

Subdivision Committee

Colby Cataldi, Chair
Mahrooz Ilkhanipour
Laree Alonso
Wilfried Niemann
Lily Sandberg
Rory Paster
Rebecca Schade
Hadi Tabatabaee, Alternate
Rose Fistrovic, Alternate



Subdivision Committee

Meeting Agenda

Date: Wednesday, October 19, 2016
Time: 1:30 PM
Location: OC Public Works
H.G. Osborne Building
300 N. Flower St., Santa Ana
Conference Room B-10

EXCEPT AS OTHERWISE PROVIDED BY LAW, NO ACTION SHALL BE TAKEN ON ANY ITEM NOT APPEARING IN THE FOLLOWING AGENDA, HOWEVER, ITEMS MAY BE TAKEN UP IN DIFFERENT SEQUENCE.

THOSE PERSONS ADDRESSING THE COMMITTEE ARE REQUESTED TO GIVE THEIR NAMES AND BUSINESS ASSOCIATION FOR THE RECORD.

I. CALL TO ORDER

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 17604 (MR4) WITHIN PLANNING AREA 2, SUBAREA 2.3, RANCH PLANNED COMMUNITY

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.3, “A” Tract Map 17563, on the east side of Medano Street, north of Suerte Street, west of Airoso Street, within the 5th Supervisorial District. “B” VTTM 17604 is located on Lots 10 through 13 and V3 of “A” Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

Staff request the Subdivision Committee review and approve "B" Vesting Tentative Tract Map 17604 (VTTM 17603) to subdivide a 4.81-acre site located within Planning Area 2.3 of the Ranch Plan Planned Community into 54 legal lots; 36 numbered lots for 72 Duplexes for condominium purposes (as allowed per the Ranch Plan Alternative Development Standard ADS D-14), two (2) numbered lots for neighborhood pocket parks, and 16 lettered lots for a private streets, motor courts, landscaped areas and slopes.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17604) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the

Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,

- c) Approve Vesting Tentative Tract Map 17604, subject to the attached Findings and Conditions of Approval (Appendices A and B).

III. PUBLIC COMMENTS:

At this time, members of the public may address the Subdivision Committee regarding any off-agenda items within the subject matter jurisdiction of the Committee provided that no action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three minutes per person and twenty minutes for all comments, unless different time limits are set by the Chairman subject to the approval of the Committee.

V. ADJOURNMENT: The next meeting of the Orange County Subdivision Committee is scheduled for Wednesday, November 2, 2016.