



MINUTES SUBDIVISION COMMITTEE REGULAR MEETING

March 9, 2016

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

CALL TO ORDER

Chair Jacobs called the regular meeting of the Irvine Subdivision Committee to order at 9:01 a.m.

ROLL CALL

Present:	Member	Building & Safety	Joseph Kirkpatrick
	Member	Transportation	Kerwin Lau
	Member	Engineering	Mark Carroll
	Chair	Community Development	William Jacobs

Absent:	Member	Community Services	Vacant
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Staff Present: Joel Belding, Principal Planner; Stephanie Frady, Senior Planner; Debra Langford, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

PUBLIC HEARING

None.

COMMITTEE BUSINESS

1. APPROVAL OF COMMITTEE MINUTES

ACTION: It was moved by Member Carroll, seconded by Chair Jacobs and approved by the following vote to adopt the Minutes of the Regular Meeting of the Subdivision Committee held on January 27, 2016, with the correction of the spelling of Stephen Higa’s name.

AYES:	4	MEMBERS:	Building & Safety (Kirkpatrick), Engineering (Carroll), Planning & Development (Jacobs), Transportation (Lau)
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services (Vacant)

2. VESTING TENTATIVE TRACT MAPS 17964, 17965, 17966, 17967, 17968 and 17969 FOR NEIGHBORHOOD 5A OF PLANNING AREA 6 (PORTOLA SPRINGS)

Stephanie Frady, Senior Planner, summarized the staff report and provided corrections and condition revisions as follows: for Resolutions 16-978 thru 16-983 removal of Condition 6.21 (Fire Hazard Severity Zone) per the revised approval letter received from Orange County Fire Authority, and renumber of subsequent Condition numbers; for Resolution 16-978 removal of recital number four on page 1 of Resolution 16-978 (page 32 of the report packet), removal of the first portion of the second first sentence of the second paragraph under Section 5, Item B (page 4 of the Resolution, page 35 of the report packet) so that it begins with “The design and ...”; and, for Resolution 16-980 modify Condition 1.1 (Public/Private Improvements) on page 7 of the Resolution (page 78 of the report packet), removing the marks for items a, c, d and e, leaving only mark f (Monumentation).

Member Carroll asked for clarification on public versus private streets on the maps.

Doug Johnson of Stantec was present and answered questions regarding the map presented.

Member Kirkpatrick requested the following additions:

- to the Resolution that includes parks, Standard Condition 2.21 with modified verbiage that the Playground Plan be included within the precise grading plans; Standard Conditions 3.6 (Site Lighting); and, 3.17 (Emergency Access).
- to the Resolutions that include condominiums, Standard Conditions 3.6 (Site Lighting); 3.17 (Emergency Access); and, 3.18 (Wayfinding)
- to all Resolutions, Standard Condition 3.20 (Construction Site Security)

Jamie Yoshida of Irvine Company was present and commented that he supported the maps and conditions.

ACTION: It was moved by Chair Jacobs seconded by Member Carroll and approved by the following vote to adopt Subcommittee Resolution No. 16-978 subject to the conditions contained therein with the noted amendments. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17964 (00651647-PTT), AN 'A' LEVEL MAP, TO SUBDIVIDE 85.78 GROSS-ACRES INTO 11 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT, THREE NUMBERED LOTS FOR PRIVATE PARK PURPOSES, TWO NUMBERED LOTS FOR MONUMENT PURPOSES, AND 28 LETTERED LOTS LANDSCAPE PURPOSES; NEIGHBORHOOD 5A OF PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

Amended as follows:

Remove Condition 6.21 (Fire Hazard Severity Zone)

Remove recital number four on page 1 of the Resolution.

Amend the first sentence of the second paragraph of Section 5, Finding B so that it reads "The design and improvements of VTTM 17964 are consistent with the applicable previous approvals, and the onsite improvements will be completed according to City standards and the specific requirements of PA 6."

Add Standard Condition 2.21 (Park Playground): Prior to issuance of the first precise grading plan for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development. The playground plan shall include all information specified in the City of Irvine Park/Public Facility Standards, Section VII-B.3.4.

The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detail information to demonstrate compliance to the accessibility standards of the California Building Code.

Add Standard Condition 3.6 (Site Lighting Requirements): Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Add Standard Condition 3.17 (Emergency Access Plan): Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.18 (Wayfinding (Directional) Plan): Prior to the issuance of the first building permit, a Wayfinding (Directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.20 (Construction Site Security Plan): Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 4.3 (Private Park Identification): Prior to authorization to use, occupy, and/or operate a private park and/or recreation area, the park and/or recreation area shall have an identification sign, which includes address, street number, street name, facility name, and the word "private." The identification sign and address must be of contrasting color to the background and visible from the street.

AYES: 4 MEMBERS: Building & Safety (Kirkpatrick),

Engineering (Carroll), Planning & Development (Jacobs), Transportation (Lau)

NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services (Vacant)

ACTION: It was moved by Chair Jacobs seconded by Member Carroll and approved by the following vote to adopt Subcommittee Resolution No. 16-979 subject to the conditions contained therein with the noted amendments. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17965 (00651598-PTT) TO SUBDIVIDE 7.88 GROSS-ACRES INTO 20 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT, SEVEN LETTERED LOTS FOR LANDSCAPE PURPOSES AND 10 LETTERED LOTS FOR PRIVATE STREETS; NEIGHBORHOOD 5A OF PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

Amended as follows:

Remove Condition 6.21 (Fire Hazard Severity Zone)

Add Standard Condition 3.6 (Site Lighting Requirements): Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Add Standard Condition 3.17 (Emergency Access Plan): Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox

Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.18 (Wayfinding (Directional) Plan): Prior to the issuance of the first building permit, a Wayfinding (Directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.20 (Construction Site Security Plan): Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

AYES:	4	MEMBERS:	Building & Safety (Kirkpatrick), Engineering (Carroll), Planning & Development (Jacobs), Transportation (Lau)
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services (Vacant)

ACTION: It was moved by Chair Jacobs seconded by Member Carroll and approved by the following vote to adopt Subcommittee Resolution No. 16-980 subject to the conditions contained therein with the noted amendments. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17966 (00651646-PTT) TO SUBDIVIDE 11.79 GROSS-ACRES INTO 34 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT, 25 LETTERED LOTS FOR LANDSCAPE PURPOSES AND 19 LETTERED LOTS FOR PRIVATE WAYS; NEIGHBORHOOD 5A OF PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

Amended as follows:

Remove Condition 6.21 (Fire Hazard Severity Zone)

Modify Condition 1.1 (Public/Private Improvements) removing the marks for items a, c, d and e, leaving only a mark for item f (Monumentation).

Add Standard Condition 3.6 (Site Lighting Requirements): Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Add Standard Condition 3.17 (Emergency Access Plan): Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.18 (Wayfinding (Directional) Plan): Prior to the issuance of the first building permit, a Wayfinding (Directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.20 (Construction Site Security Plan): Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

ACTION: It was moved by Chair Jacobs seconded by Member Carroll and approved by the following vote to adopt Subcommittee Resolution No. 16-981 subject to the conditions contained therein with the noted amendments. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17967 (00651612-PTT) TO SUBDIVIDE 12.31 GROSS-ACRES INTO 86 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND FOUR LETTERED LOTS FOR LANDSCAPE PURPOSES; NEIGHBORHOOD 5A OF PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

Remove Condition 6.21 (Fire Hazard Severity Zone)

Add Standard Condition 3.20 (Construction Site Security Plan): Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

AYES:	4	MEMBERS:	Building & Safety (Kirkpatrick), Engineering (Carroll), Planning & Development (Jacobs), Transportation (Lau)
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services (Vacant)

ACTION: It was moved by Chair Jacobs seconded by Member Carroll and approved by the following vote to adopt to Adopt Subcommittee Resolution No. 16-982 subject to the conditions contained therein with the noted amendments. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17968 (00651633-PTT) TO SUBDIVIDE 11.47 GROSS-ACRES INTO 84 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND NINE LETTERED LOTS FOR LANDSCAPE PURPOSES; NEIGHBORHOOD 5A OF PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

Remove Condition 6.21 (Fire Hazard Severity Zone)

Add Standard Condition 3.20 (Construction Site Security Plan): Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

AYES:	4	MEMBERS:	Building & Safety (Kirkpatrick), Engineering (Carroll), Planning & Development (Jacobs), Transportation (Lau)
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	

ABSENT: 1 MEMBERS: Community Services (Vacant)

ACTION: It was moved by Chair Jacobs seconded by Member Carroll and approved by the following vote to adopt to Adopt Subcommittee Resolution No. 16-983 subject to the conditions contained therein with the noted amendments. Adopted Resolution entitled: A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17969 (00651635-PTT) TO SUBDIVIDE 7.88 GROSS-ACRES INTO 16 NUMBERED LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT AND FOUR LETTERED LOTS FOR PRIVATE STREETS; NEIGHBORHOOD 5A OF PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY THE IRVINE COMMUNITY DEVELOPMENT COMPANY

Remove Condition 6.21 (Fire Hazard Severity Zone)

Add Standard Condition 3.6 (Site Lighting Requirements): Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Add Standard Condition 3.17 (Emergency Access Plan): Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.18 (Wayfinding (Directional) Plan): Prior to the issuance of the first building permit, a Wayfinding (Directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Add Standard Condition 3.20 (Construction Site Security Plan): Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.


AYES:	4	MEMBERS:	Building & Safety (Kirkpatrick), Engineering (Carroll), Planning & Development (Jacobs), Transportation (Lau)
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services (Vacant)

COMMITTEE MEMBER AND STAFF COMMENTS

None.

ADJOURNMENT

By consensus, the Subdivision Committee adjourned at 9:27 a.m. to the Regular Meeting to be held on Wednesday, March 23, at 9 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Room L102, Irvine, California.



William Jacobs, Chair



Debra Langford, Recording Secretary

3/28/2016
Date