



AGENDA

SUBDIVISION COMMITTEE REGULAR MEETING

July 22, 2015

9:00 a.m.

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

CALL TO ORDER

ROLL CALL

COMMITTEE MEMBER (B&S):	JOSEPH KIRKPATRICK
COMMITTEE MEMBER (CS):	VACANT
COMMITTEE MEMBER (DE):	MARK CARROLL
COMMITTEE MEMBER (TRANS):	KERWIN LAU
CHAIR (CD):	WILLIAM 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 three 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 July 8, 2015.

PUBLIC MEETING

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

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 Meeting or in written correspondence received by the City at or before the meeting.

2. VESTING TENTATIVE TRACT MAPS 17831 (FILE NO. 00627310-PTT), 17832 (FILE NO. 00627249-PTT), 17833 (FILE NO. 00627267-PTT), 17834 (FILE NO. 00627240-PTT), 17835 (FILE NO. 00627266-PTT), 17836 (FILE NO. 00627274-PTT) AND 17837 (FILE NO. 00627261-PTT) FOR NEIGHBORHOOD 3 OF 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. 15-949** – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17831 (FILE NO. 00627310-PTT) TO SUBDIVIDE 12.60 GROSS ACRES INTO 19 NUMBERED LOTS AND 19 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 103 ATTACHED AND DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
4. Adopt **Resolution No. 15-950** – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17832 (FILE NO. 00627249-PTT) TO SUBDIVIDE 23.06 GROSS ACRES INTO 96 NUMBERED LOTS AND 18 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 95 SINGLE FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING

AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

5. Adopt **Resolution No. 15-952** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17833 (FILE NO. 00627267-PTT) TO SUBDIVIDE 6.45 GROSS ACRES INTO 13 NUMBERED LOTS AND 10 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 70 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

6. Adopt **Resolution No. 15-951** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17834 (FILE NO. 00627240-PTT) TO SUBDIVIDE 9.30 GROSS ACRES INTO 7 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 106 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

7. Adopt **Resolution No. 15-954** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17835 (FILE NO. 00627266-PTT) TO SUBDIVIDE 7.93 GROSS ACRES INTO 10 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 92 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

8. Adopt **Resolution No. 15-953** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17836 (FILE NO. 00627274-PTT) TO SUBDIVIDE 9.94 GROSS ACRES INTO 12 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 77 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

9. Adopt **Resolution No. 15-955** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17837 (FILE NO. 00627261-PTT) TO SUBDIVIDE 7.19 GROSS ACRES INTO 14 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 79 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA

6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

3. VESTING TENTATIVE TRACT MAP 17769 (FILE NO. 00613061-PTT) FOR A FUTURE COMMUNITY PARK AND DAY CARE SITE IN NEIGHBORHOOD 4B OF 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. 15-956** – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17769 (FILE NO. 00631061-PTT) TO SUBDIVIDE 41.91 GROSS ACRES INTO FOUR NUMBERED LOTS AND THREE LETTERED LOTS FOR THE DEVELOPMENT OF AN 32.50 ACRE COMMUNITY PARK, A DAY CARE SITE, A TELECOMMUNICATIONS SITE AND ANCILLIARY USES; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY STANTEC ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

COMMITTEE MEMBER AND STAFF COMMENTS

ADJOURNMENT

Next Subdivision Committee meeting: August 12, 2015, 9 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 949-724-7444 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 five 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 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, One Civic Center Plaza, Irvine, California
- City’s Web page at www.ci.irvine.ca.us
- Reader Board, Irvine City Hall, One Civic Center Plaza, Irvine, California

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 949-724-7444.

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, Eileen White, 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, and the public reader board at One Civic Center Plaza, Irvine, California, as well as on the City's web site.

Dated: July 15, 2015 Eileen White
Secretary