



AGENDA

SUBDIVISION COMMITTEE REGULAR MEETING

September 13, 2017

9:00 AM

Conference Room L102
One Civic Center Plaza
Irvine, California

Speaker's Form/Request to Speak: If you would like to address the Committee on a scheduled agenda item, please complete the Request to Speak Form. Speaker's Forms are located on the table at the entrance to the Conference Room. Please identify on the card your name and the item on which you would like to speak and return to the Recording Secretary. The Request to Speak Form assists the Committee Chairman in ensuring that all persons wishing to address the Committee are recognized. It also ensures the accurate identification of meeting participants in the Subdivision Committee minutes. Your name will be called at the time the matter is heard by the Committee. City policy is to limit public testimony to up to three minutes per speaker depending on relevant circumstances (unless the time limit is extended by the Committee Chairman), which includes the presentation of electronic or audio visual information. Speakers may not yield their time to other persons.

Please take notice that the order of scheduled agenda items below and/or the time they are actually heard, considered and decided may be modified by the Committee Chairman during the course of the meeting, so please stay alert.

CALL TO ORDER

ROLL CALL

COMMITTEE MEMBER:
COMMITTEE MEMBER:
COMMITTEE MEMBER:
COMMITTEE MEMBER:
COMMITTEE CHAIRMAN:

BUILDING AND SAFETY
COMMUNITY SERVICES
DEVELOPMENT ENGINEERING
TRANSPORTATION REVIEW
PLANNING SERVICES

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Subdivision Committee Agenda and staff reports



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.

COMMITTEE BUSINESS

1. APPROVAL OF COMMITTEE MINUTES

RECOMMENDED ACTION:

Approve the minutes of a regular meeting of the Subdivision Committee held on July 26, 2017.

PUBLIC HEARINGS

Public Hearings are scheduled for a time certain of 9:00 a.m., unless noticed otherwise, or as soon thereafter as possible. Those wishing to address the Committee during the Public Hearing are requested to complete a form and provide it to the Recording Secretary prior to the hearing.

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation. Any matter not noted for continuance will be posted separately.

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 hearing or in written correspondence received by the City at or before the hearing.

2. TENTATIVE PARCEL MAP 2017-104 LOCATED AT 2405, 2445, AND 2485 MCCABE WAY IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:

- 1) Open the public hearing; receive public input; Committee comments and questions.
- 2) Close the public hearing.
- 3) Adopt RESOLUTION NO. 17-1015 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 2017-104 (FILE NO. 00700099-PTP) TO SUBDIVIDE PARCEL 1 OF PARCEL MAP 79-605 IN BOOK 138, PAGES 35 AND 36, IN THE CITY OF IRVINE, COUNTY OF ORANGE, CALIFORNIA; LOCATED AT

2405, 2445, AND 2485 MCCABE WAY IN PLANNING AREA 36
(IRVINE BUSINESS COMPLEX); FILED BY SFI MCABE LLC

**3. TENTATIVE PARCEL MAP 2016-173 LOCATED AT 14101 ALTON PARKWAY
IN PLANNING AREA 35 (IRVINE SPECTRUM 2)**

RECOMMENDED ACTION:

1. Open public hearing; receive public input; Committee comments and questions.
2. Close public hearing.
3. Adopt RESOLUTION NO. 17-1016 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 2016-173 (FILE NO. 00684897-PTP) TO SUBDIVIDE PARCEL 2 ON A MAP FILED IN BOOK 185, PAGES 1, 2, AND 3, IN THE CITY OF IRVINE, COUNTY OF ORANGE, CALIFORNIA; LOCATED AT 14101 ALTON PARKWAY IN PLANNING AREA 35 (IRVINE SPECTRUM 2); FILED BY BLUE PEAK ENGINEERING

COMMITTEE MEMBER AND STAFF COMMENTS

ADJOURNMENT

Next Meeting: SUBDIVISION REGULAR meeting, September 27, 2017, 9:00 AM, City of Irvine, Conference Room L102, One Civic Center Plaza, Irvine, California.

NOTICE TO THE PUBLIC

The Agenda may also be accessed through the City's Web page at cityofirvine.org.

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 949-724-6457 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.

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 949-724-6457.

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 hereby certify that the agenda for the Regular Subdivision Committee meeting was posted at the main entrance of City Hall and in the posting book located in the Public Safety Lobby, One Civic Center Plaza, Irvine, California on 9/17/17 by 5:30 p.m. as well as on the City's web page.

Dated: 9/14/17 Beth Hanson
Recording Secretary