



**MINUTES  
SUBDIVISION COMMITTEE  
REGULAR MEETING**

**June 24, 2015**

**Irvine City Hall  
Conference Room L102  
One Civic Center Plaza  
Irvine, California**

**CALL TO ORDER**

Chair Jacobs called the regular meeting of the Irvine Subdivision Committee to order at 9:03 a.m.

**ROLL CALL**

PRESENT:	MEMBER	BUILDING & SAFETY	KAMLESH CHITALIA
	MEMBER	TRANSPORTATION	KERWIN LAU
	MEMBER	ENGINEERING	MARK CARROLL
	CHAIR	PLANNING & DEVELOPMENT	WILLIAM JACOBS
ABSENT:	MEMBER	COMMUNITY SERVICES	VACANT

Also present: Joel Belding, Principal Planner; Darlene Nicandro, Principal Planner; Eileen White, Recording Secretary

*These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.*

**ADDITIONS AND DELETIONS TO THE AGENDA**

None.

**PUBLIC COMMENTS**

None.

**COMMITTEE BUSINESS**

**1. APPROVAL OF COMMITTEE MINUTES**

RECOMMENDED ACTION:

Approve the Minutes of a regular meeting of the Subdivision Committee held on May 27, 2015.

**ACTION:** It was moved by Member Carroll, seconded by Member Lau and approved by the following vote to adopt the Minutes of the regular meeting of the Subdivision Committee held on May 27, 2015, with the following revisions:

Throughout the document, replace "Acting Chair Reynolds" with "Acting Chair Carroll"

<b>AYES:</b>	<b>3</b>	<b>MEMBERS:</b> Building & Safety, Engineering, Transportation
<b>NOES:</b>	<b>0</b>	<b>MEMBERS:</b>
<b>ABSTAIN:</b>	<b>1</b>	<b>MEMBERS:</b> Planning & Development
<b>ABSENT:</b>	<b>1</b>	<b>MEMBERS:</b> Community Services

**PUBLIC MEETING**

**2. VESTING TENTATIVE TRACT MAP NO. 17877 (FILE NO. 00631975-PTT) TO SUBDIVIDE APPROXIMATELY 117.9 GROSS ACRES INTO 25 NUMBERED LOTS AND 17 LETTERED LOTS IN DISTRICT 1-NORTH OF GREAT PARK NEIGHBORHOODS (PLANNING AREA 51)**

Hernan DeSantos, Senior Planner, summarized the staff report, reviewed the Errata Memorandum, and distributed revised maps for consideration.

Chair Jacobs opened the public hearing.

Patrick Strader of Starpointe Ventures, representing Five Point Communities Management, LLC, requested additional condition revisions and responded to inquiries. Kory Lynch, representing Five Point Communities Management, LLC, was also present for questions.

Chair Jacobs closed the public hearing.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-939 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 17877 (FILE NO. 00631975-PTT) TO SUBDIVIDE 117.9 GROSS ACRES INTO 25 NUMBERED LOTS AND 17 LETTERED LOTS FOR RESIDENTIAL AND NON-RESIDENTIAL

PURPOSES IN DEVELOPMENT DISTRICT 1-NORTH OF THE GREAT PARK NEIGHBORHOODS (PLANNING AREA 51); FILED BY FIVE POINT COMMUNITIES MANAGEMENT, INC. ON BEHALF OF HERITAGE FIELDS EL TORO, LLC.

<b>AYES:</b>	<b>4</b>	<b>MEMBERS:</b>	<b>Building &amp; Safety, Engineering, Planning &amp; Development, Transportation</b>
<b>NOES:</b>	<b>0</b>	<b>MEMBERS:</b>	
<b>ABSTAIN:</b>	<b>0</b>	<b>MEMBERS:</b>	
<b>ABSENT:</b>	<b>1</b>	<b>MEMBERS:</b>	<b>Community Services</b>

Amended as follows:

Pages 2 & 3, 'WHEREAS' section modified to reflect recent General Plan and Zoning Amendments and applicable EIR certifications, and to add state that application is a "project" under the California Environmental Quality Act.

Add new Section 1 to state that the Second Supplemental EIR was prepared and no other impacts were determined.

Add new Section 2 to state standard findings under CEQA Section 15162

Renumber the remaining Sections accordingly.

Condition no. 1.1.b, delete second bullet starting with "LM"/Trabuco..."

Condition no. 1.7, add to the end of the 1<sup>st</sup> sentence, "as determined by the City Engineer"

Condition no. 2.13, following "issuance of" insert, "preliminary or"

Condition no. 2.35, 2nd sentence, replace "Director of Public Works" with "Director of Community Development"; replace "17008" with "17877"

Condition no. 2.22, modified to strike, "including street improvement plans"

Condition no. 2.36, strike in its entirety.

Condition no. 3.32, 2nd sentence, strike "prior to issuance of certificate of occupancy"

Condition no. 6.46, following "circulation or access" insert "in the Master Plan"; at the end of the sentence, add, "unless these changes are deemed consistent by staff"

On Tract Map: Vicinity Map: Update section drawings and references before presentation to Planning Commission.

**3. AMENDED VESTING TENTATIVE TRACT MAP NO. 17366 (FILE NO. 00638721 PTT) TO SUBDIVIDE APPROXIMATELY 209.6 GROSS ACRES INTO 282 NUMBERED LOTS AND 56 LETTERED LOTS IN DISTRICT 4 OF GREAT PARK NEIGHBORHOODS (PLANNING AREA 51)**

Sherman Jones, Senior Planner, summarized the staff report.

Darlene Nicandro, Principal Planner, reviewed the Errata Memorandum.

Chair Jacobs opened the public hearing.

Patrick Strader of Starpointe Ventures, representing Five Point Communities Management, LLC, requested additional condition revisions and responded to inquiries. Kory Lynch, representing Five Point Communities Management, LLC, was also present for questions.

Chair Jacobs closed the public hearing.

**ACTION:** It was moved by Chair Jacobs seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-940 entitled: - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF AMENDED VESTING TENTATIVE TRACT MAP NO. 17366 (FILE NO. 00638721-PTT) TO SUBDIVIDE APPROXIMATELY 209.6 GROSS ACRES INTO 282 NUMBERED AND 56 LETTERED LOTS FOR RESIDENTIAL AND NON-RESIDENTIAL PURPOSES IN DEVELOPMENT DISTRICT 4 OF GREAT PARK NEIGHBORHOODS, PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES MANAGEMENT, INC. ON BEHALF OF HERITAGE FIELDS EL TORO, LLC.

<b>AYES:</b>	<b>4</b>	<b>MEMBERS:</b>	<b>Building &amp; Safety, Engineering, Planning &amp; Development, Transportation</b>
<b>NOES:</b>	<b>0</b>	<b>MEMBERS:</b>	
<b>ABSTAIN:</b>	<b>0</b>	<b>MEMBERS:</b>	
<b>ABSENT:</b>	<b>1</b>	<b>MEMBERS:</b>	<b>Community Services</b>

Amended as follows:

Pages 2 & 3, "WHEREAS" section modified to reflect recent General Plan and Zoning Amendments and applicable EIR certifications, and to add state that application is a "project" under the California Environmental Quality Act.

Add new Section 1 to state that the Second Supplemental EIR was prepared and no other impacts were determined.

Add new Section 2 to state standard findings under CEQA Section 15162

Renumber the remaining Sections accordingly.

Condition no. 1.7, add to the end of the 1<sup>st</sup> sentence, "as determined by the City Engineer"

Condition no. 2.13, following "issuance of" insert, "preliminary or"

Condition no. 2.22, modified to strike, "including street improvement plans"

Condition no. 2.35, 2nd sentence, replace "Director of Public Works" with "Director of Community Development"; replace "17008" with "17877"

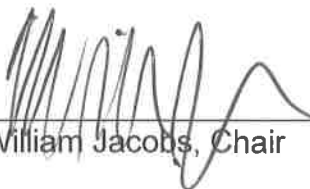
Condition no. 2.36, strike in its entirety.

Condition no. 3.32, 2nd sentence, strike "prior to issuance of certificate of occupancy"

Condition no. 6.44, following "circulation or access" insert "in the Master Plan"; at the end of the sentence, add, "unless these changes are deemed consistent by staff"

**ADJOURNMENT**

Chair Jacobs adjourned the Subdivision Committee at 10:22 a.m. to the Regular Meeting to be held on July 8, 2015, at 9:00 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Room L102, Irvine, California.

  
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William Jacobs, Chair

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Eileen White, Recording Secretary

\_\_\_\_\_  
Date