



**MINUTES  
SUBDIVISION COMMITTEE  
REGULAR MEETING**

**July 8, 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 9:00 a.m.

**ROLL CALL**

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

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

**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 June 24, 2015.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt the Minutes of the regular meeting of the Subdivision Committee held on Jun 24, 2015, with the following revisions:

Throughout the document, replace “CEQA Section 15.162” with “CEQA Section 15162”

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

**PUBLIC MEETING**

**2. VESTING TENTATIVE TRACT MAPS 17849, 17850, 17851, 17854, 17855, 17859, 17860 AND 17861 LOCATED IN NORTHWOOD POINT (PLANNING AREA 5B)**

Justin Equina, Associate Planner, summarized the staff report.

Chair Jacobs opened the public hearing.

Gladys Reich, resident, questioned whether it is appropriate for the City to add homes and add to the number of City residents during drought conditions.

Robert Odell, resident, stated that he and other residents of neighborhoods adjacent to this project, namely Canyon Creek and Park Paseo, question whether this project meets the Irvine Zoning Ordinance directive of “compatible density” with villages neighboring the subject project when the subject development is at least 18% more dense; requested the density of the proposed project be reduced on those lots adjacent to Canyon Creek and Park Paseo villages.

William Van Blasingame, resident, opposed the proposed density along the edge where the subject development meets Canyon Creek. Because the edge only comprises 2.5% of the development, he does not believe it would be a burden on the applicant to reduce the density along the edge.

Jeff Davis, representing The Irvine Company, commented that the new development will be 50% more efficient than homes built in the 80's with regard to water usage; noted reclaimed water will be used during grading; advised the Irvine Ranch Water District (IRWD) has planned for this development as well as drought conditions; noted as a result of meeting with adjacent residents, homes along the edge feature loop streets, single story homes, and as much separation as possible; advised with the addition of open space to the calculations, the project density decreases.

Jan Sterns, resident, stated her general concerns with development overall are increased traffic and potential increased crime in low income housing areas; suggested student bussing to the proposed new school would help decrease intensity of traffic.

Chair Jacobs closed the public hearing.

Chair Jacobs commented that water coordination and planning for the Northern Sphere area has been ongoing for many years, involving the City, The Irvine Company, and the IRWD, and noted that water supply analyses conducted by IRWD include assumptions for multiple dry years; advised the City is currently undertaking a Traffic Management Study to look at potential solutions for current traffic problems; commented that the densities of Canyon Creek, Park Paseo, and the subject project are in the same density category in the Zoning Ordinance; noted this Committee is charged with ensuring the subject property meets technical requirements regarding codes and standards. He advised residents to attend the Planning Commission meeting of July 16, 2015, if they continue to have outstanding concerns.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-941 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17849 (FILE NO. 00628543-PTT) TO CREATE 26 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 34 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 12.43 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

<b>AYES:</b>	<b>4</b>	<b>MEMBERS:</b> Building & Safety, Development Engineering, Community Development, Transportation
<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> 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. 15-942 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION

APPROVAL OF VESTING TENTATIVE TRACT MAP 17850 (FILE NO. 00628534-PTT) TO CREATE 56 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 67 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 20.2 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community 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. 15-943 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17851 (FILE NO. 00628533-PTT) TO CREATE 24 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 28 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.6 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community 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. 15-944 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17854 (FILE NO. 00631138-PTT) TO CREATE 134 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 16 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 18.55 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community 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. 15-945 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17855 (FILE NO. 00631137-PTT) TO CREATE 169 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 21 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 24.32 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community 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. 15-946 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17859 (FILE NO. 00631024-PTT) TO CREATE 88 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 43 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.09 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community 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. 15-947 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17860 (FILE NO. 00631666-PTT) TO CREATE 71 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 43 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR

ACCESS ON 9.9 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community 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. 15-948 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17861 (FILE NO. 00631658-PTT) TO CREATE 45 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 32 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 12.68 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

As amended to strike Condition no. 6.19

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation**


**NOES: 0 MEMBERS:**

**ABSTAIN: 0 MEMBERS:**

**ABSENT: 1 MEMBERS: Community Services**

**ADJOURNMENT**

Chair Jacobs adjourned the Subdivision Committee at 9:42 a.m. to the Regular Meeting to be held on July 22, 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

  
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 Date