



**MINUTES
SUBDIVISION COMMITTEE
REGULAR MEETING
November 28, 2012
Irvine City Hall
Community Development
L102**

CALL TO ORDER

A regular meeting of the Irvine Subdivision Committee was called to order at 9:02 a.m., Chair Jacobs presiding.

ROLL CALL

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

Absent: 1 Committee Members: Lau (arrived 9:20 a.m.)

Also present were: Stephen Higa, Principal Planner; Christina Rahmani, Associate Planner, Joel Belding, Senior 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 of a regular meeting of the Subdivision Committee held on September 26, 2012.
2. Approved the Minutes of a regular meeting of the Subdivision Committee held on November 14, 2012.

PUBLIC HEARINGS

2. VESTING TENTATIVE TRACT MAP 17488 AND 17492 IN PORTOLA SPRINGS (PLANNING AREA 6)

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

Christina Rahmani, Associate Planner, presented the staff report.

ACTION: Due to confusion with handouts for the project, Chair Jacobs closed the public hearing at 9:10 a.m. The project was tabled to secure the correct documents. The Committee unanimously moved to continue with hearing the next project.

3. VESTING TENTATIVE TRACT MAP 17505 IN STONEGATE (PLANNING AREA 9B)

Chair Jacobs opened the public meeting at 9:16 a.m.

Joel Belding, Senior Planner, presented the staff report.

Terri Moss, Irvine Community Development Company, was present and available to answer questions.

Jeff Davis, Irvine Company, was present and available to answer questions.

Afshin Shahidi, from Hunsaker and Associates, was present and available for questions.

Chair Jacobs requested public input. There was none.

Chair Jacobs closed the public meeting at 9:20 a.m.

ACTION: Moved by Community Development (Jacobs) and seconded by Community Services (Haubert) and was unanimously approved to:

Adopt Resolution NO. 12-891 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17506 (FILE NO. 00554738-PTT) TO SUBDIVIDE 10.62-ACRES INTO 20 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND 25 LETTERED LOTS FOR LANDSCAPE AND PRIVATE DRIVE PURPOSES; GENERALLY LOCATED ON THE NORTHEAST CORNER OF JEFFREY ROAD AND IRVINE

BOULEVARD IN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

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

Chair Jacobs reopened the public meeting at 9:23 a.m.

Christina Rahmani, Associate Planner, and Committee Members discussed the corrected handouts. The following Standard Conditions were modified, deleted and/or added to the Subdivision Resolution No. 12-887:

- Standard Condition 2.18: Park Construction Phasing
- Standard Condition 2.21: Park Playground
- Standard Condition 3.1 Assessment District Disclosure
- Standard Condition 3.3 Items f, g, h = X (now required)
- Standard Condition 3.11 Park Design Consistency
- Standard Condition 3.12 Private Park Reservation
- Standard Condition 4.2 Playground Inspection
- Standard Condition 4.3 Private Park Identification
- Standard Condition 5.4 Private Park Reservation
- Standard Condition 6.9 Homeowner Associations-Street Sweeping

The following Standard Conditions were modified, deleted and/or added to the Subdivision Resolution No. 12-889:

- Standard Condition 1.1 Item g = X (now required)
- Standard Condition 1.4 Incorrect: Mitigation Measure 12.2 Digital Map Submission
- Standard Condition 1.15 OCFA – Access Easements
- Standard Condition 1.16 Incorrectly numbered as 1.15
- Standard Condition 2.4 Removed
- Standard Condition 2.17 Public Park Dedication
- Standard Condition 2.18 Park Construction Phasing
- Standard Condition 2.22 Public Park/Trail Facility Review
- Standard Condition 2.34 Includes 15.14 AND 15.16 Mitigation Measures

Chair Jacobs requested public input.

Tom Heggi, Jeff Davis, and Jamie Yoshida, the applicants from Irvine Company, were present and available for questions.

Doug Johnson, from Stantec Consulting, was present and available for questions.

Scott Wilson, Wilson Mikami Corporation, was present and available for questions.

Chair Jacobs closed the public meeting at 9:25 a.m.

ACTION: Moved by Community Services (Haubert), seconded by Community Development (Jacobs) and unanimously approved, with revised Standard Conditions, to:

Adopt Resolution NO. 12-887 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17492 (FILE NO. 00549892-PTT) TO SUBDIVISION LOTS 1, A, B, D, AND E OF TRACT MAP 17070 AS SHOWN ON MAP RECORDED IN BOOK 895, PAGES 22 TO 25 OF MISCELLANEOUS RECORDS MAP; TOTALING 23.75 NET ACRES INTO 32 NUMBERED LOTS AND 33 LETTERED LOTS FOR THE DEVELOPMENT OF 263 RESIDENTIAL CONDOMINIUM DWELLING UNITS AND ONE PRIVATE PARK; LOCATED IN NEIGHBORHOOD 4 OF PLANNING AREA 6, FILED BY WILSON MIKAMI CORPORATION, ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

-and-

Adopt Resolution NO. 12-889 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17488 (FILE NO. 00549898-PTT) TO SUBDIVIDE 14.71 GROSS ACRES INTO 53 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE DEVELOPMENT OF 51 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, ONE PRIVATE PARK, AND ONE PUBLIC PARK LOCATED IN NEIGHBORHOOD 4A OF PLANNING AREA 6; FILED BY STANTEC CONSULTING, ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

4. VESTING TENTATIVE TRACT MAP 17506 IN STONEGATE (PLANNING AREA 9B)

Chair Jacobs opened the public meeting at 9:27 a.m.

Joel Belding, Senior Planner, presented the staff report.

Committee Member Lau noted that each title differed on staff report, the resolution and the agenda. Titles need to be checked on each document for consistency.

Terri Moss, Irvine Community Development Company, was present and available to answer questions.

Afshin Shahidi, from Hunsaker and Associates, was present and available for questions.

Chair Jacobs requested public comments. There were none.

Chair Jacobs closed the public meeting at 9:30 a.m.

ACTION: Moved by Community Services (Haubert), seconded by Community Development (Jacobs) and unanimously approved to:

Adopt Resolution No. 12-891 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17506 (FILE NO. 00554738-PTT) TO SUBDIVIDE 10.62-ACRES INTO 20 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND 25 LETTERED LOTS FOR LANDSCAPE AND PRIVATE DRIVE PURPOSES; GENERALLY LOCATED ON THE NORTHEAST CORNER OF JEFFREY ROAD AND IRVINE BOULEVARD IN PLANNING AREA 9B (STONEGATE); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

ADJOURNMENT

By consensus, the Subdivision Committee adjourned at 9:45 a.m. to a Regular Meeting to be held on December 12, 2012, at 9:00 a.m. at the Irvine Civic Center, One Civic Center Plaza, Conference Room L102, Irvine, California.


Recording Secretary


Chair of Subdivision Committee

Date