



# AGENDA

## SUBDIVISION COMMITTEE REGULAR MEETING

November 28, 2012  
9:00 AM

Irvine Civic Center  
One Civic Center Plaza  
Conference Room L102  
Irvine, California

### CALL TO ORDER

### ROLL CALL

COMMITTEE MEMBER (CD):	KIRKPATRICK
COMMITTEE MEMBER (CS):	HAUBERT
COMMITTEE MEMBER (PW):	CARROLL
COMMITTEE MEMBER (TRANS):	LAU
CHAIR (CD):	JACOBS

### ADDITIONS AND DELETIONS TO THE AGENDA

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Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda and must be acted upon prior to the next Committee meeting.

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### PUBLIC COMMENTS

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Any member of the public may address the Committee on items within the Committee's subject matter jurisdiction, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are scheduled for 30 minutes and are limited to 3 minutes per person.

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**COMMITTEE BUSINESS**

**1. APPROVAL OF COMMITTEE MINUTES**

**RECOMMENDED ACTION:**

- 1) Approve the Minutes of a regular meeting of the Subdivision Committee held on September 26, 2012.**
- 2) Approve the Minutes of a regular meeting of the Subdivision Committee held on November 14, 2012.**

**PUBLIC HEARINGS**

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Public Hearings are scheduled for a time certain of 9:00 a.m., unless noticed otherwise, or as soon thereafter as possible. Those wishing to address the Committee during the Public Hearing must complete a form and provide it to the Recording Secretary prior to the hearing.

Notice: If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

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

**RECOMMENDED ACTION:**

1. Open public meeting; receive public input; Committee comments and questions..
2. Close public meeting.
3. 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 SUBDIVIDE 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
4. 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

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

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. Adopt Resolution No. 12-890 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17505 (FILE NO. 00554735-PTT) TO SUBDIVIDE 7.86-ACRES INTO 16 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND 7 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

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

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. 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

**COMMITTEE MEMBER AND STAFF COMMENTS**

**ADJOURNMENT**

Next Subdivision Committee meeting: December 12, 2012, 9:00 a.m. Conference Room L102, One Civic Center Plaza, Irvine, California.

## IRVINE SUBDIVISION COMMITTEE GENERAL INFORMATION

### RESPONSIBILITY

The Subdivision Committee is responsible for determining whether a proposed tentative tract or parcel map complies with the requirements and intent of the Subdivision Ordinance. The Subdivision Committee has the authority to approve, approve with conditions or modifications, or deny parcel maps, all of which require a public hearing. In addition, the Subdivision Committee is a recommending body to the Planning Commission regarding tentative tract maps.

Staff reports are available in the Community Development Department for public review and copying. Please call the Subdivision Committee support staff at (949) 724-6401 for assistance or any additional information.

### HEARING PROCEDURES

For each hearing item on the agenda, the Chair of the Subdivision Committee will open the public hearing and receive the staff report. After asking any questions of staff, the Chair of the Subdivision Committee will invite interested parties, including the project applicant, to present testimony. There is a 5-minute time limit to address the Subdivision Committee with your comments. Following his/her own comments, the Subdivision Committee will close the public hearing or continue the project to the next hearing if additional information is required. If the hearing is closed, the Subdivision Committee will adopt a resolution approving or denying the project. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

### APPEALS

Any person who owns property or resides within 500 feet of the exterior boundaries of the subject property, the applicant, or a member of the City Council may **appeal the determination of the Subdivision Committee to the City Council**. All appeals must be in writing, state the reasons for the appeal and be submitted within 15 days of the decision to the City Clerk. The appeal shall be accompanied by a \$245 deposit. The City Council will hold a public hearing on the appeal within 60 days of receipt of the appeal. Decisions of the City Council are final.

### MEETING SCHEDULE

The Subdivision Committee meets at 9:00 a.m. on the second and fourth Wednesday of each month in conference room L102 at the Irvine City Hall located at One Civic Center Plaza. Agendas are available as follows:

- Public Safety
- City's Web page at [www.ci.irvine.ca.us](http://www.ci.irvine.ca.us)

**CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS**

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at (949)724-6401.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

STATE OF CALIFORNIA)  
CITY OF IRVINE ) SS  
COUNTY OF ORANGE)

I declare under penalty of perjury that I am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department, One Civic Center Plaza, Irvine, California 92606.

Dated: \_\_\_\_\_

November 21, 2012 Jane Zimmerman  
Secretary