

Zoning Administrator Regular Meeting Agenda Packet

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/citymeetings.

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.



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Zoning Administrator Staff Report
December 22, 2021**

Topic: Tentative Parcel Map No. 2021-04 - 1513 Civic Center 4-Lot Subdivision

RECOMMENDED ACTION

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

EXECUTIVE SUMMARY

Saul Delgado, representing 1513 Civic Center, LLC, is requesting approval of a tentative parcel map to subdivide an existing 0.84-acre parcel into four new residential lots at 1513 West Civic Center Drive. Applications for residential subdivisions of fewer than five parcels require approval of a parcel map by the Zoning Administrator pursuant to Section 34-126 of the Santa Ana Municipal Code (SAMC). Staff is recommending approval of the subdivision because the tentative parcel map is consistent with the California Subdivision Map Act and Chapter 34 of the SAMC.

DISCUSSION

Project Description

The property currently consists of three separate structures and a large empty portion of the property to the west. The project entails the subdivision of a property into four residential parcels to facilitate the construction of four single-family dwellings and accessory dwelling units on each of the new lots. Upon completion of the project, each lot will consist of a combination of a single-family residence and either a Junior Accessory Dwelling Unit (JADU) or Accessory Dwelling Unit (ADU), or both. The existing parcel provides a frontage along Civic Center Drive to the south and along West Ninth Street to the north. The Three structures consist of a duplex structure, an existing craftsman style single-family residence, and a detached three-car garage. The new lots will range from 8,216 square feet to 11,604 square feet in size. The size of each home will range from 1,137 to 2,010 square feet.

The proposed development for Lot No. 1 consists of modifying an existing duplex structure by demolishing the two attached single-car garages located between the residential units and converting the front portion to a single-family residence and the rear portion to a detached ADU. A new detached two-car garage will be constructed at the rear of the property in order to meet the R-1 zoning district development standards for parking. Lot No. 2 currently has a Craftsman Style single-family residence and a detached three-car garage. The only alteration for the home will be to shorten the length of the porch located at the east in order to provide a five-foot side yard setback to the new property line. The proposed attached JADU, the detached garage, and the detached ADU will also be constructed in a Craftsman Style in order to meet the requirements listed in the Citywide Design Guidelines.

Finally, the development for Lot No. 3 and Lot No. 4 will be completely new construction, as this portion of the existing parcel is currently vacant. Both lots will be developed with a two-story single-family structure that houses an attached JADU on the second floor and a two-car garage that is accessible through a long driveway. Additionally, each lot will have a detached ADU with an attached one-car garage. The garage is not required per the ADU Ordinance, but was included to provide additional parking options for the residents.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	1513 West Civic Center Drive – Ward 5	
Nearest Intersection	Civic Center Drive and Pacific Avenue	
General Plan Designation	Low Density Residential (LR-7)	
Zoning Designation	Single-Family Residence (R-1)	
Surrounding Land Uses	North	Single-family residential
	East	Single-family residential
	South	Single-family residential
	West	Single-family residential
Property Size	0.84 acres (36,669 square feet)	
Existing Site Development	The subject site is developed with an existing duplex, a single-family residence, a detached three-car garage, mature trees, and vegetation.	
Use Permissions	Single-family residential use permitted by right.	
Zoning Code Sections Affected	Uses	Section 41-232 (a)
	Development Standards	Section 41-233 – 41-240

Table 2A and 2B detail the minimum requirements for a parcel under the Single-Family Residential (R-1) standards and the development standards applicable to the construction of new residential structures.

Table 2A: Parcel Requirements

Standard	Required by SAMC	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Lot Width	50 Feet	50 FT	60 FT	50 FT	50 FT
Lot Size	6,000 square feet	8,223 SF	11,782 SF	8,487 SF	8,392 SF

Table 2B: Development Standards

Standard	Required by SAMC	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Front setback	20 feet or prevailing setback	23 Feet	25 Feet	20 Feet	20 Feet
Side or Street-Side setback	5 Feet	5 Feet	5 Feet	5 Feet	5 Feet
Rear setback	20 feet	93 Feet	98 Feet	83 Feet	83 Feet
Building height	27 feet maximum	12 Feet	15 Feet	22 Feet	22 Feet
Parking	4 spaces total (2 in garage + 2 in driveway)	Complies	Complies	Complies	Complies
Lot coverage	35% max of lot	Complies	Complies	Complies	Complies

Project Background

The existing craftsman-style single-family residence was constructed in 1925 while the detached three car-garage was constructed in 1937. According the City records, the duplex structure was not constructed until 1966. Since the original date of construction for the structures mentioned above, no other permits have been issued for major construction; including additions or other accessory structures.

In February 2021, an application was submitted to process a parcel map subdivision to an existing parcel located at 1513 West Civic Center Drive. The application was then processed through the City's Development Review Committee, and after several formal and informal re-submittals the design was approved in November of 2021. Subsequently, the applicant submitted the subject subdivision application to approve a parcel map in order to subdivide the existing lot into four parcels.

Project Analysis

Subdivision requests are governed by Chapter 34 and Chapter 41 of the SAMC. Pursuant to Section 66473.5 and 66474 of the California Subdivision Map Act, applications for tentative parcel maps are approved when it can be shown that findings can be made in support of the request. Specifically, the findings are related to the proposal being consistent with the General Plan; that the site is in conformance with all applicable City ordinances; the project site is physically suitable for the type and density of the proposed project; the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat; that the proposed project will not cause serious public health problems; or that the proposed

project will not conflict with easements necessary for public access through or use of the property must be made. Using this information staff has prepared the following analysis, which, in turn forms the basis for the recommendation contained in this report. In analyzing the applicant's request, staff believes that the following analysis warrants approval of the tentative parcel map (Exhibit 6).

The applicant is seeking approval of a tentative parcel map to subdivide an existing parcel of land into four lots. Upon completion of the subdivision, the lots will continue to be utilized for residential use in the form of single-family structures and accessory dwelling units, subject to the Accessory Dwelling Unit Ordinance. Since this application is to subdivide a lot and approve a conceptual design of the new single-family homes, no major issues were identified with the proposal since the design and site improvements did not require additional discretionary approvals. In reviewing the project, staff determined that the proposal as conditioned is consistent with the various provisions of the City's Zoning Code and General Plan, including lot size, lot frontage, setbacks, lot coverage, and parking. Further conditions of approval have been included to ensure that the site's landscaping will be in compliance with current residential standards and to ensure the construction of new block walls around the perimeter of the new parcels. The subdivision has been found to be consistent with the development pattern of the adjacent properties. Further, no adverse environmental impacts to fish or wildlife populations were identified as the project site is located in a built-out, urbanized area. Finally, the tentative parcel map was found to be consistent with the California Subdivision Map Act and Chapter 34 of the Municipal Code.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 500-foot notification radius map, and the site posting are provided in Exhibit 7. At the time this report was printed, no areas of concern were raised, nor had any correspondence, either written or electronic, been received from any members of the public. The Artesia-Pilar Neighborhood Association representatives were contacted to identify any areas of concern due to the proposed fence. At the time this report was printed, no issues of concern were raised regarding the proposed subdivision.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, 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.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning and Aerial View
3. Site Photos
4. Site Plan
5. Floor Plan
6. Tentative Parcel Map
7. Copy of Public Notices

Submitted By:
Ivan Orozco, Assistant Planner II

Approved By:
Fabiola Zelaya-Melicher, Planning Manager, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ANA APPROVING TENTATIVE PARCEL MAP 2021-04, AS CONDITIONED, TO ALLOW THE SUBDIVISION OF AN EXISTING PARCEL INTO FOUR LOTS AT 1513 WEST CIVIC CENTER DRIVE

BE IT RESOLVED BY THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Zoning Administrator of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Saul Delgado (“Applicant”), representing 1513 Civic Center, LLC, is requesting approval of Tentative Parcel Map No. 2021-04 to allow the subdivision of an existing parcel into four lots at 1513 West Civic Center Drive.
- B. Santa Ana Municipal Code (“SAMC”) Section 34-126 requires approval of a Tentative Parcel Map by the Zoning Administrator.
- C. On December 22, 2021, the Zoning Administrator held a duly noticed public hearing on Tentative Parcel Map No. 2021-04.
- D. The Zoning Administrator of the City of Santa Ana determines that the following findings, which must be established in order to approve this Tentative Parcel Map pursuant to Santa Ana Municipal Code (SAMC) Section 34-126 and the State Subdivision Map Act, have been established for Tentative Parcel Map No. 2021-04:
 1. That the proposed project, as conditioned, and its design and improvements are consistent with the Low Density Residential (LR-7) designation of the General Plan and are otherwise consistent with all other elements of the General Plan.

The proposed project, as conditioned, and its design and improvements will be consistent with the existing Low Density Residential (LR-7) land use designation of the General Plan and are otherwise consistent with all other elements of the General Plan and any applicable specific plans. The proposed subdivision of land will create four parcels that will remain consistent with the various provisions of the General Plan, including the maximum allowable density units per acre. The conceptual design of the new residential structures will meet all development standards of the Single-Family Residential (R-1) zoning designation stated in SAMC Section 41-231.

2. That the proposed project, as conditioned, conforms to all applicable requirements of the zoning and subdivision codes as well as other applicable City Ordinances.

The proposed project, as conditioned, will conform to all applicable requirements of the zoning and subdivision codes as well as other applicable City ordinances. The proposed project, as conditioned, conforms to the residential land use provisions of the zoning code that pertain to lot size, lot frontage, landscaping, setbacks, lot coverage, and parking; by doing so, each one of the four parcels and the construction within the parcels guarantee conformance to all single-family residential standards of the SAMC.

3. That the proposed site is physically suitable for the type and density of the proposed project.

The project site is physically suitable for the type and density of the proposed project. The proposed project consists of the subdivision of the parcel into four lots, with new construction proposed shortly after approval of the map. The proposed single-family dwellings and accessory dwelling units will be located on one of the four parcels, compliant with all applicable development standards. The proposed lots will meet the minimum size requirements and will be consistent to the development patterns of the adjacent properties.

4. That the design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

The design and improvements of the proposed project will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat. Since the project site is located in an urbanized area, there are no known fish or wildlife populations existing on the project site. Therefore, the proposed subdivision will not cause any substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

5. That the design or improvements of the proposed project will not cause serious public health problems.

The design or improvements of the proposed project will not cause serious public health problems, with the proposed subdivision not having any detrimental effects upon the public. Each property will include the necessary utilities and infrastructure improvements as required under Development

6. That the design or improvements of the proposed project will not conflict with easements necessary for public access through or use of the property within the proposed project.

The design or improvements of the proposed project will not conflict with easements necessary for public access through or use of the property within the proposed project since the existing and recorded easements for the property have been considered as part of the review. The perpetual easement for pipelines in Book 500, Page 12, of the Official Records, granted to the Santa Ana Valley Irrigation Company, and the existing easement granted to the City of Santa Ana as a perpetual easement for street purposes in Book 7606, Page 58, will be recorded under the new subdivision. The subdivision consists of four parcels, three of which will provide frontage along West Civic Center Drive and the fourth parcel will provide frontage on West Ninth Street. The installation of all utilities will conform with the requirements stated in Section 41-626 of the Santa Ana Municipal Code. The conceptual design of all proposed construction for the property will not affect the right-of-way for road purposes.

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15315 (Class 15 – Minor Land Divisions). Class 15 exemption allows for the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. As proposed, the project will not require additional discretionary approval for the construction of the new residential structures. The existing Single-Family Residential (R-1) zoning designation and Low-Residential (LR-7) General Plan Land Use designation are consistent and require no further modification. Based on this analysis, Notice of Exemption, Environmental Review No. 2021-21 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set

aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Zoning Administrator of the City of Santa Ana, after conducting the public hearing, hereby approves Tentative Parcel Map No. 2021-04, as conditioned in Exhibit A, attached hereto and incorporated herein, for the property located at 1513 West Civic Center Drive. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Zoning Administrator Action dated December 22, 2021, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 22nd day of December, 2021 by the Zoning Administrator.

Melanie McCann, AICP
Zoning Administrator

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, CHRISTINA LEONARD, Acting Recording Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by the Zoning Administrator of the City of Santa Ana on December 22, 2021.

Date: _____

Acting Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Tentative Parcel Map No. 2021-04

Tentative Parcel Map No. 2021-04 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code and all other applicable regulations.

The Applicant must comply in full with each and every condition listed below prior to exercising the rights conferred by this approval.

The Applicant must remain in compliance with all conditions listed below throughout the life of the tentative parcel map. Failure to comply with each and every condition may result in the revocation of the tentative parcel map.

1. All proposed site improvements must conform to the Site Plan Review approval of DP No. 2021-07 and Tentative Parcel Map No. 2021-04.
2. Any amendment to this tentative parcel map, including modifications to approved materials, finishes, architecture, site plan, landscaping, parking, and square footages, must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the site plan review must be amended.
3. Two copies of the recorded final parcel map shall be submitted each to the Planning Division, Building Division and Public Works Agency within 10 days of recordation.
4. The tentative parcel map and final map must include information and description of the existing easements for the property. Said easements include the pipelines easement in Book 500, Page 12, of the Official Records, granted to the Santa Ana Valley Irrigation Company, and the existing easement granted to the City of Santa Ana as a perpetual easement for street purposes in Book 7606, Page 58, of the of the Official Records.
5. The tentative parcel map, final map and all improvements required to be made or installed by the subdivider shall be done in accordance with the requirements and design standards and specifications of the City of Santa Ana Municipal Code and the requirements of the State Subdivision Map Act.
6. The final map must be approved and recorded prior to issuance of building permits.
7. Once the final map is recorded and prior to issuance of building permit, each proposed residence must submit separate sets of plans for each new single-family residence to the City for review and approval. Each residence must conform to applicable development and design standards for single-family residences, including but not limited to, massing, window placement, and prevailing setbacks.

8. Prior to building permit issuance of the proposed new single-family residences, the applicant will submit a formal landscape plan for staff review.
9. Applicant must construct a minimum six-foot high perimeter block wall for the side and rear property lines for the proposed parcels.

**PM No. 2021-04 - 1513 Civic Center 4-Lot Subdivision
1513 West Civic Center Drive**



Exhibit 2 - Vicinity Zoning and Aerial View





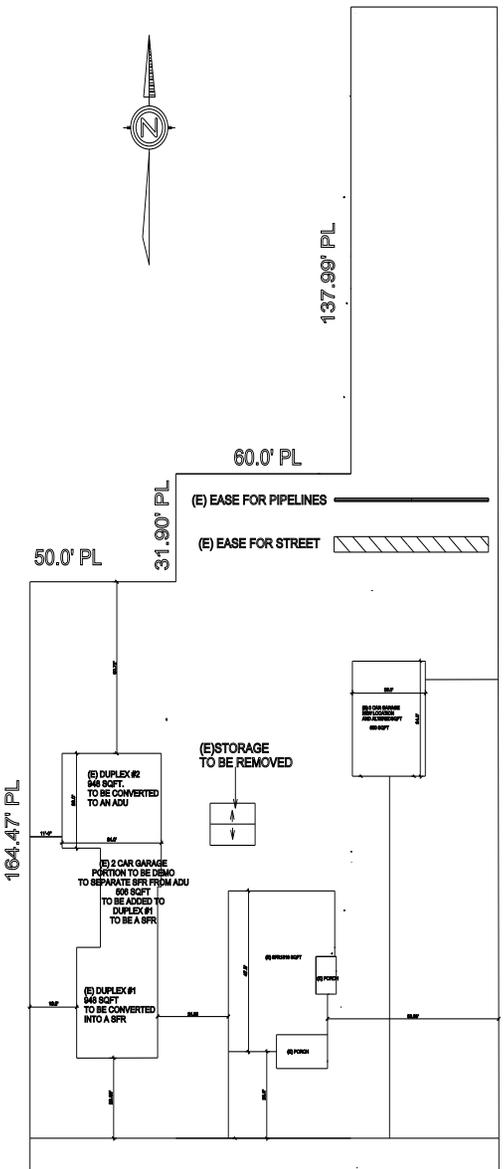
TPM-2021-04
1513 CIVIC CENTER 4-LOT SUBDIVISION
1513 WEST CIVIC CENTER DRIVE
SITE PHOTO
EXHIBIT 3

PROJECT DATA

PROJECT ADDRESS	1513 W. CIVIC CENTER DR. SANTA ANA CA. 92703
APN	405-131-33
APPLICANT	SAUL DELGADO (714) 393-8001
GENERAL PLAN LAND DESIGNATION	LR7
ZONING	R1
EXISTING LOT SIZE	38,382 SQFT 0.8811 ACRES
NEW LOT SIZE	LOT#1= 8216/LOT#2=11,604/LOT#3=8569/LOT#4=8569
OCCUPANCY TYPE	R3
BUILDING CODE	2019
CONSTRUCTION TYPE	VB
EXTERIOR WALL AND ROOF MATERIAL	STUCCO/ SIDING. SHINGLES,ROOF TILE

9TH ST

9TH ST
LOT #4



CIVIC CENTER DR.
(N) SITEPLAN

LOTE #1

JOB DESCRIPTION
 EXISTING FRONT DUPLEX AND 2 CAR GARAGE TO BE CONVERTED TO A SFR, CONSISTING OF: 3 BEDROOMS, 3 BATHS,FAMILY RM,KITCHEN,DINING AND LIVING RM.
 EXISTING REAR DUPLEX TO BE CONVERTED INTO AN ADU CONSISTING OF: 2 BEDROOMS, 1 BATH,KITCHEN,DINING AND LIVING RM.
 NEW DETACHED 2 CAR GARAGE

LOTE #2

JOB DESCRIPTION
 3 CAR GARAGE TO BE RELOCATED AND ALTERED WITH NEW SLAB FROM LOT #3
 NEW ACCESSORY DWELLING UNIT CONSISTING OF:
 2 BEDROOMS, 1 BATH,LIVING RM. DINING RM AND KITCHEN
 NEW JR ADU CONSISTING OF :
 1 BEDROOM, 1 BATH, LIVING,DINING AND KITCHEN

LOTE #3

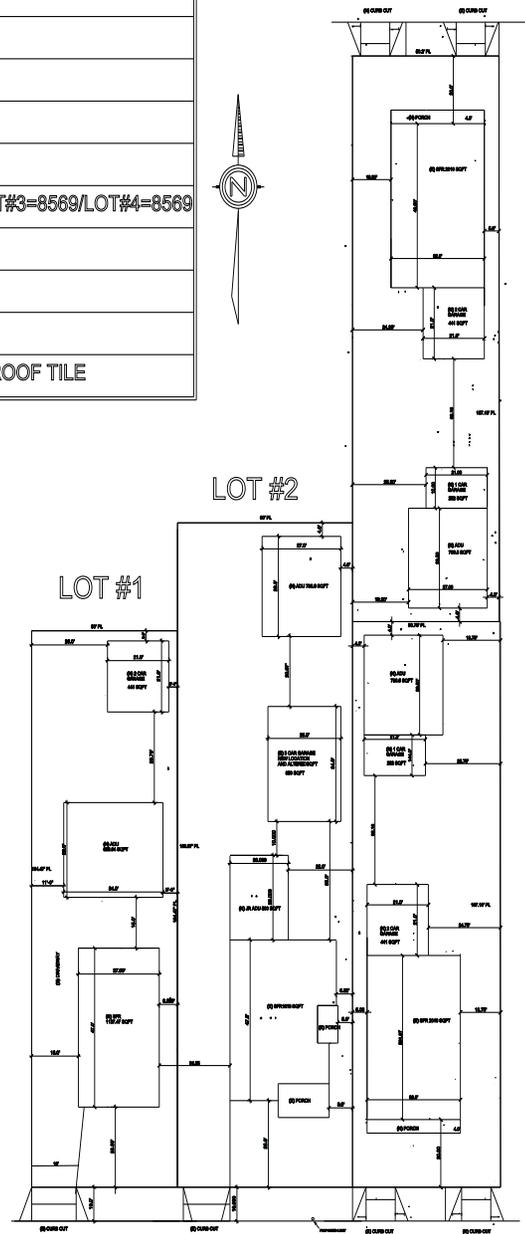
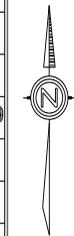
JOB DESCRIPTION
 NEW SINGLE FAMILY RESIDENCE CONSISTING OF:
 5 BEDROOMS, 4 BATHS, KITCHEN,DINING RM,LIVING RM,FAMILY RM
 2 CAR GARAGE
 1 CAR GARAGE
 NEW ACCESSORY DWELLING UNIT CONSISTING OF:
 2 BEDROOMS, 1 BATH,LIVING RM. DINING RM AND KITCHEN
 NEW JR ADU CONSISTING OF :
 1 BEDROOM, 1 BATH, LIVING,DINING AND KITCHEN

LOTE #4

JOB DESCRIPTION
 NEW SINGLE FAMILY RESIDENCE CONSISTING OF:
 5 BEDROOMS, 4 BATHS, KITCHEN,DINING RM,LIVING RM,FAMILY RM
 2 CAR GARAGE
 1 CAR GARAGE
 NEW ACCESSORY DWELLING UNIT CONSISTING OF:
 2 BEDROOMS, 1 BATH,LIVING RM. DINING RM AND KITCHEN
 NEW JR ADU CONSISTING OF :
 1 BEDROOM, 1 BATH, LIVING,DINING AND KITCHEN

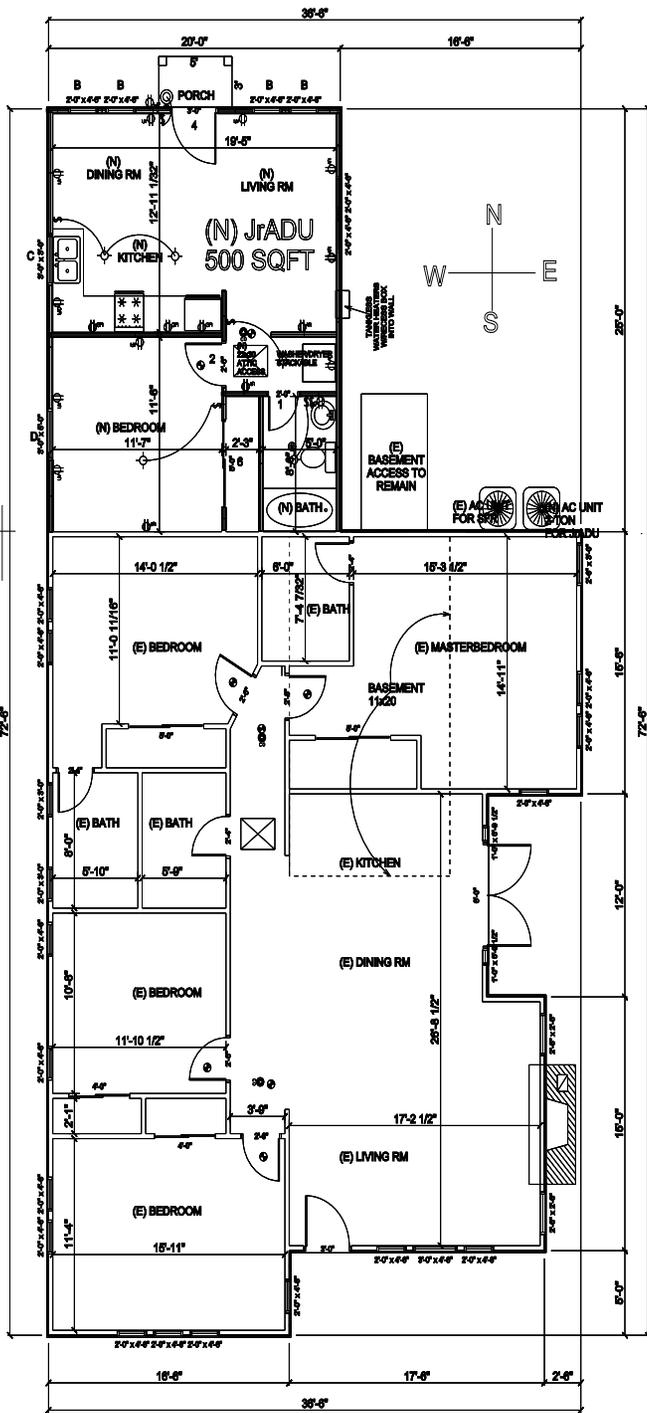
(E) PROPERTY LINE _____
 (N) PROPERTY LINE _____
 (N) BLOCK WALL - - - - -

ALL CHANGES MEET COUNTY AND STATE CODES



CIVIC CENTER DR.
(N) SITEPLAN

REVISIONS	BY
DESIGNER DREAM HOUSE DRAFTING AND DESIGN (714)721-3412 5096 TOLOWA AVE. RIVERSIDE, CA. 92509	
PROJECT ADDRESS 1513 W. CIVIC CENTER SANTA ANA, CA. 92703 APN= 405-131-33	
OWNER'S INFO: 1513 W. CIVIC CENTER DR. LLC 714 393-8001	
EXISTING AND NEW AND NEW SITE PLAN	
DRAWN L.P.	
CHECKED	
DATE 04-08-2021	
SCALE ENG. 1/20"=1'	
JOB NO.	
SHEET NO. 1	



EXISTING SFR (1518 SQFT) FLOORPLAN TO REMAIN

WINDOW AND DOOR SCHEDULE

SYMBOL	SIZE	DESCRIPTION	MATERIAL	U-FACTOR	SHGC
A	4'0" X 1'0"	DBL PANE SLIDER WINDOW	VINYL	0.30	0.20
B	2'0" X 4'0"	DBL PANE HUNG WINDOW	VINYL	0.30	0.20
C	3'0" X 3'0"	DBL PANE HUNG WINDOW	VINYL	0.30	0.20
D	3'0" X 6'0"	DBL PANE HUNG WINDOW	VINYL	0.30	0.20
1	2'0" X 6'0"	HOLLOW INTERIOR DOOR	WOOD		
2	2'6" X 6'0"	HOLLOW INTERIOR DOOR	WOOD		
3	2'6" X 6'0"	SOLID EXTERIOR DOOR	WOOD		
4	3'0" X 6'0"	SOLID EXTERIOR DOOR	WOOD		
5	4'0" X 6'0"	CLOSET DOOR	WOOD		
6	6'0" X 6'0"	CLOSET DOOR	WOOD		
7	6'0" X 6'0"	CLOSET DOOR	WOOD		
8	6'0" X 7'0"	GARAGE DOOR	ALUMINUM		
9	16'0" X 7'0"	GARAGE DOOR	ALUMINUM		

ELECTRIC LEGEND

⊠	SINGLE POLE SWITCH
⊞	110V DUPLEX OUTLET AFCI
⊙	SMOKE DETECTOR HARD WIRE BATTERY BACKUP
○	LIGHT FIXTURE
⊞	110V DUPLEX OUTLET GFI
⊙	FLUORESCENT FIXTURE
⊙	CARBON MONOXIDE ALARM
⊞	110V DUPLEX OUTLET
⊙	EXHAUST FAN

NEW EXHAUST VENT TO BE NUTONE 60 CFM CEILING MOUNT BATH FAN WITH 3 INCHES DUCT FLEXIBLE PIPE DIRECTED TO OUTSIDE THROUGH ROOF (MAX 70 FEET WITHOUT ELBOWS PER ASHRA 62 STANDARD 62.2 TABLE 7.4) WITH A MAXIMUM SOUND RATING OR S-CORRE FOR INTERMITTENT OPERATION.

FIRE SEPARATION NOTE

DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E119 OR U.L. 253. FIRE-RESISTANCE-RATED FLOORING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF ROOF STRUCTURE. WHERE FLOOR ASSEMBLIES ARE REQUIRED TO BE FIRE-RESISTANCE RATED BY SECTION FROM THE SUPPORTING CONSTRUCTION OF SUCH ASSEMBLIES SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING.

CALCULATION FOR JR ADU

PUBLIC AREA	PRIVATE AREA
KITCHEN/DINING/LIVING RM= 288 SQFT	BEDROOM #1= 178 SQFT
	BATH #1= 54 SQFT
SUBTOTAL= 288 SQFT	SUBTOTAL= 232 SQFT
TOTAL= 500 SQFT	

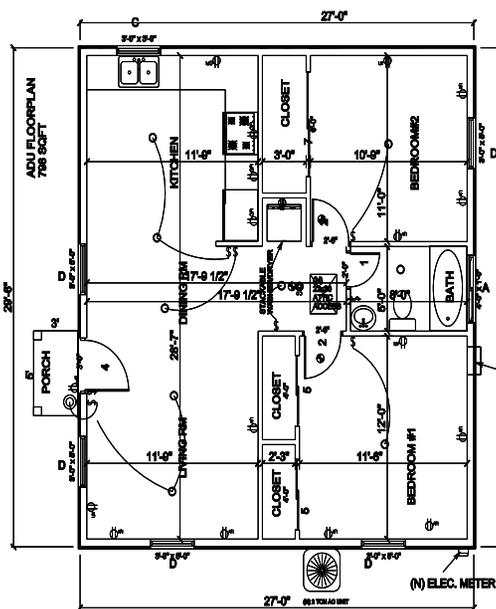
CALCULATION FOR ADU

PUBLIC AREA	PRIVATE AREA
KITCHEN/LIVING ROOM= 335.815 SQFT.	BEDROOM #1= 108.5 SQFT
	BEDROOM #2= 138.25 SQFT
	BATHROOM #1= 40 SQFT
SUBTOTAL= 335.815 SQFT	SUBTOTAL= 286.75 SQFT
TOTAL= 676.585 SQFT	

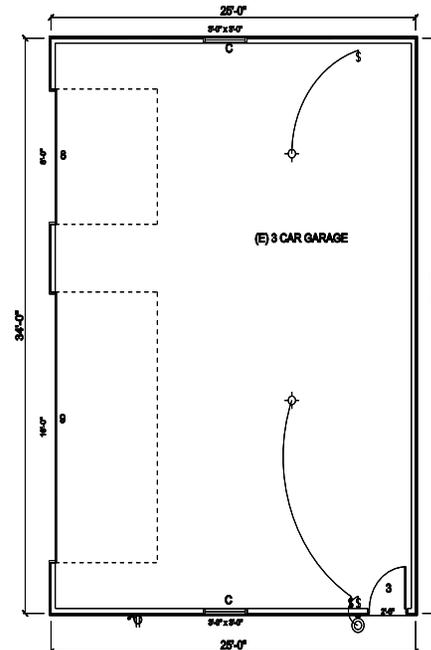
NEW DETACHED ADU (676.585 SQFT) FLOORPLAN

ALL NEW CONSTRUCTION

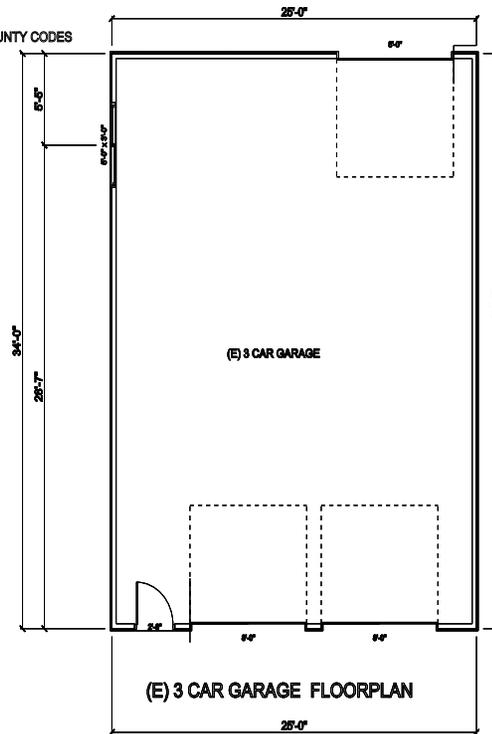
ALL CHANGES MEET STATE AND COUNTY CODES



NEW DETACHED ADU (798.5 SQFT) FLOORPLAN



(N) 3 CAR GARAGE RELOCATED (850 SQFT) AND ALTERATION FLOORPLAN



(E) 3 CAR GARAGE FLOORPLAN

REVISIONS	BY
DESIGNER LETICIA MARRERO 714 721 2412 5056 TOLONA AVE RIVERSIDE, CA 92508	
NEW CONSTRUCTION 1509 W. CIVIC CENTER DR SANTA ANA, CA 92703	
OWNER'S INFO: 1513 W. CIVIC CENTER DR. LLC 714 393-8001	
FLOORPLAN	
DRAWN	L.P.
CHECKED	
DATE	11-23-2021
SCALE	1/4"=1'
JOB NO.	
SHEET NO.	3

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
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CHRISTINA LEONARD
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
1513 W. Civic Center Drive

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

12/17/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$117.80
Total	\$117.80

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LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3539310

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA ZONING ADMINISTRATOR

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Zoning Administrator Action: The Zoning Administrator will hold a Public Hearing to receive public testimony, and will take action on the item(s) described below. The Zoning Administrator's decision is final unless appealed within 10 calendar days.

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.

Meeting Details: The City has resumed in-person meetings. This matter will be heard on **Wednesday, December 22, 2021 at 10:30 a.m.** at City Hall, 20 Civic Center Plaza, Ross Annex Conference Room 1600, Santa Ana, California 92701. All persons interested in this matter are notified to appear at this time.

Written Comments: If you are unable to participate in this in-person meeting, you may send written comments by e-mail to PBAdComments@santa-ana.org (reference the agenda topic in the subject line) or mail to Christina Leonard 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>

Who To Contact For Questions: Should you have any questions, please contact Ivan Orozco with the Planning and Building Agency at lorozco@santa-ana.org or (714) 667-2763.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone

else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator, Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

12/17/21

OR-3539310#



* A 0 0 0 0 0 5 8 9 8 6 7 2 *



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA ZONING ADMINISTRATOR

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Zoning Administrator Action: The Zoning Administrator will hold a Public Hearing to receive public testimony, and will take action on the item(s) described below. The Zoning Administrator's decision is final unless appealed within 10 calendar days.

Project Location: 1513 W. Civic Center Drive

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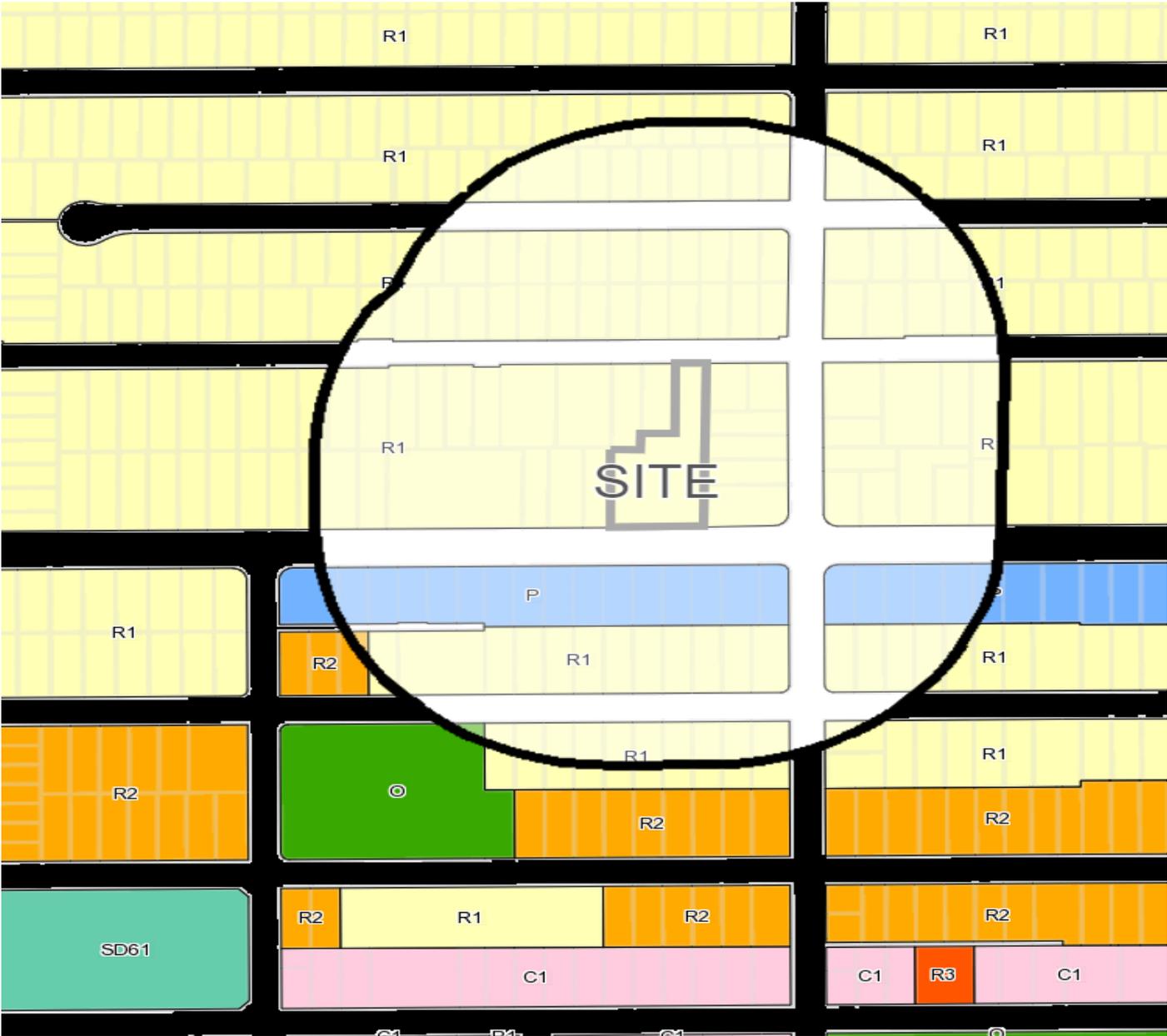
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**Si tiene preguntas en español, favor de llamar a Narcedalia Perez al (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP

PM No. 2021-04 - 1513 Civic Center 4-Lot Subdivision 1513 West Civic Center Drive





1513

**NOTICE OF PUBLIC HEARING
BEFORE THE ZONING ADMINISTRATOR**

For the City of Aurora, Colorado, the following is a notice of public hearing before the Zoning Administrator regarding the proposed rezoning of the property located at 1513 [Address] from [Current Zoning] to [Proposed Zoning].

Proposed Action: The Zoning Administrator is to consider the proposed rezoning of the property located at 1513 [Address] from [Current Zoning] to [Proposed Zoning].

Proposed Use: The proposed use of the property is [Proposed Use].

Proposed Changes: The proposed changes to the property are [Proposed Changes].

Public Hearing: A public hearing will be held on [Date] at [Time] at the City of Aurora, Colorado, located at [Address].

Comments: Any comments or objections to the proposed rezoning should be submitted to the Zoning Administrator at [Address] or by email at [Email Address].

Effective Date: The proposed rezoning will become effective on [Date].