



**MINUTES  
SUBDIVISION COMMITTEE  
REGULAR MEETING  
June 12, 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 9:03 a.m., Chair Jacobs presiding.

**ROLL CALL**

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

ABSENT: None

Also present were Stephen Higa, Principal Planner; Steve Weiss, Principal Planner; Jeanne Zimmerman, Recording Secretary.

**ADDITIONS AND DELETIONS TO THE AGENDA**

None.

**PUBLIC COMMENTS**

There were no public comments.

**COMMITTEE BUSINESS**

**1. APPROVAL OF COMMITTEE MINUTES**

The Minutes of a Regular Meeting of the Subdivision Committee held on April 24, 2013 were not available for approval.

**ACTION: None.**

**PUBLIC MEETINGS**

**2. VESTING TENTATIVE TRACT MAP 17616 FOR RESIDENTIAL CONDOMINIUM PURPOSES IN PLANNING AREA 36**

Chair Jacobs opened the public meeting.

Stacy Tran, Senior Planner, presented the staff report.

Chair Jacobs requested public comments.

Tim Strader, Jr. of Starpointe Ventures stated agreement with the staff report and was present to answer questions.

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. 13-897 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17616 (FILE NO. 00571509-PTT) TO SUBDIVIDE 4.9 NET-ACRES INTO 1 NUMBERED LOT AND 3 LETTERED LOTS FOR CONDOMINIUM PURPOSES LOCATED AT 2801 KELVIN AVENUE IN PLANNING AREA 36, FILED BY UNITED DOMINION REALTY**

**AYES: 5 MEMBERS: Building & Safety, Community Services, Engineering, Planning & Development, Transportation**

**NOES: 0 MEMBERS:**

**ABSTAIN: 0 MEMBERS:**

**ABSENT: 0 MEMBERS:**

**3. VESTING TENTATIVE TRACT MAP 17552 (00566151-PTT) TO SUBDIVIDE 9.78 NET-ACRES INTO 20 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND 27 LETTERED LOTS FOR LANDSCAPE AND PRIVATE DRIVE PURPOSES IN STONEGATE (PLANNING AREA 9B)**

Chair Jacobs opened the public meeting.

Chair Jacobs directed Joel Belding to combine the presentation of Items 3 and 4 and advised that the Commissions would consider each map separately for purposes of their recommendation.

The applicant was present to answer questions.

Joel Belding, Senior Planner, presented the staff report.

Chair Jacobs requested 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. 13-898 entitled – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17552 (FILE NO. 00566151-PTT) TO SUBDIVIDE 9.78 NET-ACRES INTO 20 NUMBERED LOTS FOR FUTURE CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 27 LETTERED LOTS FOR LANDSCAPE AND PRIVATE DRIVE PURPOSES; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF OVATION AND ENCORE IN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

**AYES: 5 MEMBERS: Building & Safety, Community Services, Engineering, Planning & Development, Transportation**

**NOES: 0 MEMBERS:**

**ABSTAIN: 0 MEMBERS:**

**ABSENT: 0 MEMBERS:**

**4. VESTING TENTATIVE TRACT MAP 17553 TO SUBDIVIDE 10.80-ACRES INTO 114 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND 11 LETTERED LOTS FOR LANDSCAPE AND PRIVATE DRIVE PURPOSES IN STONEGATE**

Chair Jacobs opened the public meeting.

Chair Jacobs requested public comments.

The applicant was present to answer questions.

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 SC Resolution No. 13-898 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17553 (FILE NO. 00566168-PTT) TO SUBDIVIDE 10.80-ACRES INTO 114 NUMBERED LOTS FOR FUTURE DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 11 LETTERED LOTS FOR LANDSCAPE AND PRIVATE DRIVE PURPOSES; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JEFFREY ROAD AND ENCORE IN PLANNING AREA 9B (SOUTHGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

**AYES:** 5      **MEMBERS:** Building & Safety, Community Services, Engineering, Planning & Development, Transportation

**NOES:** 0      **MEMBERS:**

**ABSTAIN:** 0      **MEMBERS:**

**ABSENT:** 0      **MEMBERS:**

**5. VESTING TENTATIVE TRACT MAP 17495 IN CYPRESS VILLAGE**

Chair Jacobs opened the public meeting.

Melissa Chao, Senior Planner, presented the staff report.

Jamie Yoshida of the Irvine Company was present to answer questions.

Chair Jacobs requested public comments.

Chair Jacobs closed the public meeting.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Reynolds and approved by the following vote to adopt Subdivision Commission Resolution No. 13-900 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17495 (FILE NO. 00565648-PTT) TO SUBDIVIDE 15.85 GROSS-ACRES INTO 120 NUMBERED LOTS AND 25 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 120 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 40 (CYPRESS VILLAGE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

**AYES: 5 MEMBERS: Building & Safety, Community Services,  
Engineering, Planning & Development,  
Transportation**

**NOES: 0 MEMBERS:**  
**ABSTAIN: 0 MEMBERS:**  
**ABSENT: 0 MEMBERS:**

**6. AMENDED VESTING TENTATIVE TRACT MAP 17028 IN PLANNING AREA 18 SOUTH**

Chair Jacobs opened the public meeting.

Bill Rodrigues, Senior Planner, presented the staff report.

Mr. Rodrigues recommended that the timing mechanism identified in Condition 3.28 be modified to “the issuance of the thirtieth residential building permit”.

Chair Jacobs directed comments to the public in advising that the City Council met on September 11, 2013 and considered an Amendment to the General Plan Circulation Element that removed two planned roadways from going through this protected open space area.

Chair Jacobs requested public comments.

Michael Chambers a resident of Laguna Hills residing within 500 feet of this project spoke in opposition to the project and the concentration of planned development outlined in the Master Plan for Area 39.

Jeff Davis, of the Irvine Community Development Company responds to the concerns expressed by Mr. Chambers and cited an Open Space Agreement processed in 1988 to development this area in the future. Mr. Davis also noted an Environmental Impact Report that was approved in 2006.

Joseph Umans, a resident of Laguna Woods, spoke in opposition to the project.

Chair Jacobs requested comments from the committee.

Chair Jacobs closed the public meeting.

**ACTION:** It was moved by Chair Jacobs, and seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution No. 13-901, with a modification to Condition 3.28 indicating the issuance of the thirtieth residential building permit. Adopted Resolution entitled – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF AMENDED VESTING TENTATIVE TRACT MAP 17028 (FILE NO. 00563029-PTT) TO CREATE 258 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT, 1 NUMBERED LOT FOR PRIVATE PARK PURPOSES, AND 80 LETTERED LOTS FOR PRIVATE STREETS, WATER QUALITY BASIN, LANDSCAPE, FUEL MODIFICATION, AND OPEN SPACE/PRESERVATION PURPOSES; LOCATED IN PLANNING AREA 18 SOUTH; FILED BY HUNSAKER AND ASSOCIATES

**AYES:** 5      **MEMBERS:** Building & Safety, Community Services,  
Engineering, Planning & Development,  
Transportation

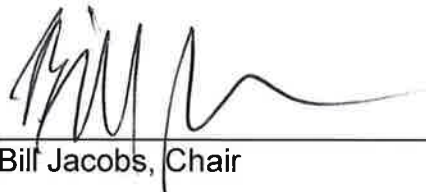
**NOES:** 0      **MEMBERS:**

**ABSTAIN:** 0      **MEMBERS:**

**ABSENT:** 0      **MEMBERS:**

**ADJOURNMENT**

By consensus, the Subdivision Committee adjourned at 9:55 a.m. to a Regular Meeting to be held on June 26, 2013, at 9:00 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Room L102, Irvine, California.

  
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Bill Jacobs, Chair

  
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Recording Secretary

3-4-15  
\_\_\_\_\_  
Date