



**MINUTES  
SUBDIVISION COMMITTEE  
REGULAR MEETING  
July 24, 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 9:13 a.m., Chair Jacobs presiding.

**ROLL CALL**

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

ABSENT: None

Also present: Stephen Higa, 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 regular meetings of the Subdivision Committee held on April 24, 2013 and June 12, 2013 were not available for approval.**

**ACTION: None.**

**PUBLIC MEETINGS**

**2. VESTING TENTATIVE TRACT MAP 17523 IN NORTHWOOD POINT (PLANNING AREA 5B)**

Chair Jacobs opened the public meeting.

Joel Belding, Senior Planner, presented the staff report.

An errata sheet was provided to the Committee outlining proposed amendments to Standard Condition 1.1 (a) and (b).

Chair Jacobs requested public comments.

Applicant, Jamie Yoshida of the Irvine Community Development Company was present to answer questions.

Shelley Armstrong, President of the Canyon Creek Homeowners Association, spoke about the trail proposed to border this community and the concerns about the width of the trail.

Robert Odell, a Park Paseo resident, spoke about the proposed trail and expressed a desire that the trail width be increased so that it may serve as a more valuable asset to the community for the long-term.

Doug Walker and Julie Walker, homeowners in The Groves expressed concerned about the proposed trail width and security issues to the surrounding houses.

John Foot, homeowner in The Groves, spoke in opposition to the project.

Resident of Canyon Creek spoke in opposition to the project density.

Joel Belding addressed the audience and provided an overview of the project approval process involved with the Northern Sphere and this project.

Jamie Yoshida of the Irvine Company reiterated that the original 34-foot width of the trail was increased to a 44-foot width in response to resident concerns. Security and safety concerns will continue to be addressed with wall height and landscaping.

Chair Jacobs closed the public meeting.

Member, Kirkpatrick and Member Carroll gave recommendations of Conditions that should be deleted or added.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Subdivision Committee Resolution No. 13-902 with the following modifications:

Amendments to Condition 1.1 (a) and (b) as proposed in the errata sheet with a correction to reference to I-5 to be corrected to indicate Irvine Boulevard; and

Condition 1.1 (h) and (i) shall be applicable to the project and thereby changed from “N/A” to “X” where listed within the Condition; and

Correction to wording in Condition 1.14 to read as “Park Place improvements shall include, but are not limited, to the extension of the southerly sidewalk of Park Place, removal of the block wall from the back of southerly sidewalk to back of the northerly curb.”; and

Deletion of Conditions 2.44, 2.45, 2.48, 3.29, 5.5, 5.7, 6.27, 6.28, 6.29, 6.30 and 6.32 as they are redundantly addressed in the content of the Resolution, the related Mitigation Measures shall be referenced accordingly.

**Adopted Subdivision Committee Resolution No. 13-902 entitled – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17523 (FILE NO. 00561695-PTT) TO CREATE 27 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT, PUBLIC FACILITIES AND INFRASTRUCTURE PURPOSE, AND 43 LETTERED LOTS FOR LANDSCAPING, DRAINAGE AND TRAIL ACCESS PURPOSES; LOCATED IN PLANNING AREA 5B: 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 10:25 a.m. to a Regular Meeting to be held on August 14, 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  
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Date