



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**December 6, 2022**

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**TOPIC:** Certification of Final Parcel Map 2021-144

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**AGENDA TITLE**

Receive and File the Certification of Approval by City Engineer of the Final Parcel Map 2021-144 (1513 West Civic Center Drive) (Applicant: Saul Delgado representing 1513 Civic Center, LLC)

**RECOMMENDED ACTION**

Receive and file the certification of approval by City Engineer of the final Parcel Map 2021-144.

**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, then the final map shall be approved by the City Engineer.

On January 12, 2022, the Zoning Administrator approved Tentative Parcel Map 2021-04 (Orange County Map No. 2021-144), to facilitate the proposed subdivision of land to create four parcels that will remain consistent with the Low Density Residential (LR-7) land use designation of the General Plan. The approved tentative parcel map (Exhibit 1) allows subdivision of the project site into 4 parcels.

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 December 6, 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