



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
September 21, 2021

TOPIC: Certification of Final Tract Map 2017-03

AGENDA TITLE

Receive and File Certification of Approval by City Engineer of Final Tract Map 2017-03 (905 East Second Street; 910, 927, 928, 1000 East Third Street; and 1026 East Fourth Street) (Applicant and Owner: KB Coastal Home Coastal, Inc)

RECOMMENDED ACTION

Receive and file certification of approval by City Engineer of final Tract Map 2017-03.

DISCUSSION

In California, regulation and control of the division of real property is vested in the legislative bodies of local agencies by the Subdivision Map Act. In Santa Ana, the regulations and processes are set forth in Chapter 34 of the Santa Ana Municipal Code (SAMC), which pursuant to Section 34-126 and 34-127, includes the approval of routine tentative maps by either the Zoning Administrator or the Planning Commission, as appropriate.

Following approval of a tentative map by the approving body, the property subdivider prepares and submits a final map to the City Engineer for approval. If the final map is in the correct form, as prescribed by the Subdivision Map Act and Chapter 34 of the SAMC, and all conditions set forth in the tentative map are met, then the final map shall be approved by the City Engineer.

The Planning Commission approved a tentative map (Exhibit 1) on January 22, 2018. The City Council was informed of the Planning Commission's approval at its February 20, 2018 meeting to facilitate the construction of 84 single-family residences and 33 attached townhome units on the former Tom's Trucks parcels generally bounded by Second Street, Fourth Street, Garfield Street, and former Breeden Street.

The City Engineer has received final Tract Map 2017-03 (County of Orange identification Tract No. 10832) and is in the process of reviewing the map for technical accuracy and final approval. This action informs the City Council of the imminent approval of the referenced subdivision based upon the Subdivision Map Act and meeting all the conditions of approval set by the City. Pursuant to Section 34-183 of the SAMC, the City

Engineer shall approve or disapprove this map within 10 days after the City Council meeting of September 21, 2021.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with the action.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Tentative Parcel Map
2. Final Parcel Map

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Kristine Ridge, City Manager