



REVISED AGENDA

SUBDIVISION COMMITTEE REGULAR MEETING

November 25, 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 (ENG):	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.

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



PUBLIC HEARING

1. **VESTING TENTATIVE PARCEL MAP NO. 2015-153 (FILE NO. 00647518-PTP) FOR FINANCE AND CONVEYANCE PURPOSES ONLY, LOCATED IN PLANNING AREA 1 (ORCHARD HILLS)**

RECOMMENDED ACTION:

1. Open public hearing; receive public input; Committee comments and questions.
2. Close public hearing.
3. Adopt **RESOLUTION NO. 15-969** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE PARCEL MAP 2015-153 (00647518-PTP) FOR THE ESTABLISHMENT OF FOUR LETTERED LOTS ON 246.1 GROSS ACRES FOR FINANCE AND CONVEYANCE PURPOSES ONLY; LOCATED IN PLANNING AREA 1 (ORCHARD HILLS); FILED BY WILSON MIKAMI CORPORATION ON BEHALF OF THE IRVINE COMMUNITY DEVELOPMENT COMPANY

COMMITTEE BUSINESS

2. **APPROVAL OF COMMITTEE MINUTES**

RECOMMENDED ACTION:

- 1) Approve the Minutes of the Regular Meeting of the Subdivision Committee held on October 28, 2015.
3. **VESTING TENTATIVE TRACT MAP 17806 IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)**

RECOMMENDED ACTION:

- 1) Adopt **RESOLUTION NO. 15-971** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17806 (FILE NO. 00613808-PTT) TO SUBDIVIDE 7.52-GROSS ACRES INTO TWO NUMBERED LOTS (LOT 1 ONLY FOR CONDOMINIUM PURPOSES); LOCATED NORTH OF MAIN STREET, EAST OF CARTWRIGHT ROAD, SOUTH OF DA VINCI AT 2525 MAIN STREET IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY J & R MAIN STREET LLC

4. **VESTING TENTATIVE TRACT MAPS 17952 (FILE NO. 00645517-PTT), 17953 (FILE NO. 00645518-PTT), 17954 (FILE NO. 00645523-PTT), 17955 (FILE NO. 00645524-PTT), 17956 (FILE NO. 00645525-PTT), AND 17957 (FILE NO. 00645529-PTT), LOCATED IN EASTWOOD (PLANNING AREA 5B)**

RECOMMENDED ACTION:

- 1) Adopt **RESOLUTION NO. 15-963** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17952 (FILE NO. 00645517-PTT) TO CREATE 23 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 27 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 7.37 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
- 2) Adopt **RESOLUTION NO. 15-964** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17953 (FILE NO. 00645518-PTT) TO CREATE 33 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 50 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.47 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
- 3) Adopt **RESOLUTION NO. 15-965** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17954 (FILE NO. 00645523-PTT) TO CREATE 16 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 29 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 10.02 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
- 4) Adopt **RESOLUTION NO. 15-966** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17955 (FILE NO. 00645524-PTT) TO CREATE 20 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 26 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 6.68 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

- 5) Adopt **RESOLUTION NO. 15-967** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17956 (FILE NO. 00645525-PTT) TO CREATE 34 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 39 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 10.06 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
- 6) Adopt **RESOLUTION NO. 15-968** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17957 (FILE NO. 00645529-PTT) TO CREATE 12 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 20 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 7.16 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

5. VESTING TENTATIVE TRACT MAPS IN DEVELOPMENT DISTRICTS 5 AND A PORTION OF 6 (00648088-PTT), 1-NORTH (00647883-PTT), AND 1-SOUTH (00647880-PTT) LOCATED IN GREAT PARK NEIGHBORHOODS, PLANNING AREA 51

RECOMMENDED ACTION:

Continue item to the December 9, 2015 Subdivision Committee meeting.

COMMITTEE MEMBER AND STAFF COMMENTS

ADJOURNMENT

The next Subdivision Committee meeting will be a Regular Meeting on Wednesday, December 9, 2015, at 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 Recording Secretary to the Subdivision Committee 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 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 cityofirvine.org
- 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 949-724-6401.

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, Claudia Siqueiros, 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: November 20, 2015 Debra J. Langford
Recording Secretary