



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
March 2, 2021

TOPIC: Final Parcel Map No. 2019-04 for 1412 N Broadway

AGENDA TITLE:

Receive and File Certification of Approval by City Engineer of Final Parcel Map No. 2019-04 (1412 North Broadway) (Owner and Subdivider: Glenwood Management, LLC)

RECOMMENDED ACTION

Receive and file certification of approval by City Engineer of Final Parcel Map 2019-04 (1412 N Broadway).

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 34-127, includes the approval of a tentative parcel map by the Planning Commission. 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 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.

The Planning Commission approved a tentative map for 1412 North Broadway on February 24, 2020. The City Engineer has received Final Parcel Map No. 2019-179 (City Parcel Map No. 2019-04) for the referenced subdivision (Exhibit 1) from Saul Delgado with Caboraca Investments, Inc., representing Glenwood Management, LLC. This final parcel map merges two existing lots into one parcel for the purpose of creating three condominium units, each containing a live/work studio. The property is located within the Midtown Specific Plan (SP-3) Broadway Corridor District.

The City Engineer 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 Santa Ana Municipal Code, the City Engineer shall approve or disapprove this map within 10 days after the City Council meeting of March 2, 2021.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with this action.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Location Map

Submitted By: Nabil Saba, Executive Director, Public Works

Approved By: Kristine Ridge, City Manager