



**MINUTES
SUBDIVISION COMMITTEE
REGULAR MEETING
October 9, 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 and Jeanne Zimmerman, Recording Secretary.

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

PUBLIC MEETINGS

1. VESTING TENTATIVE TRACT MAP 17619 IN ORCHARD HILLS (PLANNING AREA 1)

Chair Jacobs opened the public meeting.

Melissa Chao, Senior Planner, presented the staff report.

Member Kirkpatrick recommended replacing Modified Condition 2.13 with Standard Condition 2.13.

Member Carroll submitted the addition of Standard Condition 3.1.

Chair Jacobs requested public comments.

Jeff Davis of Irvine Community Development Company spoke in agreement with the proposed changes.

Chair Jacobs closed the public meeting.

ACTION: It was moved by Member Carroll, seconded by Member Reynolds and approved by the following vote to adopt Subdivision Committee Resolution No. 13-906 replacing Modified Condition 2.13 with Standard Condition 2.13, adding Standard Condition 3.1 and eliminating Standard condition 1.15 – Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17619 (FILE NO. 00574481-PTT) TO SUBDIVIDE 14.543 GROSS-ACRES INTO 72 NUMBERED LOTS AND 30 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 72 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); 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:	

2. VESTING TENTATIVE TRACT MAP 17607 IN PORTOLA SPRINGS (PLANNING AREA 6)

Chair Jacobs opened the public meeting.

Joel Belding, Senior Planner, presented the staff report.

Chair Jacobs requested public comments.

Jon Omora resident of Portola Springs expressed concerns about increased noise and submitted a proposal which has been signed by residents of the Las Ventanas tract requesting that the developer provide a sound wall.

Elizabeth, an Irvine resident, spoke in opposition to the proposed residential dwellings and expressed concerns about overcrowding in area schools.

Robert McMurry, speaking as an abutting property owner, stated that he requested, but was not provided with, a copy of the Tract Map for Planning Area 6 prior to this meeting. He expressed concerns about Environmental Clearance for the proposed project.

Jeff Davis, representing the Irvine Community Development Company, spoke in support of the project and provided background information addressing the issues raised by members of the public concerning compliance for this Planning Area.

Irvine resident Jon Omora reiterated his position that a sound wall is needed to address the increased traffic flow that is to be expected on Portola Parkway.

Chair Jacobs addressed members of the public and clarified the role of the Subdivision Commission to provide review of technical issues. Planning Commission will consider larger policy level issues at their future meeting and if more discussion is needed residents may also attend the City Council as these items of concerns are addressed.

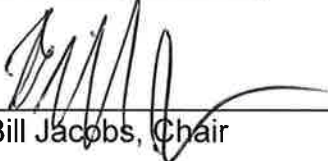
Chair Jacobs closed the public meeting.

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution 13-907 with revisions to Condition 1.1 and correction to finding "I" to reference Planning Area 6 rather than Planning Area 5B . Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17607 (FILE NO. 00572913-PTT) TO SUBDIVIDE 55.8-ACRES TO CREATE 10 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT, PUBLIC FACILITIES AND INFRASTRUCTURE PURPOSES, AND 4 LETTERED LOTS FOR LANDSCAPING AND DRAINAGE PURPOSES; LOCATED IN PLANNING AREA 6; 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:	

ADJOURNMENT

By consensus, the Subdivision Committee adjourned at 10:10 a.m. to a Regular Meeting to be held on October 23, 2013, at 9:00 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Rooms 4 and 5, Irvine, California.



Bill Jacobs, Chair



Recording Secretary

3-4-15

Date