



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF JANUARY 20, 2021**

Members Present: Laree Alonso (Vice – Chair/Acting Chair), Eric Hull, Lily Sandberg, Brian Kurnow, Judy Kim and Ruben Colmenares. Todd Letterman was in attendance, but not a voting member at today's meeting.

I. CALL TO ORDER

II. CONSENT ITEMS – Minutes

The minutes from July 15, 2020 were tabled for the next Subdivision Committee meeting due to not having a quorum present from the July 15, 2020 meeting. The minutes from the January 6th meeting were motioned for approval by Judy Kim and seconded by Eric Hull and approved by a unanimous vote.

III. DISCUSSION ITEM(S)

ITEM 1: PUBLIC HEARING – VTTM 19029 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo (RMV) requests approval of “B” Vesting Tentative Tract Map 19029 (VTTM 19029) to subdivide a 5.39-acre site within Planning Area 3.1 of the Ranch Plan Planned Community into 2 numbered lots for 120 multi-family dwellings, private streets, open space, and landscaped areas.

SPECIAL NOTES:

Cameron Welch, Senior Planner, Land Development presented the item and answered questions of the Subdivision Committee. Jay Bullock, Vice President, Planning and Entitlement, representing the applicant, stated that he has read and accepts the Conditions of Approval and answered questions from the Subdivision Committee. David Kegley, Project Manager, Lennar Homes accepts the Conditions of Approval and the staff report.

The following is the action taken by the Orange County Subdivision Committee:

The motion for Item #1 was made by Brian Kurnow and seconded by Lily Sandberg to approve VTTM 19029 subject to the attached Findings and the Conditions of Approval. The Subdivision Committee directed staff to incorporate the memo, dated, January 20, 2021 regarding recreation and open space, into the final staff report and to correct the language in the Appeal Procedure that was incorrectly stated in the Preliminary Staff Report.



The correction to the appeal procedure will be made in the Final Staff Report and will read as follows:

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing fee of \$500.00 filed at the Development Processing Center, 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

ITEM 2: PUBLIC HEARING – VESTING TENTATIVE TRACT MAP – 19030 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo (RMV) requests approval of “B” Vesting Tentative Tract Map 19030 (VTTM 19030) to subdivide a 4.84-acre site within Planning Area 3.1 of the Ranch Plan Planned Community into 86 numbered lots for planned concept single-family detached dwellings, 1 numbered lot for a Tot Lot, and 30 lettered lots for private streets, open space, and landscaped areas.

SPECIAL NOTES:

Cameron Welch, Senior Planner, Land Development, presented the item and answered questions of the Subdivision Committee. Jay Bullock, Vice President, Planning and Entitlement, representing the applicant, stated that he has read and accepts the Conditions of Approval.

The following is the action taken by the Orange County Subdivision Committee:

The motion for Item #2 was made by Lily Sandberg and seconded by Judy Kim to approve VTTM 19030 subject to the attached Findings and Condition of Approval and the proposed condition of approval. The Subdivision Committee directed staff to incorporate the memo, dated, January 20, 2021 regarding recreation and open space, into the final staff report and to correct the language in the Appeal Procedure that was incorrectly stated in the Preliminary Staff Report.

The correction to the appeal procedure will be made in the Final Staff Report and will read as follows:

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing fee of \$500.00 filed at the Development Processing Center, 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

III. PUBLIC COMMENTS:

None



IV. ADJOURNMENT

The January 20, 2021 meeting adjourned at 2:35 pm.