



**MINUTES  
SUBDIVISION COMMITTEE  
REGULAR MEETING  
August 27, 2014  
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 9:03 a.m., Chair Jacobs presiding.

**ROLL CALL**

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

ABSENT: NONE

Also present were Stephen Higa, Principal Planner; Jeanne Zimmerman, Administrative Secretary; Kim Radding, Recording Secretary.

**ADDITIONS AND DELETIONS TO THE AGENDA**

None.

**PUBLIC COMMENTS**

There were no public comments.

**COMMITTEE BUSINESS**

None.

**PUBLIC HEARINGS**

1. **VESTING TENTATIVE TRACT MAP 17757 (00600340-PTT) TO SUBDIVIDE A TOTAL OF 34.26-ACRES INTO 4 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND 15 LETTERED LOTS FOR LANDSCAPING PURPOSES IN PLANNING AREA 6 (PORTOLA SPRINGS)**

Chair Jacobs opened the public hearing.

Joel Belding, Senior Planner, presented the staff report.

Chair Jacobs requested public comments.

Chair Jacobs closed the public hearing.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt SC Resolution No. 14-930 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17757 (00600340-PTT) TO SUBDIVIDE A TOTAL OF 34.26-ACRES INTO 4 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND FIFTEEN LETTERED LOTS FOR LANDSCAPING PURPOSES GENERALLY LOCATED AT THE NORTHEAST CORNER OF IRVINE BOULEVARD AND MODJESKA IN PLANNING AREA 6 (PORTOLA SPRINGS), FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY subject to the addition of Standard Condition 2.4.

<b>AYES:</b>	<b>5</b>	<b>MEMBERS:</b>	<b>Carroll, Jacobs, Kirkpatrick, Lau, Reynolds</b>
<b>NOES:</b>	<b>0</b>	<b>MEMBERS:</b>	
<b>ABSTAIN:</b>	<b>0</b>	<b>MEMBERS:</b>	

2. **VESTING TENTATIVE TRACT MAP 17666 TO SUBDIVIDE A 3.65-GROSS ACRE LOT FOR CONDOMINIUM PURPOSES IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT OF 287 RESIDENTIAL UNITS IN THE IRVINE BUSINESS COMPLEX (IBC)(PLANNING AREA 36)**

Chair Jacobs opened the public meeting.

Dat Tran, Assistant Planner, presented the staff report.

Bill Rodrigues, Senior Planner, provided the Committee with an email received from Jacob Saphir, resident of the Metropolitan, expressing opposition to the project.

Chair Jacobs requested public comments.

Patrick Strader, representing Great Far East, spoke in support of the project.

Chair Jacobs closed the public hearing.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt SC Resolution No. 14-1931 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17666 (FILE NO. 00583914-PTT) TO SUBDIVIDE 3.65-GROSS ACRES INTO ONE NUMBERED LOT FOR 287 ATTACHED RESIDENTIAL CONDOMINIUM PURPOSES; LOCATED AT THE NORTHWEST CORNER OF VON KARMAN AND MARTIN IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY GREAT FAR EAST subject to the addition of Condition 1.1 to add striping changes as recommended in the Traffic Study.

<b>AYES:</b>	<b>5</b>	<b>MEMBERS:</b>	<b>Carroll, Jacobs, Kirkpatrick, Lau, Reynolds</b>
<b>NOES:</b>	<b>0</b>	<b>MEMBERS:</b>	
<b>ABSTAIN:</b>	<b>0</b>	<b>MEMBERS:</b>	

**3. VESTING TENTATIVE TRACT MAP 17614 FOR RESIDENTIAL CONDOMINIUM PURPOSES IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX) (IBC)**

Chair Jacobs opened the public hearing.

Stacy Tran, Senior Planner, presented the staff report.

Tom Louie, representing Withee Malcolm Architects, clarified information about the recreation facilities as Type 1 structures.

Chair Jacobs requested public comments.

T. R. Black, Irvine resident, spoke in opposition to the project.

Pam Sapetto and Andrea Maloney, representing Sapetto Real Estate Solutions, were present.

Chair Jacobs closed the public hearing.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Reynolds and approved by the following vote to adopt SC Resolution 14-932 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17614 (FILE NO. 00571126-PTT) TO SUBDIVIDE 3.56 NET-ACRES INTO ONE NUMBERED LOT FOR DEVELOPMENT OF 280 ATTACHED RESIDENTIAL UNITS FOR CONDOMINIUM PURPOSES LOCATED AT NORTHWEST CORNER OF MURPHY AVENUE AND MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY 360° RESIDENTIAL.

**AYES:** 5      **MEMBERS:** Carroll, Jacobs, Kirkpatrick, Lau, Reynolds  
**NOES:** 0      **MEMBERS:**  
**ABSTAIN:** 0      **MEMBERS:**

**4. VESTING TENTATIVE TRACT MAPS 17710, 17722, AND 17746 FOR PHASES TWO THROUGH FOUR OF NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS)**

Chair Jacobs opened the public meeting.

Melissa Chao, Senior Planner, presented the staff report.

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

Chair Jacobs requested public comments.

Chair Jacobs closed the public hearing.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Reynolds and approved by the following vote to adopt SC Resolution No. 14-926 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17710 (FILE NO. 00595880-PTT) TO SUBDIVIDE 233.71 GROSS-ACRES INTO 185 NUMBERED LOTS AND 52 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 185 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS) FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY as stated.

**AYES:** 5      **MEMBERS:** Carroll, Jacobs, Kirkpatrick, Lau, Reynolds  
**NOES:** 0      **MEMBERS:**  
**ABSTAIN:** 0      **MEMBERS:**

**ACTION:** It was moved by Chair Jacobs, seconded by Member Reynolds and approved by the following vote to adopt SC Resolution No. 14-927 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17722 (FILE NO. 00596588-PTT) TO SUBDIVIDE 115.30 GROSS-ACRES INTO 374 NUMBERED LOTS AND 128 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 373 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; AND ONE PRIVATE NEIGHBORHOOD PARK; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS) FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY as stated.


**AYES:** 5      **MEMBERS:** Carroll, Jacobs, Kirkpatrick, Lau, Reynolds  
**NOES:** 0      **MEMBERS:**  
**ABSTAIN:** 0      **MEMBERS:**

**ACTION:** It was moved by Chair Jacobs, seconded by Member Reynolds and approved by the following vote to adopt SC Resolution No. 14-928 entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17746 (FILE NO. 00598615-PTT) TO SUBDIVIDE 340.40 GROSS-ACRES INTO 223 NUMBERED LOTS AND 104 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 223 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS) FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY as stated.

**AYES:** 5      **MEMBERS:** Carroll, Jacobs, Kirkpatrick, Lau, Reynolds  
**NOES:** 0      **MEMBERS:**  
**ABSTAIN:** 0      **MEMBERS:**

**ADJOURNMENT**

By consensus, the Subdivision Committee adjourned at 10:10 a.m. to a Regular Meeting to be held on September 24, 2014, 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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Kim Radding, Recording Secretary

09-24-2014  
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Date