



**MINUTES
SUBDIVISION COMMITTEE
REGULAR MEETING
November 13, 2013
Irvine City Hall
Conference Room L102
One Civic Center Plaza
Irvine, CA**

CALL TO ORDER

A regular meeting of the Irvine Subdivision Committee was called to order at 9:05 a.m., Chair Jacobs presiding.

ROLL CALL

PRESENT:	MEMBER – BUILDING & SAFETY	KIRKPATRICK
	MEMBER – ENGINEERING	CARROLL
	MEMBER – TRANSPORTATION	LAU
	CHAIR – PLANNING & DEVELOPMENT	JACOBS

ABSENT:	MEMBER – COMMUNITY SERVICES	REYNOLDS
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Also present: Stephen Higa, Principal Planner; Jeanne Zimmerman, Recording Secretary.

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

There were no public comments.

PUBLIC MEETINGS

1. VESTING TENTATIVE TRACT MAP 17612 IN CYPRESS VILLAGE (PA 40 EAST)

Chair Jacobs opened the public meeting.

Maria Luna, Senior Planner, presented the staff report.

An errata memorandum was submitted identifying corrections to Vesting Tentative Tract Map 17612, and the removal of Condition 1.1(g) and Condition 1.5 from Subdivision Committee Resolution 13-912.

Chair Jacobs requested public comments.

There were no public comments.

Chair Jacobs closed the public meeting.

ACTION: It was moved by Member Carroll, seconded by Chair Jacobs and approved by the following vote to adopt Subdivision Committee Resolution No. 13-912 inclusive of the modifications outlined in the errata. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17612 (00571145-PTT) TO SUBDIVIDE 56.7 NET- ACRES INTO 8 NUMBERED LOTS AND 6 LETTERED LOTS LOCATED NORTH OF NIGHTMIST, SOUTH OF TRABUCO ROAD BETWEEN STATE ROUTE 133 TO THE EAST AND SAND CANYON AVENUE TO THE WEST IN PLANNING AREA 40 (CYPRESS VILLAGE)

AYES:	4	MEMBERS: Building & Safety, Engineering, Planning & Development, Transportation
NOES:	0	MEMBERS:
ABSTAIN:	0	MEMBERS:
ABSENT:	1	MEMBERS: Community Services

2. VESTING TENTATIVE TRACT MAP 17628 IN ORCHARD HILLS (PLANNING AREA 1)

Chair Jacobs opened the public meeting.

Melissa Chao, Senior Planner, presented the staff report.

Chair Jacobs requested questions or comments from Committee Members.

Member Kirkpatrick submitted the addition of item (i) to Standard Condition 3.3, to read “notice that the property is located near major roadways which may elevate ambient noise levels and require sound attenuation measures for any residential units identified in the final acoustical report as an impacted site.”

Member Carroll, submitted the addition of Standard Condition 2.4.

Chair Jacobs requested public comments.

Principal Planner Stephen Higa stated a request from the applicant that Condition 2.29 be eliminated because it does not apply to this map as it is related to acoustical studies from outside noise.

Chair Jacobs closed the public meeting.

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution No. 13-915 with the addition of Condition 3.3(i), the addition of Standard Condition 2.4, and removal Condition 2.29. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17628 (FILE NO. 00575471-PTT) TO SUBDIVIDE SEVEN GROSS-ACRES INTO 10 NUMBERED LOTS AND FIVE LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 10 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS) FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

AYES:	4	MEMBERS: Building & Safety, Engineering, Planning & Development, Transportation
NOES:	0	MEMBERS:
ABSTAIN:	0	MEMBERS:
ABSENT:	1	MEMBERS: Community Services

3. VESTING TENTATIVE TRACT MAPS 16719, 16722, 16724, 16725, 16726 AND 16727 IN NEIGHBORHOOD 2 OF ORCHARD HILLS (PLANNING AREA 1)

Chair Jacobs opened the public meeting.

Senior Planner Melissa Chao and Justin Equina, Associate Planner, presented the staff report.

Chair Jacobs requested public comments.

Jamie Yoshida of the Irvine Community Development Company spoke in regard to the timing of the final maps relative to the issuance of 250th building permit in Neighborhood 2 of Orchard Hills.

Chair Jacobs closed the public meeting.

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution No. 13-913 with the addition of Condition 3.3(i), change Condition 1.14 to Condition 3.35, modification of the timing from issuance of final map to the 250th building permit and the addition of Standard Condition 2.4. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16719 (FILE NO. 00575720-PTT) TO SUBDIVIDE 29.24 GROSS-ACRES INTO 149 NUMBERED LOTS AND 73 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 149 DETACHED RESIDENTIAL CONDOMINIUM UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

AYES: 4 **MEMBERS:** Building & Safety, Engineering, Planning & Development, Transportation
NOES: 0 **MEMBERS:**
ABSTAIN: 0 **MEMBERS:**
ABSENT: 1 **MEMBERS:** Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution No. 13-916 with the addition of Condition 3.3(i), removal of Condition 2.29, the change of Condition 1.14 to Condition 3.35, modification of the timing from issuance of final map to the 250th building permit and the addition of Standard Condition 2.4. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16722 (FILE NO. 00575874-PTT) TO SUBDIVIDE 35.39 GROSS-ACRES INTO 225 NUMBERED LOTS AND 66 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 224 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS AND A PRIVATE NEIGHBORHOOD PARK; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

AYES: 4 **MEMBERS:** Building & Safety, Engineering, Planning & Development, Transportation
NOES: 0 **MEMBERS:**
ABSTAIN: 0 **MEMBERS:**
ABSENT: 1 **MEMBERS:** Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt resolution No. 13-917 with the addition of Condition 3.3(i), removal of Condition 2.29, the change of Condition 1.15 to Condition 3.35, modification of the timing from issuance of final map to the 250th building permit and the addition of Standard Condition 2.4. Adopted Resolution Entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16724 (FILE NO. 00574761-PTT) TO SUBDIVIDE 8.137 GROSS-ACRES INTO 20 NUMBERED LOTS AND 13 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 90 ATTACHED RESIDENTIAL CONDOMINIUM UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS)

AYES: 4 **MEMBERS:** Building & Safety, Engineering, Planning & Development, Transportation
NOES: 0 **MEMBERS:**
ABSTAIN: 0 **MEMBERS:**
ABSENT: 1 **MEMBERS:** Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt resolution No. 13-918 with the addition of Condition 3.3(i), removal of Condition 2.29, the change of Condition 1.15 to Condition 3.35, modification of the timing from issuance of final map to the 250th building permit and the addition of Standard Condition 2.4. changes noted below, entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16725 (FILE NO. 00574763-PTT) TO SUBDIVIDE 14.987 GROSS-ACRES INTO 24 NUMBERED LOTS AND 35 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 123 ATTACHED RESIDENTIAL CONDOMINIUM UNITS AND A PRIVATE NEIGHBORHOOD PARK; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS)

AYES: 4 **MEMBERS:** Building & Safety, Engineering, Planning & Development, Transportation
NOES: 0 **MEMBERS:**
ABSTAIN: 0 **MEMBERS:**
ABSENT: 1 **MEMBERS:** Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution No. 13-919 with the addition of Condition 3.3(i), removal of Condition 2.29, the change of Condition 1.15 to Condition 3.35, modification of the timing from issuance of final map to the 250th building permit and the addition of Standard Condition 2.4. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16726 (FILE NO. 00574771-PTT) TO SUBDIVIDE 10.202 GROSS-ACRES INTO 23 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 105 ATTACHED RESIDENTIAL CONDOMINIUM UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS)

AYES: 4 **MEMBERS:** Building & Safety, Engineering, Planning & Development, Transportation
NOES: 0 **MEMBERS:**
ABSTAIN: 0 **MEMBERS:**
ABSENT: 1 **MEMBERS:** Community Services

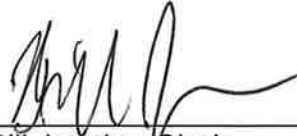
ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution No. 13-914 with the addition of Condition 3.3(i), removal of Condition 2.29, the change of Condition 1.15 to Condition 3.35, modification of the timing from issuance of final map to the 250th building permit and the addition of Standard Condition 2.4. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16727 (FILE NO. 00575307-PTT) TO SUBDIVIDE 16.17 GROSS-ACRES INTO 21 NUMBERED LOTS AND 46 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 118 DETACHED RESIDENTIAL CONDOMINIUM UNITS AND A PRIVATE NEIGHBORHOOD PARK; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS)

Chair Jacobs confirmed that the City Engineer will verify the applicability of Condition 1.1 items (a) and (e) prior to Planning Commission action.

AYES: 4 **MEMBERS:** Building & Safety, Engineering, Planning & Development, Transportation
NOES: 0 **MEMBERS:**
ABSTAIN: 0 **MEMBERS:**
ABSENT: 1 **MEMBERS:** Community Services

ADJOURNMENT

By consensus, the Subdivision Committee adjourned at 9:55 a.m. to a Regular Meeting to be held on November 27, 2013, at 9:00 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Room L102, Irvine, California.



Bill Jacobs, Chair



Recording Secretary

3-4-15

Date