



AGENDA

SUBDIVISION COMMITTEE REGULAR MEETING

November 13, 2013
9:00 AM

Irvine Civic Center
One Civic Center Plaza
Conference Room L103
Irvine, California

CALL TO ORDER

ROLL CALL

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

ADDITIONS AND DELETIONS TO THE AGENDA

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.

PUBLIC COMMENTS

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.

Scan this QR code for an electronic copy of
the City Council Agenda and staff reports.



COMMITTEE BUSINESS

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

1. VESTING TENTATIVE TRACT MAP 17612 IN CYPRESS VILLAGE (PA 40 EAST)

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. Adopt Resolution No. 13-912 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17612 (00571145-PTT) TO SUBDIVIDE 56.7 NET-ACRES INTO 8 NUMBERED LOTS AND 6 LETTERED LOTS LOCATED NORTH OF NIGHTMIST, SOUTH OF TRABUCO ROAD BETWEEN STATE ROUTE 133 TO THE EAST AND SAND CANYON AVENUE TO THE WEST IN PLANNING AREA 40 (CYPRESS VILLAGE)

2. VESTING TENTATIVE TRACT MAP 17628 IN ORCHARD HILLS (PLANNING AREA 1)

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. Adopt Resolution No. 13-915 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17628 (FILE NO. 00575471-PTT) TO SUBDIVIDE SEVEN GROSS-ACRES INTO 10 NUMBERED LOTS AND FIVE LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 10 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

3. VESTING TENTATIVE TRACT MAPS 16719, 16722, 16724, 16725, 16726 AND 16727 IN NEIGHBORHOOD 2 OF ORCHARD HILLS (PLANNING AREA 1)

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. Adopt Resolution No. 13-913 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16719 (FILE NO. 00575720-PTT) TO SUBDIVIDE 29.24 GROSS-ACRES INTO 149 NUMBERED LOTS AND 73 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 149 DETACHED RESIDENTIAL CONDOMINIUM UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
4. Adopt Resolution No. 13-916 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16722 (FILE NO. 00575874-PTT) TO SUBDIVIDE 35.39 GROSS-ACRES INTO 225 NUMBERED LOTS AND 66 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 224 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS AND A PRIVATE NEIGHBORHOOD PARK; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
5. Adopt Resolution No. 13-917 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16724 (FILE NO. 00574761-PTT) TO SUBDIVIDE 8.137 GROSS-ACRES INTO 20 NUMBERED LOTS AND 13 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 90 ATTACHED RESIDENTIAL CONDOMINIUM UNITS; FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
6. Adopt Resolution No. 13-918 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16725 (FILE NO. 00574763-PTT) TO SUBDIVIDE 14.987 GROSS-ACRES INTO 24 NUMBERED LOTS AND 35 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 123 ATTACHED RESIDENTIAL CONDOMINIUM UNITS AND A PRIVATE NEIGHBORHOOD PARK; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
7. Adopt Resolution No. 13-919 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16726 (FILE NO. 00574771-PTT) TO SUBDIVIDE 10.202 GROSS-ACRES INTO 23 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 105 ATTACHED RESIDENTIAL CONDOMINIUM UNITS;

LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

8. Adopt Resolution No. 13-914 entitled - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 16727 (FILE NO. 00575307-PTT) TO SUBDIVIDE 16.17 GROSS-ACRES INTO 21 NUMBERED LOTS AND 46 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 118 DETACHED RESIDENTIAL CONDOMINIUM UNITS AND A PRIVATE NEIGHBORHOOD PARK; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

COMMITTEE MEMBER AND STAFF COMMENTS

ADJOURNMENT

Next Subdivision Committee meeting: November 27, 2013, 9:00 a.m. Conference Room L102, Irvine City Hall, 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

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 7, 2013 Jeanette Zimmerman
Secretary