

IBC Residential Development

Status as of: January 5, 2015

Map Key		Unit Counts by Project Status																	
		Built/Existing			Under Construction			Approved			Pending			Pre-Application			Total		
		Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total
1	Project: Charter Apartments Location: 2750 Kelvin Unit Type: Apartments Site Size: 8.90 acres Net Density: 45.28 units/acre Applicant: James E. Taylor, Property Company of America 10 N Stonington, South Laguna, CA 92677 (714) 499-3541 psapetto@sapettogroup.com Case Planner: Steve Weiss	403		403													403		403
2	Project: Metropolitan Location: 2253 Martin Unit Type: Condos Site Size: 5.87 acres Net Density: 44.46 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures, Sares-Regis Group 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Kimel Conway	261		261													261		261
3	Project: Toscana ("MOLA" phase I) Location: 35 Via Lucca Unit Type: Apartments Site Size: 9.00 acres Net Density: 62.56 units/acre Applicant: Forest City Development 949 S Hope St, Los Angeles 90015 (949) 717-7940 psapetto@sapettogroup.com Case Planner: Staff	563		563													563		563
4	Project: Park Place Michelson (Park Place Irvine) Location: NW corner Jamboree/Michelson Unit Type: 0 Site Size: 9.00 acres Net Density: 29.67 units/acre Applicant: Crow Winthrop Development, Trammell Crow 3333 Michelson Drive, Suite 500, Irvine, CA 92612 (714) 553-1220 0 Case Planner: Brent Cooper						267		267								267		267
5	Project: Villa Sienna Location: 20 Palatine Unit Type: Apartments Site Size: 22.64 acres Net Density: 63.69 units/acre Applicant: Mark Janda, Irvine Apartment Communities 550 Newport Center Drive #300, Newport Beach, CA 92660 (949) 720-5555 webmaster@irvinecompany.com Case Planner: Staff	1,442		1,442													1,442		1,442

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Project:	Location:	Unit Type:	Site Size:	Net Density:	Applicant:	Case Planner:	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	
6	Marquee I & II (Marquee at Park Place) 3131 Michelson	Condos	2.31 acres	100.43 units/acre	Eric Martin, Bosa Development 500-1901 Rosser Avenue, Burnaby, BC, Canada (604) 294-0666 ericm@bosadev.com	Staff			232												232	232
7	Irvine Inn 2810 Warner	Apartments (SRO)	2.15 acres	89.30 units/acre	Bart Hanson, Shawntana Development Co. 3501 Jamboree, Suite 2000, Irvine, CA 92660 (714) 725-9500	Staff			192												192	192
8	Watermarke ("MOLA") 1 Watermarke Place	Condos	10.81 acres	49.49 units/acre	Pam Sapetto, Government Solutions 120 Newport Center Dr, Suite 290 (949) 252-0841 psapetto@sapettogroup.com	Michael Haack			535												535	535
9	Kelvin Court ("Essex - Alta Court") 2552 Kelvin	Apartments	2.88 acres	48.00 units/acre	Tiffany Mueller, Hogle-Ireland 5 Corporate Park, Suite 160, Irvine (714) 553-1427 ochogleireland@hogleireland.com	Steve Weiss, Stacy Tran			132				6		6						138	138
10	Main Street Village ("Met Life") 2555 Main	Apartments	9.70 acres	49.59 units/acre	MSV Irvine Property, c/o Metlife Real Estate 333 S Hope St, #3650, Los Angeles (714) 546-5151 azelaya@ipsi.com	Trevor Lottes, Stacy Tran			481												481	481

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11	Project: Campus Center ("MOLA") Location: 2100 Scholarship Unit Type: Condos Site Size: 6.68 acres Net Density: 51.05 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Staff	341		341													341		341
12	Project: Axis 2300 (formerly Lofts at Von Karman) Location: 2300 Dupont Unit Type: Condos Site Size: 1.93 acres Net Density: 60.10 units/acre Applicant: Essex Dupont Lofts, LP 22120 Clarendon Street #200, Woodland Hills, CA 91367 (818) 227-2131 mlederer@essexpropertytrust.com Case Planner: Michael Philbrick	92	23	115				1		1							93	23	116
13	Project: Camden @ 2801 Main Location: 2801 Main Unit Type: Apartments Site Size: 5.21 acres Net Density: 55.66 units/acre Applicant: Robert Olson, Legacy Partners/R O Olson Development 2955 Main St, Irvine, CA 92614 (949) 474-2001 erubery@gov-sol.com Case Planner: Michael Philbrick	290		290													290		290
14	Project: Plaza I & II Location: 5000 Scholarship Unit Type: Condos Site Size: 5.25 acres Net Density: 38.48 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 1900 Main Street, Suite 350, Irvine, CA 92614 (949) 622-0420 tj@starpointeventures.com Case Planner: Pam Davis	202		202													202		202
15	Project: Central Park West (All Units) Location: SW corner Jamboree/Michelson Unit Type: Mixed Site Size: 42.75 acres Net Density: 29.82 units/acre Applicant: Anders Plett, Lennar Communities 25 Enterprise, Suite 300, Aliso Viejo, CA 92656 (949) 349-8313 tj@starpointeventures.com Case Planner: Lana Weiss	638		638	34		34	603		603							1,275		1,275

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16	Project: Calypso Apartments & Lofts Location: 2801 Alton Parkway Unit Type: Apartments Site Size: 3.76 acres Net Density: 47.61 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Staff	178		178				1		1								179		179
17	Project: Avenue One/Campus Ctr Expansion ("MOLA") Location: 1000-2000 Scholarship Unit Type: Condos Site Size: 0.99 acres Net Density: 63.89 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Jorge Estrada	63		63														63		63
18	Project: Carlyle @ Colton Plaza Location: 18880 Douglas Unit Type: Apartments Site Size: 3.41 acres Net Density: 45.75 units/acre Applicant: Tony Arnest, KB Home Coastal, Inc. 12235 El Camino Real Suite 100, San Diego, CA 92130 (858) 509-2013 tarnest@kbhome.com Case Planner: Lana Weiss	156		156														156		156
20	Project: Plaza III & IV Location: 8000 Scholarship Unit Type: Condos Site Size: 3.10 acres Net Density: 33.87 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Staff	105		105														105		105

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		Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total	Base	DB	Total
21	Project: Granite Court Location: 17421 Murphy Unit Type: Apartments Site Size: 1.23 acres Net Density: 57.72 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Amy Mullay	71		71													71		71
22	Project: Avalon I Location: 2777 Alton Parkway Unit Type: Apartments Site Size: 3.20 acres Net Density: 87.50 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Diana Blaisure	224	55	279					1	1							224	56	280
24	Project: 2851 Alton Location: 2851 Alton Unit Type: Condos Site Size: 3.72 acres Net Density: 45.70 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Joel Belding							170		170							170		170
29	Project: IAC @ Park Place Location: 3395 Michelson Unit Type: Apartments Site Size: 13.84 acres Net Density: 71.46 units/acre Applicant: John Hyde, Park Place Michelson, LLC 550 Newport Center Drive, Newport Beach, CA 92660 (949) 720-5536 jhyde@irvinecompany.com Christina Rahmani (Clampa)				861	128	989										861	128	989
40	Project: Vireo at Park Place (formerly Aqua) Location: 3031-3301 Michelson Unit Type: Apartments Site Size: 5.30 acres Net Density: 98.11 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Trevor Lottes							520		520							520		520

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Projects Since 2010 Adoption of IBC Vision Plan																				
19	Project: 2801 Kelvin Expansion (rev 2013) Location: 2801 Kelvin Unit Type: Condos Site Size: 0.00 acres Net Density: 0.00 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Stacy Tran				305	76	381											305	76	381
23	Project: Milani Apartments (incl former Martin St. units) Location: 18831 Von Karman Unit Type: Condos Site Size: 3.64 acres Net Density: 78.85 units/acre Applicant: Patrick Strader, Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 ps@starpointeventures.com Case Planner: Bill Rodrigues							229	58	287								229	58	287
25	Project: Avalon II @ 16901 Jamboree (HD) Location: 16901 Jamboree Unit Type: Apartments Site Size: acres Net Density: 2.80 units/acre 63.93 Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointeventures.com Case Planner: Bill Rodrigues	143	36	179														143	36	179
26	Project: Kelvin Apartments (Mill Creek) Location: 2852 Kelvin Unit Type: Condos Site Size: 3.20 acres Net Density: 60.63 units/acre Applicant: Patrick Strader, Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 ps@starpointeventures.com Case Planner: Staff				156	38	194											156	38	194
27	Project: Avalon III (formerly Alton/Millikan Apartments) Location: 16952 Millikan Unit Type: Apartments Site Size: 2.53 acres Net Density: 61.66 units/acre Applicant: Patrick Strader, Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 ps@starpointeventures.com Case Planner: Bill Rodrigues, Christina Rahmani							126	30	156								126	30	156

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28	Project: Metropolis Location: 2500 Main Unit Type: Apartments Site Size: 8.76 acres Net Density: 52.17 units/acre Applicant: Dee Snow, Garden Communities 9110 Judicial-Office, San Diego, CA (858) 922-1229 dees@gardencommunitiesca.com Case Planner: Bill Rodrigues				368	89	457													368	89	457	
30	Project: Equity I Location: 16931 Millikan Unit Type: Apartments Site Size: 2.19 acres Net Density: 86.76 units/acre Applicant: Equity Residential 26880 Aliso Viejo Parkway, Aliso Viejo, CA 92656 (949) 544-3600 dsmith3@eqrworld.com Case Planner: Joel Belding							190		190										190		190	
31	Project: Equity II Location: 2501 Alton Unit Type: Apartments Site Size: 1.76 acres Net Density: 87.50 units/acre Applicant: Equity Residential 26880 Aliso Viejo Parkway, Aliso Viejo, CA 92656 (949) 544-3600 tj@starpointventures.com Case Planner: Joel Belding							154		154										154		154	
32	Project: Irvine Gateway (formerly Irvine Lofts/Kilroy) Location: 17150 Von Karman Unit Type: Mixed Site Size: 9.15 acres Net Density: 47.43 units/acre Applicant: Tim Strader, Jr., Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 tj@starpointventures.com; emccoy@ffres.com Case Planner: Stephanie Danner											347	87	434							347	87	434
33	Project: Elements [Formerly ITC/Greenlaw/Campos Verdes] Location: 2525-2747 Campus, 18872-18902 Bardeen, 18842-18900, 18871 Teller Unit Type: 0 Site Size: 23.00 acres Net Density: 69.57 units/acre Applicant: Dee Snow, Garden Communities 9110 Judicial-Office, San Diego, CA (858) 922-1229 dees@gardencommunitiesca.com Case Planner: Bill Rodrigues							1,280	320	1,600										1,280	320	1,600	

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34	Project: 17275 Derian (pre-app) Location: 17275 Derian Unit Type: Apartments Site Size: 2.10 acres Net Density: 38.10 units/acre Applicant: Shaw Investment Company 160 Newport Center Drive, Suite 250, Newport Beach, 92660 (714) 288-7600 tj@starpointeventures.com Case Planner: Stephanie Frady													66	14	80		66	14	80
35	Project: 360 Fusion (formerly Murphy Apartments) Location: 2852 McGaw, 17321-17351 Murphy Unit Type: Condos Site Size: 3.63 Net Density: 77.18 Applicant: Jeff D. Warshaw, 360 Irvine, LLC P.O. Box 17267, Irvine, CA (714) 492-0617 units/acre jwarshaw@360res.com Case Planner: Stacy Tran						224	56	280								224	56	280	
36	Project: Campus and Von Karman Apartments Location: 2171-2361 Campus Unit Type: Apartments Site Size: 13.07 acres Net Density: 67.02 units/acre Applicant: Jon McClintock, The Colton Company 2361 Campus Drive, Suite 280, Irvine, CA 92612 (949) 475-4200 jmclintock@coltonco.com Case Planner: Stacy Tran									701	175	876					701	175	876	
37	Project: Main and Jamboree Apartments Location: 2699-2719 White, 2772 Main Unit Type: Apartments Site Size: 4.87 acres Net Density: 79.67 units/acre Applicant: Andrea Maloney, Sapetto Group, Inc. 2 Park Plaza, #735, Irvine, CA 92614 (949) 252-0841 amaloney@sapettogroup.com Case Planner: Joel Belding						310	78	388								310	78	388	
39	Project: Pistoia Apartments Location: 17422 Derian Unit Type: Apartments Site Size: 4.77 acres Net Density: 77.79 units/acre Applicant: Great Far East, c/o Patrick Strader, Starpointe Ventures 19700 Fairchild Road #240, Irvine, CA 92612 (949) 622-0420 ps@starpointeventures.com Case Planner: Bill Rodrigues									297	74	371					297	74	371	

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41	Project: 2525 Main Location: 2525 Main Unit Type: Apartments Site Size: 2.97 acres Net Density: 91.58 units/acre Applicant: J&R Alton Parkway 31 Skyridge (503) 962-0018 morgan@jnrg.com Case Planner: Bill Rodrigues										217	55	272				217	55	272
42	Project: 2055 Main (pre-app) Location: 2055 Main Unit Type: Apartments Site Size: 2.27 acres Net Density: 79.30 units/acre Applicant: Brent Stoll, MarketZero Properties 0 (512) 567-6784 brent@marketzeroproperties.com Case Planner: Bill Rodrigues													180		180	180		180
43	Project: 2660 Barranca/16542 Millikan (pre-app) Location: 2660 Barranca/16542 Millikan Unit Type: Condos Site Size: 6.30 acres Net Density: 29.37 units/acre Applicant: Andrea Maloney, Sapetto Group, Inc. 18662 MacArthur Blvd. Ste 200, Irvine, CA 92612 (949)252-0841 psapetto@sapettogroup.com Case Planner: Bill Rodrigues													185		185	185		185
44	Project: 2652 White Road (pre-app) Location: 2652 White Road Unit Type: Affordable Apartments Site Size: 1.60 acres Net Density: 28.13 units/acre Applicant: Andrea Maloney, Sapetto Group, Inc. 18663 MacArthur Blvd. Ste 200, Irvine, CA 92612 (949)252-0842 psapetto@sapettogroup.com Case Planner: Bill Rodrigues													45		45	45		45
45	Project: 17811 Gillette (pre-app) Location: 17861 Gillette Unit Type: Condos Site Size: 2.40 acres Net Density: 30.00 units/acre Applicant: Andrea Maloney, Sapetto Group, Inc. 18664 MacArthur Blvd. Ste 200, Irvine, CA 92612 (949)252-0843 psapetto@sapettogroup.com Case Planner: Bill Rodrigues													72		72	72		72

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46	Project: 17861 Cartwright (pre-app) Location: 17861 Cartwright Unit Type: Condos Site Size: 1.70 acres Net Density: 31.76 units/acre Applicant: Andrea Maloney, Sapetto Group, Inc. 18665 MacArthur Blvd. Ste 200, Irvine, CA 92612 (949)252-0844 psapetto@sapettogroup.com Case Planner: Bill Rodrigues															54		54	54			54
TOTALS		6,512	346	6,858	1,724	331	2,055	4,081	543	4,624	1,562	391	1,953	602	14	616	14,481	1,625	16,106			

TOTALS			
TOTAL			Legend
Base	DB	Total	
15,000	2,038	17,038	Maximum Allowed by Code
6,512	346	6,858	Built/Existing
1,724	331	2,055	Under Construction
4,081	543	4,624	Approved (not yet built)
1,562	391	1,953	Remaining units (app. pending - CUP or MP)
13,879	1,611	15,490	Subtotal
602	14	616	Pre-Applications
1,121	427	1,548	Unallocated units remaining (incl pre-apps)