



# MINUTES SUBDIVISION COMMITTEE REGULAR MEETING

**February 28, 2018**

**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.

Member	Building and Safety	Joseph Kirkpatrick
Member	Community Services	Darlene Nicandro
Member	Development Engineering	Andrew Pham*
Member	Transportation Review	Sun-Sun Murillo
Chair	Planning Services	Bill Jacobs

Staff Present: Joel Belding, Principal Planner; Sherman Jones, Senior Planner; Kerwin Lau, Manger, Planning Services, Melissa Chao, Senior Planner; Hernan DeSantos, Senior Planner; Catherine Lundberg, Associate Planner; Victor Mendez; Assistant Planner, Beth Hanson, Recording Secretary

\*Arrived at 9:06

## **PUBLIC COMMENTS**

None

## **COMMITTEE BUSINESS**

None

### **1. APPROVAL OF COMMITTEE MINUTES**

**ACTION:** It was moved by Chair Jacobs, seconded by Member Kirkpatrick to adopt the Minutes of Regular Meeting of the Subdivision Committee held on November 22, 2017. Member Murillo supported the motion and members Nicandro and Pham were not present at this meeting and abstained.

**2. AMENDED VESTING TENTATIVE TRACT MAP NO. 17939 GENERALLY LOCATED WEST OF RIDGE VALLEY BETWEEN IRVINE BOULEVARD AND GREAT PARK BOULEVARD IN PLANNING AREA 51 (GREAT PARK NEIGHBORHOODS, DEVELOPMENT DISTRICT 1-WEST)**

Chair Jacobs opened the public meeting at 9:01 a.m.

Sherman Jones, Senior Planner, presented the staff report and an errata sheet. Bill Rodrigues, Principal Planner, was also available to answer questions.

Discussion included 1) clarification of parks and how much is provided, 3.49 acres (or its equivalent) is the minimum requirement and should be spelled out in the "park plan approval" condition; 2) Member Kirkpatrick noted that standard conditions 2.21 (Park Playground) and 3.3 (Disclosure statements) needed to be updated due to recent changes and requested the addition of Standard Condition 4.12 (Phased occupancy of multi-building residential development)

Patrick Strader, Starpointe Ventures obo Heritage Fields El Toro, LLC was available to answer questions and noted that they were in agreement with the errata sheet.

Chair Jacobs closed the public meeting at 9:20 a.m.

**ACTION:** It was moved by Chair Jacobs, seconded by Member Nicandro, and unanimously approved to:

Adopt Resolution No. 17-1021 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF AMENDED VESTING TENTATIVE TRACT MAP NO. 17939 (FILE NO. 00727257-PTT) TO SUBDIVIDE APPROXIMATELY 55.3 GROSS ACRES INTO 53 NUMBERED LOTS FOR 723 RESIDENTIAL CONDOMINIUM UNITS, WATER QUALITY, PRIVATE NEIGHBORHOOD PARK PURPOSES; AND 46 LETTERED LOTS FOR CIRCULATION AND LANDSCAPE PURPOSES, LOCATED IN DEVELOPMENT DISTRICT 1-WEST OF GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY HERITAGE FIELDS EL TORO, LLC

As amended by the errata sheet and revisions to Condition 6.40, and Standard Conditions 2.21, 3.3, and 4.12

**ADJOURNMENT**

Chair Jacobs congratulated Bill Rodrigues on his promotion to Principal Planner for Planning Services Entitlement.

Chair Jacobs adjourned the Subdivision Committee at 9:21 a.m. to the Regular Meeting to be held on Wednesday, March 14, 2018, at 9 a.m. at Irvine City Hall, Conference Room L102, Irvine, California.

  
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Bill Jacobs, Chair

3/14/18  
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Date