



**MINUTES  
SUBDIVISION COMMITTEE  
REGULAR MEETING**

**July 22, 2015**

**Irvine City Hall  
Conference Room L102  
One Civic Center Plaza  
Irvine, California**

**CALL TO ORDER**

Chair Jacobs called the regular meeting of the Irvine Subdivision Committee to order at 9:00 a.m.

**ROLL CALL**

PRESENT:	MEMBER	BUILDING & SAFETY	JOSEPH KIRKPATRICK
	MEMBER	TRANSPORTATION	KERWIN LAU
	MEMBER	DEVELOPMENT ENGINEERING	MARK CARROLL
	CHAIR	COMMUNITY DEVELOPMENT	WILLIAM JACOBS

ABSENT: MEMBER COMMUNITY SERVICES VACANT

Also present: Joel Belding, Principal Planner; Eileen White, Recording Secretary

**ADDITIONS AND DELETIONS TO THE AGENDA**

None.

**PUBLIC COMMENTS**

None.

**COMMITTEE BUSINESS**

**1. APPROVAL OF COMMITTEE MINUTES**

RECOMMENDED ACTION:

Approve the Minutes of a regular meeting of the Subdivision Committee held on July 8, 2015.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt the Minutes of the regular meeting of the Subdivision Committee held on July 8, 2015, with the following revisions:

Page 3, 4<sup>th</sup> paragraph, first sentence, replace “for this development...drought conditions” with “for the Northern Sphere area has been ongoing for many years, involving the City, The Irvine Company, and the IRWD, and noted that water supply analyses conducted by IRWD include assumptions for multiple dry years”

AYES:	4	MEMBERS:	Building & Safety, Engineering, Transportation, Planning & Development
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services

**PUBLIC 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)**

Chair Jacobs opened the public hearing.

Calvin Mingione, Assistant Planner, summarized the staff report. For the record, he corrected a typo in the staff report. Page 3, the table at the bottom of the page, replace total units of “527” with “622.”

Member Carroll recommended addition of Standard Condition no. 2.4 concerning the establishment of existing survey control points to the resolutions for VTTM’s 17831 through 17837.

Jamie Yoshida, representing The Irvine Company, agreed to the addition of Standard Condition no. 2.4 to all the associated resolutions.

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. 15-949 entitled: 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

As amended to add City Standard Condition no. 2.4 concerning existing survey monuments.

**AYES:** 4      **MEMBERS:** Building & Safety, Development Engineering, Community Development, Transportation  
**NOES:** 0      **MEMBERS:**  
**ABSTAIN:** 0      **MEMBERS:**  
**ABSENT:** 1      **MEMBERS:** Community Services

**ACTION:** It was moved by Chair Jacobs, seconded by Member Kirkpatrick, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-950 entitled: 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

As amended to add City Standard Condition no. 2.4 concerning existing survey monuments.

**AYES:** 4      **MEMBERS:** Building & Safety, Development Engineering, Community Development, Transportation  
**NOES:** 0      **MEMBERS:**  
**ABSTAIN:** 0      **MEMBERS:**  
**ABSENT:** 1      **MEMBERS:** Community Services

**ACTION:** It was moved by Chair Jacobs, seconded by Member Kirkpatrick, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-952 entitled: 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

As amended to add City Standard Condition no. 2.4 concerning existing survey monuments.

**AYES:** 4      **MEMBERS:** Building & Safety, Development Engineering,  
Community Development, Transportation

**NOES:** 0      **MEMBERS:**

**ABSTAIN:** 0      **MEMBERS:**

**ABSENT:** 1      **MEMBERS:** Community Services

**ACTION:** It was moved by Chair Jacobs, seconded by Member Kirkpatrick, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-951 entitled: 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

As amended to add City Standard Condition no. 2.4 concerning existing survey monuments.

**AYES:** 4      **MEMBERS:** Building & Safety, Development Engineering,  
Community Development, Transportation

**NOES:** 0      **MEMBERS:**

**ABSTAIN:** 0      **MEMBERS:**

**ABSENT:** 1      **MEMBERS:** Community Services

**ACTION:** It was moved by Chair Jacobs, seconded by Member Kirkpatrick, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-954 entitled: 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

As amended to add City Standard Condition no. 2.4 concerning existing survey monuments.

**AYES:** 4      **MEMBERS:** Building & Safety, Development Engineering,  
Community Development, Transportation

**NOES:** 0      **MEMBERS:**

**ABSTAIN: 0 MEMBERS:**  
**ABSENT: 1 MEMBERS: Community Services**

**ACTION:** It was moved by Chair Jacobs, seconded by Member Kirkpatrick, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-953 entitled: 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

As amended to add City Standard Condition no. 2.4 concerning existing survey monuments.

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation**  
**NOES: 0 MEMBERS:**  
**ABSTAIN: 0 MEMBERS:**  
**ABSENT: 1 MEMBERS: Community Services**

**ACTION:** It was moved by Chair Jacobs, seconded by Member Kirkpatrick, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-955 entitled: 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

As amended to add City Standard Condition no. 2.4 concerning existing survey monuments.

**AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation**  
**NOES: 0 MEMBERS:**  
**ABSTAIN: 0 MEMBERS:**  
**ABSENT: 1 MEMBERS: Community Services**

- 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)

Chair Jacobs opened the public hearing.

Eric J. Rubery, Senior Planner, summarized the staff report.

Jamie Yoshida, representing The Irvine Company, requested removal of Condition nos. 1.14, 2.16, 2.28, 2.35, 2.38, and 3.18. Senior Planner Rubery agreed to the removal of these conditions. Additionally, Mr. Yoshida requested revision to Condition no. 6.26 to clarify that only applicable conditions will be included with this project rather than inclusion of all conditions associated with the approval of Vesting Tentative Tract Map 16814 (00381135-PTT) as set forth in Planning Commission Resolution No. 06-2697. Senior Planner Rubery agreed to revise the conditions accordingly prior to this project's consideration by the Planning Commission.

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. 15-956 entitled: 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

As amended to strike Condition nos. 1.14, 2.16, 2.28, 2.35, 2.38, and 3.18 in their entirety, and staff directed to work with the applicant to revise Condition no. 6.26 to incorporate only applicable conditions from approval of VTTM 16814 in advance of Planning Commission consideration of this project.

<b>AYES:</b>	<b>4</b>	<b>MEMBERS:</b> Building & Safety, Development Engineering, Community Development, Transportation
<b>NOES:</b>	<b>0</b>	<b>MEMBERS:</b>
<b>ABSTAIN:</b>	<b>0</b>	<b>MEMBERS:</b>
<b>ABSENT:</b>	<b>1</b>	<b>MEMBERS:</b> Community Services

**ADJOURNMENT**

Chair Jacobs adjourned the Subdivision Committee at 9:30 a.m. to the Regular Meeting to be held on August 12, 2015, at 9:00 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Room L102, Irvine, California.



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William Jacobs, Chair



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Eileen White, Recording Secretary



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Date