



# AGENDA

## SUBDIVISION COMMITTEE REGULAR MEETING

December 9, 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

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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.

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### PUBLIC COMMENTS

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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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## **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. 15-975** - 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 ONE NUMBERED AND THREE 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 November 25, 2015.

- 3. VESTING TENTATIVE TRACT MAP 17759 (FILE NO. 00611282-PTT) FOR PHASE 2 DEVELOPMENT OF LOS OLIVOS (PLANNING AREA 39)**

### **RECOMMENDED ACTION:**

1. Adopt **RESOLUTION NO. 15-972** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17759 (FILE NO. 00611282-PTT) TO SUBDIVIDE 187.85 GROSS-ACRES INTO 21 NUMBERED LOTS AND 20 LETTERED LOTS FOR PHASE 2 DEVELOPMENT OF 1,950 RESIDENTIAL APARTMENT UNITS, LOCATED AT THE NORTHWEST CORNER OF BAKE PARKWAY AND IRVINE CENTER DRIVE IN PLANNING AREA 39 (LOS OLIVOS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

**4. 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:**

1. Adopt **RESOLUTION NO. 15-974** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 17940 (FILE NO. 00648088-PTT) TO SUBDIVIDE APPROXIMATELY 447 GROSS ACRES INTO 76 NUMBERED LOTS AND 11 LETTERED LOTS FOR THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, MULTI-USE PURPOSES AND A K-8 SCHOOL, LOCATED IN DEVELOPMENT DISTRICT 5 AND A PORTION OF DEVELOPMENT DISTRICT 6 OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES ON BEHALF OF HERITAGE FIELDS EL TORO, LLC
2. Adopt **RESOLUTION NO. 15-970** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 17939 (FILE NO. 00647883-PTT) TO SUBDIVIDE APPROXIMATELY 62 GROSS ACRES INTO 23 NUMBERED LOTS AND 16 LETTERED LOTS FOR THE DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL, PRIVATE PARK, CHURCH/SYNAGOGUE AND CHILDCARE PURPOSES, LOCATED IN DEVELOPMENT DISTRICT 1-NORTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES ON BEHALF OF HERITAGE FIELDS EL TORO, LLC
3. Adopt **RESOLUTION NO. 15-973** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF AMENDED VESTING TENTATIVE TRACT MAP NO. 17368 (FILE NO. 00647880-PTT) TO SUBDIVIDE APPROXIMATELY 73 GROSS ACRES INTO 31 NUMBERED LOTS AND 7 LETTERED LOTS FOR THE DEVELOPMENT OF MULTI-USE, MEDICAL AND SCIENCE, OFFICE AND COMMUNITY COMMERCIAL PURPOSES, LOCATED IN DEVELOPMENT DISTRICT 1-SOUTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES ON BEHALF OF HERITAGE FIELDS EL TORO, LLC

**COMMITTEE MEMBER AND STAFF COMMENTS**

**ADJOURNMENT**

The next Subdivision Committee meeting will be a Regular Meeting on Wednesday, December 23, 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](http://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: December 2, 2015

Claudia Siqueiros  
Recording Secretary