

PLANNING COMMISSION INFORMATION SHEET

**VESTING TENTATIVE TRACT MAP 19020 AND MASTER LANDSCAPE AND TRAILS PLAN
NEIGHBORHOOD 4, PLANNING AREA 1 (ORCHARD HILLS)**

Meeting Date: October 21, 2021

File Nos.: 00795650-PTT and 00798622-PMP

Applicant: Irvine Company

Staff Recommends: Planning Commission of the City of Irvine, California, approval of Vesting Tentative Tract Map 19020, an "A" Level Map to subdivide 257-gross acres into 527 numbered lots and 171 lettered lots for landscape and street purposes to facilitate the future development of 520 detached single-family residences and an associated Master Landscape and Trails Plan (MLTP).

Legal Description: In the City of Irvine, County of Orange, State of California, being a subdivision of portion of Blocks 82, 106 and 107, as shown on the map of Irvine's subdivision recorded in Book 1, Page 88 of miscellaneous record maps, in the office of the County Recorder of said county.

Site Size: 257.16 gross acres / 249 net acres

Location: Neighborhood 4 of Orchard Hills is located northeast of the intersection of Jeffrey Road and Portola Parkway.

Topography: Flat building pads separated by tiered slopes to create view lots

General Plan: Low Density Residential

Zoning: 2.2D Low Density Residential

Existing Use: Agriculture and vacant

Adjacent Zoning / Land Uses

	<u>Zoning Designation</u>	<u>Land Uses</u>
North:	1.4 Preservation 1.6 Water Bodies 6.1 Institutional	Agriculture and Open Space Rattlesnake Reservoir OCFA Station 55 & IRWD Yard
East:	1.4 Preservation	Agriculture and Open Space
West:	2.3I Medium Density Res. n/a	Northwood Point (PA 5) Residential Portola Parkway
South:	1.5 Recreation n/a	Agriculture Jeffrey Road

Applicable Development Standards

Standard – 2.2D Low Density	Required / Permitted	Provided / Proposed
Residential Minimum Site Size	3,000 square feet	Minimum lot size: 3,600 square feet Maximum lot size: 17,110 square feet Average lot size: 6,501 square feet
Maximum Residential Density	PA 1 has a residential dwelling unit cap of 4,385 dwelling units within the 2.2D Low Density zoning district.	To date, there are 3,439 units entitled or constructed within the planning area. With the additional 520 future dwelling units that would be facilitated by this map, the total residential development in PA 1 would be 3,959 units, which is within the dwelling unit cap.
Permitted Uses	<p>A range of uses are allowed pursuant to Section 3-37-13(C), including, but not limited to:</p> <ul style="list-style-type: none"> • Agriculture • Parks • Residential, single-family detached 	The map would allow the future development of single-family detached residences and two private parks.
Wall/Fence Height	6 feet maximum	<p>Administrative Relief from wall/fence height standards to allow for:</p> <ul style="list-style-type: none"> • Decorative Entry Wall: 6-foot pedestrian gate and 12-foot high wall • Vehicular Neighborhood Gate/ Pilasters: 10-foot vehicular gate with 12-foot pilasters • Low Wall with Glass Screen / Enhanced Builder Wall / Low Wall with View Fence: 7-foot maximum with 8-foot pilasters