



**MINUTES
SUBDIVISION COMMITTEE
REGULAR MEETING
April 9, 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 9:10 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 Jeanne Zimmerman, Recording Secretary.

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

There were no public comments.

COMMITTEE BUSINESS

- 1. **VESTING TENTATIVE TRACT MAP 17706 TO SUBDIVIDE 14.78-ACRES INTO NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND LETTERED LOTS FOR LANDSCAPE AND PRIVATE DRIVE PURPOSES IN CYPRESS VILLAGE (PLANNING AREA 40)**

Chair Jacobs opened the public meeting.

Joel Belding, Senior Planner, presented the staff report.

Chair Jacobs requested public comments.

There were no public comments.

Chair Jacobs closed the public meeting.

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt Resolution Subdivision Committee No. 14-922 with a modification removing the language in 1.1(G) regarding water quality. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17659 (FILE NO. 00580846-PTT) TO SUBDIVIDE 14.78 GROSS-ACRES (12.5 NET) INTO 24 NUMBERED LOTS AND 42 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 126 SINGLE-FAMILY DETACHED CONDOMINIUM UNITS; LOCATED IN CYPRESS VILLAGE (PLANNING AREA 40); 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:

- 2. **TENTATIVE PARCEL MAP 2013-132 AT NORTHEAST CORNER OF RED HILL AVENUE AND REYNOLDS AVENUE IN IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)**

Chair Jacobs opened the public hearing.

Melissa Chao, 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 Kirkpatrick and approved by the following vote to adopt Subdivision Committee Resolution No. 14-923 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE APPROVING TENTATIVE PARCEL MAP 2013-132 (FILE NO. 00574122-PTP) TO SUBDIVIDE PARCEL 2 OF PARCEL MAP NO. 93-149 FILED IN BOOK 301, PAGES 25027, TOTALING 3.36-ACRES INTO TWO NUMBERED PARCELS FOR THE DEVELOPMENT OF 161-ROOM EXTENDED STAY HOTEL AT 17370 RED HILL AVENUE AND 3,100 SQUARE FOOT RETAIL PAD BUILDING AT 17380 RED HILL AVENUE PLANNING AREA 36, IRVINE

AYES: 5 **MEMBERS:** Building & Safety, Community Services, Engineering, Planning & Development, Transportation

NOES: 0 **MEMBERS:**

ABSTAIN: 0 **MEMBERS:**

ABSENT: 0 **MEMBERS:**

3. VESTING TENTATIVE TRACT MAP 17641 IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Chair Jacobs opened the public meeting.

Bill Rodrigues, Senior Planner, presented the staff report.

An errata memorandum was presented recommending a revision to Condition 2.39 (Nesting Bird Season) requiring a preconstruction survey.

Member Kirkpatrick mentioned that the typical Conditions with the heading Prior to Building Permits were not included in this document. Bill Rodrigues stated that the Conditions will be listed for Planning Commission.

Members discussed Standard Condition 1.1 (h) regarding transitioning the overhead utility line to underground at Campus to Dupont.

Chair Jacobs clarified with Bill Rodrigues that the map is self-contained and represents Phase I of a large development, with 700 units.

Chair Jacobs requested public comments.

Brandon Morad, Irvine resident in the Plaza Community expressed concerns and posed questions from other residents. He reviewed email and letters that other residents provided to him. Residents have concerns about how the phases will be done and concerns over air quality, traffic control, noise, height of the buildings, commercial plazas and what types of stores will be in the center. Mr. Morad asked if there is an opportunity for other issues to be brought up before the Planning Commission and was given information about how to provide public comment to the Planning Commission.

Applicant Stuart Paznak commented that the maximum height of the buildings will be 75 feet, six stories and verified that there will be no dance clubs or bars that would disrupt the community.

Mr. Morad expressed concerns about the new development adding to the already crowded 405 freeway.

Chair Jacobs explained that this project is part of the Irvine Business Complex Plan required by Code to mediate any burden the development would put on the environment.

Chair Jacobs closed public meeting.

ACTION: It was moved by Planning and Development Services, seconded by Engineering to adopt Subdivision Committee Resolution No. 14-924 with modifications to Condition 2.39 as outlined in the staff report and errata memorandum and the addition of notes on the Vesting Tentative Tract Map to confirm that the private park will be maintained by the private entity. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17641 (FILE NO. 00578884-PTT) TO SUBDIVIDE 10.73-GROSS ACRES INTO TWO NUMBERED LOTS AND FOR FUTURE CONDOMINIUM PURPOSES; LOCATED NORTH OF COMPUS DRIVE BETWEEN TELLER AVENUE AND BARDEEN AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY GARDEN COMMUNITIES

AYES:	5	MEMBERS: Building & Safety, Community Services, Engineering, Planning & Development, Transportation
NOES:	0	MEMBERS:
ABSTAIN:	0	MEMBERS:
ABSENT:	0	MEMBERS:

4. TENTATIVE PARCEL MAP 2007-200 AT 16700 RED HILL AVENUE IN IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Chair Jacobs opened the public hearing.

Stacy Tran, Senior Planner, presented the staff report.

Chair Jacobs requested public comments.

Dave Bacon, Civil Engineer with Walden & Associates, responded to Member questions and stated that a traffic control plan is not needed for striping a turn-lane as that is considered to be minor in nature.

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 Subdivision Committee Resolution No. 14-925 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE APPROVING TENTATIVE PARCEL MAP 2007-200 (FILE NO. 00543648-PTP) TO SUBDIVIDE PARCEL 1 OF MAP FILED IN BOOK 13, PAGE 31 OF PARCEL MAPS IN THE ORANGE COUNTY RECORDER'S OFFICE, LOCATED AT 16700 RED HILL AVENUE INTO THREE NUMBERED PARCELS IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

AYES: 5 MEMBERS: Building & Safety, Community Services, Engineering, Planning & Development, Transportation

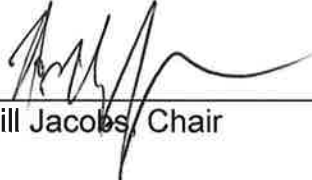
NOES: 0 MEMBERS:

ABSTAIN: 0 MEMBERS:


ABSENT: 0 MEMBERS:

ADJOURNMENT

By consensus, the Subdivision Committee adjourned at 9:45 a.m. to a Regular Meeting to be held on April 23, 2014, at 9:00 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Room L102, Irvine, California.



Bill Jacobs, Chair



Recording Secretary

3-4-15

Date