



**MINUTES  
SUBDIVISION COMMITTEE  
REGULAR MEETING  
November 14, 2012  
Irvine City Hall  
Community Development  
L102**

**CALL TO ORDER**

A regular meeting of the Irvine Subdivision Committee was called to order at 9:00 a.m., Chair Jacobs presiding.

**ROLL CALL**

Present: 4 Committee Members: Jacobs, Kirkpatrick, Carroll, Lau,

Absent: 1 Committee Members: Haubert

Also present were: Andy Best, Associate Planner (substituting for Steve Haubert); Stephen Higa, Principal Planner; Sarah Chmielak, Associate Planner; Christina Rahmani, Associate; Justin Equina, Assistant Planner and Jeanne Zimmerman, Recording Secretary.

**ADDITIONS AND DELETIONS TO THE AGENDA**

There were none.

**PUBLIC COMMENTS**

There were no public comments.

**COMMITTEE BUSINESS**

**APPROVAL OF COMMITTEE MINUTES**

1. Approved the Minutes, with edits as noted, of a regular meeting of the Subdivision Committee held on October 24, 2012.

**PUBLIC HEARINGS**

**2. VESTING TENTATIVE TRACT MAP 17488 IN PORTOLA SPRINGS (PLANNING AREA 6)**

Chair Jacobs opened the public meeting at 9:03 a.m.

**ACTION: Moved by Community Development (Jacobs) and seconded by Public Works (Carroll). It was unanimously approved to continue the project to the public meeting of November 28, 2012.**

**3. VESTING TENTATIVE TRACT MAP 17492 IN PORTOLA SPRINGS (PLANNING AREA 6)**

Chair Jacobs opened the public meeting at 9:04 a.m.

**ACTION: Moved by Community Development (Jacobs) and was unanimously approved to continue the project to the public meeting of November 28, 2012.**

**4. VESTING TENTATIVE TRACT MAP 17415 IN CYPRESS VILLAGE (PLANNING AREA 40)**

Chair Jacobs opened the public meeting at 9:04 a.m.

Sarah Chmielak, Associate Planner, presented the staff report. An Errata was introduced to the Committee members that subsequent to the distribution of the agenda packet, the following Conditions were not included into Resolution No. 12-886, as noted.

The following two Conditions have been satisfied for only a portion of PA 40 (apartment sites) and are, therefore, still applicable to this project:

- Condition 3.45                      NITM FEES
- Condition 3.46                      NITM IMPROVEMENT PAYMENTS

The following four Conditions were erroneously left out of the Subdivision Committee Resolution No. 12-886 (but have been included in Planning Commission Resolution No. 12-3192):

- Condition 2.44                      OCFA
- Condition 3.61                      OCFA
- Condition 4.12                      OCFA INSPECTIONS
- Condition 4.13                      LUMBER DROP

Jeff Davis and Jamie Yoshida, representing Irvine Community Development Company, were both present and available for any questions.

Tom Braun, representing Proactive Engineering for the project, was available to answer questions.

Chair Jacobs requested public comments. There were none.

Chair Jacobs closed the public meeting at 9:07 a.m.

**ACTION: Moved by Public Works (Carroll), seconded by Community Development (Jacobs) and unanimously approved to:**

Adopt Resolution No. 12-886 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17415 (00549069-PTT) TO SUBDIVIDE A PORTION OF LOT 1 OF TRACT 17420 IN THE CITY OF IRVINE, COUNTY OF ORANGE, AS FILED IN BOOK 907, PAGES 43-50, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER, TOTALING 49.98-ACRES INTO 228 NUMBERED LOTS AND 114 LETTERED LOTS FOR THE DEVELOPMENT OF UP TO 329 RESIDENTIAL DWELLING UNITS AND A PRIVATE NEIGHBORHOOD PARK LOCATED IN PLANNING AREA 40; FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

As amended by the Errata, revised Standard Conditions 3.45, 3.46, 2.44, 3.61, 4.12, and 4.13 will be added to Resolution No. 12-886.

**5. VESTING TENTATIVE TRACT MAP 17490 IN STONEGATE (PLANNING AREA 9B)**

Chair Jacobs opened the public meeting at 9:08 a.m.

Justin Equina, Assistant Planner, presented the staff report.

Jeffrey Tang, representing Urban Resource, was present and available to answer questions.

Jamie Yoshida, representing Irvine Community Development Company, was present and available to answer questions.

Andy Best, representing Community Services, had questions regarding parking on the street across from the park. Discussion ensued regarding parking on Ovation Street, parking allotment and related issues.

Mark Carroll, representing Engineering, noted that Standard Condition 2.12 and 3.1 were both missing from the Resolution No. 12-888.

Joseph Kirkpatrick, representing Planning & Development Services, agreed that both Standard Conditions should be added to Resolution No. 12-888.

Chair Jacobs requested public comments.

Jamie Yoshida, representing Irvine Community Development Company, agreed to the inclusion of both Standard Conditions to Resolution No. 12-888.

Chair Jacobs closed the public meeting at 9:11 a.m.

**ACTION: Moved by Public Works (Carroll), seconded by Community Development (Jacobs) and unanimously approved to:**

Adopt Resolution No. 12-888 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17490 (FILE NO. 00548931-PTT) TO SUBDIVIDE A PORTION OF BLOCK 106 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, TOGETHER WITH A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT 411294-LL/LL 2006-012; TOTALING 1932 NET ACRES INTO 128 NUMBERED LOTS AND 19 LETTERED LOTS FOR THE DEVELOPMENT OF 127 SINGLE-FAMILY DWELLING UNITS AND 1 PRIVATE PARK; LOCATED WITHIN PLANNING AREA 9B (STONEGATE); FILED BY URBAN RESOURCE CORP., ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

As amended, Standard Conditions 2.12 and 3.1 will be added to Resolution No. 12-888.

**ADJOURNMENT**

By consensus, the Subdivision Committee adjourned at 9:18 a.m. to a Regular Meeting to be held on November 28, 2012, at 9:00 a.m. at the Irvine Civic Center, One Civic Center Plaza, Conference Room L102, Irvine, California.

*David Zimmerman*  
Recording Secretary

*[Signature]*  
Chair of Subdivision Committee  
*November 19, 2012*  
Date

