



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
November 15, 2022

TOPIC: Certification of Final Parcel Map 2017-157

AGENDA TITLE

Receive and File the Certification of Approval by City Engineer of Final Parcel Map 2017-157 (200 E First American Way) (Applicant: Ki Ryu; Owner: Legado at The Met, LLC)

RECOMMENDED ACTION

Receive and file the certification of approval by City Engineer of the final Parcel Map 2017-157.

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 the City of Santa Ana, the regulations and processes are provided in Chapter 34 of the Santa Ana Municipal Code (SAMC), which pursuant to Section 34-126, includes the approval of tentative parcel maps by the Zoning Administrator.

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

On January 16, 2019, the Zoning Administrator approved Tentative Parcel Map 2017-02 (Orange County Parcel Map No. 2017-157) at 200 East First American Way. The approved tentative parcel map (Exhibit 1) allows for subdivision of the vacant project site into two parcels to facilitate development of the previously entitled 278-unit Legado at the Met mid-rise apartment development on a 2.18 acre parcel, and creates a remainder 0.92 acre parcel for a future high-rise development. The City Council was informed of the Zoning Administrator's decision at its March 19, 2019 meeting.

The City Engineer is in the process of reviewing the final parcel map (Exhibit 2) 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 Santa Ana Municipal Code, the City Engineer shall approve or disapprove this map within 10 days after the City Council meeting of November 15, 2022.

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