 67.02 units/acre <b>Applicant:</b> Dee Snow, Garden Communities 9110 Judicial-Office, San Diego, CA (858) 922-1229 dees@gardencommunitiesca.com <b>Case Planner:</b> Stacy Tran <b>Approval Date:</b> Nov. 2016							701	175	876							701	175	876	
37	<b>Project:</b> Main and Jamboree Apartments 2699-2719 White, 2772 Main <b>Location:</b> 2699-2719 White, 2772 Main <b>Unit Type:</b> Apartments <b>Site Size:</b> 4.87 acres <b>Net Density:</b> 79.67 units/acre <b>Applicant:</b> Andrea Maloney, Sapetto Group, Inc. 2 Park Plaza, #735, Irvine, CA 92614 (949) 252-0841 amaloney@sapettogroup.com <b>Case Planner:</b> Joel Belding <b>Approval Date:</b> Nov. 2016				310	78	388										310	78	388	





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44	Project: Blue Bay Condominiums Location: 2602 McGaw Unit Type: Condos Site Size: 1.93 acres Net Density: 62.18 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Nov. 2016 Approval Date:				120		120											120		120
45	Project: 17811 Gillette Location: 17811 Gillette Unit Type: Condos Site Size: 2.40 acres Net Density: 18.33 units/acre Applicant: Andrea Maloney, Sapetto Group, Inc. 18664 MacArthur Blvd. Ste 200, Irvine, CA 92612 (949)252-0843 psapetto@sapettogroup.com Case Planner: Ann Wu/Bill Rodrigues Approval Date: Nov. 2016							44		44								44		44
47	Project: 17822 Gillette Location: 17822 Gillette Unit Type: Condos Site Size: 6.01 acres Net Density: 22.80 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Bill Rodrigues Approval Date: Feb. 2016							137		137								137		137
48	Project: 17821 Gillette Location: 17821 Gillette Unit Type: Condos Site Size: 1.97 acres Net Density: 19.80 units/acre Applicant: Matt Brady, MLC Holdings 1401 Dove Street, Suite 640, Newport Beach, CA 92660 (949) 372-3305 Case Planner: Stephanie Roxas Approval Date: July 2016				39		39											39		39

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		Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	
49 Project:	Reserved																			
Location:																				
Unit Type:																				
Site Size:	0.00 acres																			
Net Density:	0.00 units/acre																			
Applicant:																				
Case Planner:	Jan-00																			
Approval Date:	TBD																			
50 Project:	17832 Gillette											242	84	326				242	84	326
Location:	17832 Gillette																			
Unit Type:	Apartments																			
Site Size:	5.20 acres																			
Net Density:	62.69 units/acre																			
Applicant:	Karen Martin, Pacific Planning Group																			
	668 North Coast Highway #401, Laguna Beach, CA 92651																			
	(415) 367-4286																			
	Karen@pacificplanninggroup.com																			
Case Planner:	Ann Wu																			
Approval Date:	TBD																			
51 Project:	16542 Millikan (now congregate care)																			
Location:	16542 Millikan																			
Unit Type:	n/a																			
Site Size:	2.87 acres																			
Net Density:	89.29 units/acre																			
Applicant:	Phil Sihani, Rossmore Enterprises																			
Case Planner:	Stephanie Frady																			
Approval Date:	TBD																			
52 Project:	15 Degrees South																			
Location:	2535 Main																			
Unit Type:	Apartments																			
Site Size:	1.68																			
Net Density:	89.29																			
Applicant:	Pieter Berger, MVE+Partners																			
	1900 Main Street, Suite 800, Irvine, CA 92614																			
	(949) 809-3388																			
Case Planner:	Ann Wu																			
Approval Date:	TBD																			
<b>TOTALS</b>		<b>8,720</b>	<b>707</b>	<b>9,427</b>	<b>3,269</b>	<b>364</b>	<b>3,633</b>	<b>2,844</b>	<b>691</b>	<b>3,535</b>	<b>242</b>	<b>84</b>	<b>326</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,075</b>	<b>1,846</b>	<b>16,921</b>	

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