



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Zoning Administrator Staff Report
August 21, 2024

Topic: Tentative Parcel Map No. 2024-01 – Two-Lot Subdivision (2517 N. Cotter Street)

RECOMMENDED ACTION

Adopt a resolution approving Tentative Parcel Map No. 2024-01 (County Map No. 2023-146) as conditioned.

EXECUTIVE SUMMARY

Bao Pham with BPDO Architects, and representing Marlene Tran (Applicant and Property Owner), is requesting approval of Tentative Parcel Map (TPM) No. 2024-01 to subdivide an existing 0.48-acre lot located at 2517 North Cotter Street into two lots in order to facilitate the construction of a new single-family residence and two detached Accessory Dwelling Units (ADUs). TPM applications are governed by sections 34-119 through 34-318 of the Santa Ana Municipal Code (SAMC) and require approval by the Zoning Administrator. Staff is recommending approval of the subdivision because the project is consistent with the applicable development standards found in chapters 34 (Subdivision) and 41 (Zoning) of the SAMC and the California Subdivision Map Act (SMA).

DISCUSSION

Project Description

The project consists of subdividing an existing 0.48-acre (19,493 square feet) lot into two fee-simple lots and construction of a new single-family residence and two detached ADUs. The property is currently developed with a single-family residence, a detached garage, and a detached accessory structure that will be demolished as part of the project. Lot 1 will consist of 0.277-acres (12,055 square feet) in size and will contain the existing single-family residence and detached garage and a new detached 1,000 square foot ADU. Lot 2 will consist of 0.171-acres (7,438 square feet) in size and will contain a new 2,055 square foot single-family residence with an attached 515 square foot 2-car garage and a detached 800 square foot ADU. The new single-family residence and detached ADUs have been designed to be architecturally compatible with the surrounding residences in the neighborhood and comply with the Single-Family Residence (R-1) and ADU development standards and with Chapter 6 (Single-Family and Two-Family Residential Guidelines) of the Citywide Design Guidelines.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	2517 North Cotter Street – Ward 3	
Nearest Intersection	Cotter Street and Downie Place	
General Plan Designation	Low Density Residential (LR-7)	
Zoning Designation	Single-Family Residence (R1)	
Surrounding Land Uses	North	Single-Family Residential
	East	Single-Family Residential
	South	Single-Family Residential
	West	Single-Family Residential
Property Size	0.48 acres (19,493 square feet)	
Existing Site Development	The subject site is developed with an existing single-family residence (1,918 sq. ft.), a detached 550-square foot garage, and a 970-square foot detached garage/storage room.	
Use Permissions	Single-family residential use permitted by right.	
Zoning Code Sections Affected	Uses	Section 41-232 (a)
	Development Standards	Section 41-233 – 41-240

Table 2 below details the lot and building conformance to the R-1 and ADU development standards.

Table 2: Development Standards

Standard	Allowed Per SAMC		Provided			
			Lot 1		Lot 2	
	Primary Dwelling	ADU	Primary Dwelling	ADU	Primary Dwelling	ADU
Height	27 FT	20 FT	16.5 FT	14 FT	16 FT	12.5 FT
Front Setback	20 FT	Same as Primary	20 FT	20 FT	20 FT	Located in Rear
Street Side Setback	10 FT	4 FT	15 FT	Located in Rear	20 FT	Located in Rear
Side Setback	5 FT	4 FT	39.5 FT	7.5 FT	5 FT	5 FT
Rear Setback	20 FT	4 FT	40 FT	38 FT	20 FT	7.5 FT
Lot Coverage	35 %	Same as R1 (exempt is less than 800 SF)	29 %		35 %	Less than 800 SF
Lot Size	6,000 SF	Same as Primary	12,055 SF	Same as Primary	7,438 SF	Same as Primary
Lot Width	50 FT	Same as Primary	83.89 FT	Same as Primary	73.41 FT	Same as Primary
Off-Street Parking	2-car garage plus 2 paved spaces	No parking required if located within 0.5 mile of public transit	2-car garage plus 2 paved spaces	No parking required	2-car garage plus 2 paved spaces	No parking required

Project Background

Since the original construction date of the existing single-family residence in 1925, the site has continued to be improved. Site improvements including a new detached 4-car garage/workshop was constructed in 1998, installation of roof-mounted solar panels in 2004, and a private pool that was constructed in 1972 and was demolished in 2022. Since then, no other permits have been issued for major construction; including additions or other accessory structures.

In June 2023, an application was submitted to process a parcel map subdivision to an existing parcel located at 2517 North Cotter Street. The application was then processed through the City's Development Review Committee, and the design was approved in April of 2024. Subsequently, the applicant submitted the subject subdivision application to approve a parcel map in order to subdivide the existing lot into two lots.

Project Analysis

Subdivision requests are governed by Chapter 34 and Chapter 41 of the SAMC. Pursuant to Section 66473.5 and 66474 of the California Subdivision Map Act, applications for tentative parcel maps shall be approved when it can be shown that findings can be made in support of the request. Specifically, the findings are related to the proposal being consistent with the General Plan; that the site is in conformance with all applicable City ordinances; the project site is physically suitable for the type and density of the proposed project; the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat; that the proposed project will not cause serious public health problems; or that the proposed project will not conflict with easements necessary for public access through or use of the property must be made. Using this information staff has prepared the following analysis, which, in turn forms the basis for the recommendation contained in this report. In analyzing the applicant's request, staff believes that the following analysis warrants approval of the tentative parcel map, attached hereto as Exhibit 4.

In reviewing the project, staff determined that the proposal as conditioned is consistent with the various provisions of the City's Zoning Code and General Plan, including lot size, lot frontage, setbacks, lot coverage, and parking. Further conditions of approval have been included to ensure that the site's landscaping will be in compliance with current residential standards and to ensure the construction of a new perimeter block wall to divide the two parcels. The subdivision has been found to be consistent with the development pattern of the adjacent properties. Further, no adverse environmental impacts to fish or wildlife populations were identified, as the project site is located in a built-out, urbanized area. Finally, the tentative parcel map was found to be consistent with the California Subdivision Map Act and Chapter 34 of the Municipal Code.

Approval of the subdivision request will be consistent with several goals and policies of the General Plan. Policy 1.5 of the Land Use Element of the General Plan (LU-1.5) encourages quality infill residential development that provides a diversity of housing types

and accommodates all income levels and age groups. Policy 2.5 of the Housing Element of the General Plan (HE-2.5) encourages diverse types, prices, and sizes of housing, including single-family homes and accessory dwelling units. The community will benefit from the single-family residence and two accessory dwelling units of diverse size and architectural design being added to housing supply (HE-2.6). Furthermore, the proposed project, its design, and improvements will be consistent with the Low Density Residential (LR-7) land use designation of the General Plan and are otherwise consistent with all other elements of the General Plan. The proposed subdivision of land will create two parcels that will be consistent with the various provisions of the General Plan, including the maximum allowable density units per acre. In addition, the new single-family residence and detached ADUs comply with all applicable development standards as set forth in the Single-Family Residence (R1) zoning district.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 5. At the time this report was printed, no areas of concern were raised, nor had any correspondence, either written or electronic, been received from any members of the public regarding the proposed subdivision.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15315 (Class 15) of the CEQA Guidelines (Minor Land Divisions) because the project involves the division of a residential zoned property in an urbanized area into four or fewer parcels, in conformance with the General Plan and zoning. Based on this analysis, a Notice of Exemption, Environmental Review No. 2023-86, will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution Approving TPM No. 2024-01
2. Vicinity Zoning and Aerial View
3. Site Photo
4. Tentative Parcel Map (County Map No. 2023-146)
5. Copy of Public Notices

Submitted By:
Matthew Kilroy, Assistant Planner I

TPM No. 2024-01 – Two-Lot Subdivision (2517 N. Cotter Street)
August 21, 2024
Page 5

Approved By:
Ali Pezeshkpour, AICP, Planning Manager