

Zoning Administrator Regular Meeting Agenda

December 22, 2021

CITY HALL
Ross Annex Conference Room 1600
Santa Ana, CA
10:30 AM



John Funk
Legal Counsel

Minh Thai
Executive Director

Fabiola Zelaya-Melicher
Planning Manager

Melanie McCann
Zoning Administrator

Christina Leonard
Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santaana.org/city-meetings.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

BUSINESS CALENDAR

Public Hearing: *The Zoning Administrator's decision is final unless appealed within 10 calendar days. Legal Notice was published in the Orange County Reporter on December 17, 2021 and notices were mailed on December 15, 2021 .*

- 1. Tentative Parcel Map No. 2021-04 (County Map No. 2021-144) – Ivan Orozco, Case Planner**

Project Location: 1513 W. Civic Center Drive

Project Applicant: Saul Delgado representing 1513 Civic Center, LLC

Proposed Project: The applicant is requesting approval of Tentative Parcel Map No. 2021-144 to subdivide an existing 0.84-acre (36,666 square feet) lot into four (4) single-family lots, each ranging from 8,223 square feet to 11,782 square feet in size. Each lot will be developed with a single-family residence and either a single accessory dwelling unit or with two accessory dwelling units, one of which is recognized as a junior unit.

Environmental Impact: The Zoning Administrator will consider a determination that 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, Notice of Exemption, Environmental Review No. 2021-21 will be filed for this project.

Recommended Action: Adopt a resolution approving Tentative Parcel Map No. 2021-04 (County Map No. 2021-144) as conditioned.

*****END OF BUSINESS CALENDAR*****

COMMENTS

ADJOURNMENT

WRITTEN COMMENTS

You are invited to submit a written comment in one of the following ways:

- **E-mail** PBAcomments@santa-ana.org and reference the topic in the subject line.

- **Mail** to Christina Leonard, Acting Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 8:00 a.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Zoning Administrator but will be made part of the record.

APPEAL INFORMATION

The formal action by the Zoning Administrator shall become effective after the ten-day appeal period. An appeal from the decision or requirement of the Zoning Administrator may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Zoning Administrator's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Zoning Administrator, Planning Commission, or City Council at or before the hearing.