



# MINUTES SUBDIVISION COMMITTEE REGULAR MEETING

June 12, 2019

Irvine City Hall  
Conference Room L102  
One Civic Center Plaza

## CALL TO ORDER

Committee Member Sherwood called the regular meeting of the Irvine Subdivision Committee to order at 9:02 a.m.

|        |                         |                 |
|--------|-------------------------|-----------------|
| Member | Building and Safety     | Nitin Nakrani   |
| Member | Community Services      | Kathleen Haton  |
| Member | Development Engineering | Steve Sherwood  |
| Member | Transportation Review   | Sun-Sun Murillo |
| Chair  | Planning Services       | Melissa Chao    |

Staff Present: Joel Belding, Principal Planner; Stephanie Frady, Senior Planner; Farideh Lyons, Sr. Transportation Analyst, Beth Hanson, Recording Secretary.

## PUBLIC COMMENTS

## COMMITTEE BUSINESS

### 1. SELECTION OF CHAIRMAN OF THE SUBDIVISION COMMITTEE

Committee Member Sherwood declared nominations open for Chairman of the Subdivision Committee.

Committee Member Murillo nominated Committee Member Steve Sherwood, (Development Engineering). Motion was seconded by Committee Member Haton, and unanimously approved.

### 2. APPROVAL OF COMMITTEE MINUTES

- 1) It was moved by Member Murillo, seconded by Member Haton and unanimously approved to adopt the minutes of a regular meeting of the Subdivision Committee held on April 24, 2019.

**3. VESTING TENTATIVE TRACT MAP 17997 FOR BLUE BAY CONDOMINIUMS LOCATED AT 2602 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Chair Sherwood opened the public meeting at 9:02 a.m.

Stephanie Frady, Senior Planner, gave the presentation and was available to answer questions.

Tim Strader, Jr., StarPoint Ventures, representing the applicant, Natura City LLC. and Jeff Tang, Civil Engineer, were available to answer questions. Mr. Strader noted that the conditions were the same as on the previous map.

Committee Member Chao noted that SECTION 4 of the resolution should reference the IBC Vision Plan EIR and that Condition 1.13 should read Director of Public Works, not Community Services.

Chair Sherwood closed the public meeting at 9:07 a.m.

**ACTION: It was moved by Member Murillo, seconded by Member Chao and unanimously approved to:**

**Adopt Resolution No. 19-1039 — A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17997 (00781733-PTT) FOR THE BLUE BAY CONDOMINIUMS TO SUBDIVIDE 1.934 ACRES FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 2602 MCGAW AVENUE, LOCATED IN PLANNING AREA 36; FILED BY NATURA CITY LLCA.**

As amended.

**4. VESTING TENTATIVE TRACT MAP 18140 IN NEIGHBORHOOD 5B OF PLANNING AREA 6 (PORTOLA SPRINGS)**

Chair Sherwood opened the public meeting at 9:07 a.m.

Stephanie Frady, Senior Planner, gave the presentation and was available to answer questions.

Chair Sherwood closed the public meeting at 9:09 a.m.

**ACTION: It was moved by Member Haton, seconded by Member Murillo and unanimously approved to:**

**Adopt Resolution No. 19-1040** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 18140 (FILE NO. 00774011-PTT), A "B" LEVEL MAP COVERING 10.38 GROSS ACRES, TO ALLOW FUTURE RESIDENTIAL DEVELOPMENT WITHIN NEIGHBORHOOD 5B OF PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

**5. VESTING TENTATIVE TRACT MAP 19004 FOR NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS)**

Chair Sherwood opened the public meeting at 9:10 a.m.

Stephanie Frady, Senior Planner, gave the presentation and was available to answer questions.

Jason Liu, resident, expressed concern regarding the construction of additional homes in Orchard Hills due to existing unsafe traffic congestion, specifically on morning school days. Member Murillo went over the approval process noting the police department and traffic engineers had reviewed the map and felt that other than the usual early morning drop of children there were no traffic deficiencies. The Irvine Company was also contacted and realizes that school drop off times are difficult and noted that their Civil Engineer was available to answer any questions.

Chair Sherwood closed the public meeting at 9:19 a.m.

**It was moved by Chair Sherwood, seconded by Transportation Services and unanimously approved to:**

**Adopt Resolution No. 19-1041** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 19004 (FILE NO. 00780195-PTT), A "B" LEVEL MAP COVERING 62.5 GROSS-ACRES, FOR NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS); FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

**ADJOURNMENT**

Chair Sherwood adjourned the Subdivision Committee at 9:20 a.m. to the Regular Meeting to be held on Wednesday, June 26, 2019 at 9 a.m. at Irvine City Hall, Conference Room L102, Irvine, California.

  
\_\_\_\_\_  
Steve Sherwood, Chair

7-24-19  
\_\_\_\_\_  
Date

