

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
From: Keith G. Jones
Dept: City Manager
Dept: Public Works
Subject: CONSIDERATION OF FINAL PARCEL MAP NO. 2007-126 (13321 NINA PLACE)
Date: March 10, 2009

OBJECTIVE

To receive City Council approval for Final Parcel Map No. 2007-126.

BACKGROUND

On July 5, 2007, Richard Huynh and Anthony Nguyen, the owner of 13321 Nina Place received Planning Commission approval of Tentative Parcel Map No. 2007-126. A copy of Planning Commission Resolution No. 5598 is attached.

DISCUSSION

The proposed Final Parcel Map 2007-126 would subdivide an existing 18,168 square-foot lot into two (2) lots, each with a lot size of 9,084 square feet, and allow construction of a two-story, single family home on each lot. The subject subdivision is located at 13321 Nina Place.

The vehicular access rights to Nina Place along with subsurface water rights have been released and relinquished except for the access rights at the access location approved by the City.

Public sidewalk and driveway approaches that were required by the Planning Commission are under construction and will be completed prior to issuance of the notice of occupancy; therefore there is no need for a subdivision improvement agreement or improvement bonds.

Staff has reviewed all documentation relating to this subdivision regarding City Ordinances, conditions of approval, and the Subdivision Map Act, and finds this map to be in compliance. The owner has complied with all conditions of tentative parcel map.

FINANCIAL IMPACT

There is no financial impact to the City by this action.


COMMUNITY VISION IMPLEMENTATION


This project is consistent with the community vision for ensuring the compatibility between new and existing subdivisions.

RECOMMENDATION

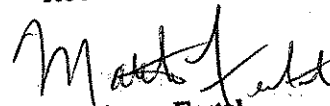
It is recommended that City Council:

- Approve Final Parcel Map No. 2007-126.


KEITH G. JONES
Public Works Director


By: Sid Ashrafnia
Associate Civil Engineer

Recommended for Approval


Matthew Ferial
City Manager

Attachments: 1. Planning Commission Resolution No. 5598
 2. Final Parcel Map 2007-126

RESOLUTION NO. 5598

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-423-07 AND TENTATIVE PARCEL MAP NO. PM-2007-126

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on July 5, 2007, hereby approved Site Plan No. SP-423-07 and Tentative Parcel Map No. PM-2007-126 for a property located on the west side of Nina Place, south of Paloma Avenue at 13321 Nina Place, Parcel No. 100-081-23.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-423-07 and Tentative Parcel Map No. PM-2007-126, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Richard Huynh and Anthony Nguyen.
2. The applicant is requesting Site Plan and Tentative Parcel Map approval to subdivide a 18,168 square foot lot into two (2) lots, each with a lot size of 9,084 square feet, and to construct a two-story, single-family home on each lot.
3. The City of Garden Grove has determined that this action is exempt pursuant to Section 15303 (New Construction or Conversion of Small Structure) and Section 15315 (Minor Land Divisions) of the California Environmental Quality Act.
4. The property has a General Plan designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is currently improved with a single-family home that will be demolished in order to accommodate the project.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on July 5, 2007, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on July 5, 2007; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.24.030 are as follows:

FACTS:

The property is an 18,168 square foot lot, located on the west side of Nina Place, south of Paloma Avenue. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The property is located in an area with single-family residences. The property is currently improved with a single-family home, a guesthouse and a two-car garage. The applicant proposes to demolish the existing structures in order to subdivide the lot into two (2) parcels, and to construct a two-story, single-family home on each lot.

Each parcel will have a lot size of 9,084 square feet. A two story, 4,696 square foot single-family home will be constructed on Parcel 1, and a 4,621 square foot single-family home will be constructed on Parcel 2.

FINDINGS AND REASONS:

SITE PLAN

1. The Site Plan complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The property has a General Plan Land Use designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The project has been designed to comply with the R-1 (Single-Family Residential) zoning requirements. Each parcel complies with the minimum lot size and the minimum lot width requirements of the zone, including landscaping, parking, lot coverage and building height. The project is compatible with the existing single-family neighborhood. Therefore, the project, complies with the General Plan designation, the R-1 zone, and all other applicable ordinances.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

Each parcel will be accessed from a single-drive approach from Nina Place. A three-car enclosed garage and three (3) open parking spaces will be provided

per lot. The open and enclosed parking spaces provided comply with the R-1 (Single-Family Residential) parking requirements.

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval and mitigation measures will minimize any adverse impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area are existing and are adequate to accommodate the development. The proposed development will provide landscaping and proper grading of the site, thereby, improving drainage in the area.

The Water Services Division has reviewed the plans, and has determined that the existing sewer system is adequate to accommodate the proposed use, and have incorporated conditions of approval to minimize any adverse impacts.

4. The proposed project will not adversely impact the Public Work's Department ability to perform its required function.

The Public Work's Department has reviewed the project, and has incorporated all the appropriate conditions of approval and mitigation measures to minimize any adverse impacts.

5. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project has been designed in accordance with the R-1 (Single-Family Residential) development standards. The property is located in an area with existing single-family residences.

The project has been designed to ensure a reasonable degree of compatibility with the neighborhood by providing lots that comply with the minimum lot size, and all applicable development standards of the R-1 zone.

Therefore, the project will have a reasonable degree of physical, functional, and visual compatibility with neighborhood.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed to comply with the fifty-percent (50%) lot coverage requirement of the R-1 zone that will ensure that each parcel maintains the required amount of open usable space. The conditions of approval will ensure that the landscaping requirements of the Municipal Code will be complied with.

TENTATIVE PARCEL MAP

1. The proposed Tentative Parcel Map is consistent with all the elements of the Garden Grove General Plan, Subdivision Map Act, and the Subdivision Ordinance Section of the Municipal Code.

The proposed Tentative Parcel Map is consistent with the provisions of the General Plan Land Use Designation of Low Density Residential that allows for residential development. The number of lots and the number of residential units on each lot does not exceed the density allowed under the General Plan Land Use Designation of Low Density Residential.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

The design and improvement of the proposed map are consistent with the General Plan. The creation of a two (2) lot subdivision in order to construct one (1) single-family home on each lot is consistent with the General Plan. The project complies with the minimum lot size and the minimum lot width requirement of the R-1 zone. In addition, the configuration of the lot and design of the homes is compatible with the existing residential neighborhood. With the conditions of approval and the mitigation measures as recommended by staff, the design and improvement of the subject site is consistent with the spirit and intent of the General Plan.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

The site is adequate in size and shape to accommodate the proposed project. Each parcel complies with the minimum lot size and the minimum lot width requirement of the R-1 zone. The placement and size of the proposed

single-family homes complies with the development standards for the zone, including setbacks, parking, lot coverage and open space provisions.

4. The requirements of the California Environmental Quality Act have been satisfied.

The requirements of the California Environmental Quality Act have been satisfied. The project has been determined to be exempt pursuant to Section 15303 (New Construction or Conversion of Small Structure) and Section 15315 (Minor Land Divisions) of the California Environmental Quality Act.

5. The site is physically suitable for the proposed density of the development.

The site is adequate in size and shape to accommodate a two (2) lot subdivision that complies with the minimum lot size and the minimum lot width requirement of the R-1 zone. The proposed design of the residential lot allows for the placement of one single-family home on each lot, which complies with the density requirement of the General Plan.

The placement of the single-family home on each lot complies with the R-1 development standards. The project complies with the minimum parking, open space, setbacks, lot coverage and building height requirements of the R-1 zone.

6. The design of the project and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. City Departments, including Traffic Division, Water Division, Engineering Division, Fire Department, Police Department and the Planning Division have reviewed the proposed development and have applied conditions of approval as mitigating measures against any potential negative impacts that the project may have on the community. The conditions of approval for on- and off-site improvements will safeguard the public health.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning requirements.

The design of the subdivision is suitable for the low-density residential project and complies with the spirit and intent of the General Plan, and the Subdivision Map Act. The project has also been designed to comply with the R-1 development standards, and complies with the minimum lot size and minimum lot width requirement.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

The project has been designed in accordance with Government Code Section 66473.1, which encourages the orientation of the units to take advantage of shade and prevailing breezes.

10. The design, density, and configuration of the subdivision strike a balance between the affect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and goals of the City and is compatible with the existing residential projects in the vicinity. The property is located in an area with existing single-family residences. The property is currently improved with a single-family home, a guesthouse and a two-car garage that will be demolished in order to subdivide the parcel into two (2) lots. The subdivision will allow the construction of two (2) new single-family homes on each lot. The subdivision will be compatible with the surrounding area since the lots are designed to comply with the minimum lot size and the minimum lot width requirement of the R-1 zone. The project complies with the density requirements of the General Plan, and complies with all applicable the R-1 development standards.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Tentative Parcel Map possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.24.030.3 (Site Plan) and Section 9.32.060 (Tentative Maps).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-423-07 and Tentative Parcel Map No. PM-2007-126.

ADOPTED this 5th day of July, 2007.

/s/ ROLAND CHI
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 5th, 2007, by the following votes:

AYES:	COMMISSIONERS:	BANKSON, BEARD, BRIETIGAM, CHI, NGUYEN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is July 26, 2007.

EXHIBIT "A"

Site Plan No. SP-423-07

Tentative Parcel Map No. PM-2007-126

13321 Nina Place

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall record a "Notice Of Agreement With Conditions of Approval and Discretionary Permit," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to the issuance of any building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval of the Planning Commission.
2. Approval of this Site Plan and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning regulations or any Federal, State, County and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by, any necessary permits or licenses required to conduct the use in compliance with applicable laws.
3. The approved floor plan, site plan, building design and the use of the property is an integral part of the decision approving this Site Plan and Tentative Parcel Map application. There shall be no change in the design of the plans without the approval of the Community Development Department. Any change in the approved plans or use of the property, that has the effect of expanding or intensifying the proposed development, shall obtain the appropriate entitlements.
4. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Services Division

5. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department.

6. A separate street permit is required for work performed within the public right-of-way.
7. Grading plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including adjacent properties, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines, 1.25% for asphalt surfaces and 2.0% for landscaped areas. The grading plan shall also include water and sewer improvements.
8. The applicant shall be subject to Traffic Mitigation Fees.
9. The existing driveway approach on Nina Place shall be removed and curb & gutter and sidewalk shall be constructed in accordance with city standards. The two new driveway approaches shall be constructed in accordance with City Standard Plan B-122.
10. **TIES TO HORIZONTAL CONTROL:** Prior to recordation of a final parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub article 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
11. **DIGITAL MAP SUBMISSION:** Prior to recordation of a final parcel map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub article 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
12. The applicant is required to construct a five-foot wide sidewalk at the back of curb along the property frontage in accordance with City Standard Plan B-105.

Water Services Division

13. New water meter(s) and service(s) shall be located within the Nina Place right-of-way. City shall determine if existing water service(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
14. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.

15. Owner shall install new a sewer lateral for each property each with a clean out at right-of-way line. Lateral in public right-of-way shall be 4" min. dia., extra strength VCP with wedgelock joints.
16. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.

Community Development Department Conditions

17. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to submitting plans into the Building Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan and Tentative Parcel Map, shall be installed or relocated underground.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened to the satisfaction of the Community Development Director.
 - c. No roof-mounted mechanical equipment including, but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
18. Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Section 8.47.010 referred to as the county Noise Ordinance as adopted, except that:

- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
 - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
 - c. Sunday and Federal Holidays – no construction shall occur.
19. The Applicant shall submit a complete landscape and irrigation plan. The plan shall be submitted to and be approved by the Community Development Department, Planning Services Division prior to the issuance of building permits. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code. Said plan shall include substantial plantings that create a natural setting and include type (both common and botanical names), size, location and quantity of all plant material. Particular attention shall be paid to enhance landscaping for the walkway areas. It shall include irrigation plans and staking and planting specification. The landscape plan shall include the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscape areas shown on the plan. Subsurface irrigation systems are encouraged. The irrigation plan for the trees planted in the setback areas, adjacent to the sidewalks, shall have a deep-water irrigation system that shall be specified on the landscape plan. If sprinklers are used, they shall be low flow/precipitation sprinkler heads for water conservation.
 - b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. Where clinging vines are used for covering walls, Boston Ivy shall be considered among other similar plantings. All proposed trees shall be non-weeping, evergreen trees that require minimal maintenance.
 - c. The landscaping treatment along Nina Place, including the area designated as public right-of-way, shall incorporate a mixture of ground cover, flowerbeds and shrubs. The height of the plant material shall not exceed 36" inches in height in order to ensure visibility to the site from the public right-of-way.
 - d. Landscaping treatment shall be installed within the front areas of both properties. The landscaping shall be completed within 60 days of granting any building final on the respective units. The landscaping shall incorporate a mixture of groundcover, flowerbeds, shrubs and

- trees. The Community Development Department shall review the type and location of all proposed trees.
- e. The property owners shall be responsible for all installation and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
 - f. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along the street frontage adjacent to the driveway shall be of the low height variety to ensure a safe sight clearance.
 - g. All above ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
20. Fences and walls located within the front yard areas, or adjacent to driveways shall not exceed 36" inches in height. Wood fencing located adjacent to any street, parking area or driveway is prohibited. The developer shall work with the Community Development Department in order to ensure proper vision clearance for cars entering or leaving the driveway and parking areas.
 21. As part of the submittal drawings for plan check, the Developer shall submit detail drawings showing the exterior of all buildings, architectural details and window and door treatments. The plans shall indicate landscape materials, wall materials and building materials proposed for the project. Trim shall be provided around all windows and doors. All window and door trim shall be a minimum of 4" inches wide. A detail of the trim shall be provided in the construction drawings. The garage doors shall be automatic roll-up type doors.
 22. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use low-sodium parking lot lights, to ensure compliance with Title 24.
 23. Each unit shall have phone jacks and cable-TV outlets in all rooms, with the exception of the laundry area, hallways, and bathrooms.

24. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA.
25. The development is subject to the following stipulations:
 - a. Each property shall maintain the ability to park three vehicles within the required enclosed garage at all times. The enclosed garages shall not be converted to any other use.
 - b. There shall be no business activities, day care, or garage sales conducted within or from the enclosed garages.
 - c. Garages shall not be rented or leased separately from the dwelling units and shall not be made unavailable to the occupants of the units.
 - d. Residents shall not park or store vehicles anywhere on the site except within the garage of their dwelling unit. However, the parking spaces in front of the garage doors may be utilized by the residents and guests for temporary parking.
 - e. Trash containers shall be stored within designated storage areas only and not within the garage parking area. The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, is subject to the Garden Grove Sanitary District requirements. The applicant shall provide each individual unit with a trash storage area to accommodate three trash containers. The area for each container shall be a minimum of 38 inches by 38 inches. The trash areas shall be paved and accessed by gates and a walkway for ease of taking trash containers to and from the street.
 - f. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
 - g. Any addition to the residence, including the construction of any accessory structures, shall comply with the R-1 zone development standards. Room additions and accessory structures shall maintain consistency with the architecture of the house, including building material, design and roof pitch.
26. The facades of the units shall be designed with sound attenuation features including the use of dual pane windows. These features shall be approved by the Community Development Department prior to the issuance of building permits.

27. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than three (3) feet to any property line. The equipment shall only be located in an enclosed rear or side yard, and only if the above distance stipulation is met. If units will not have an air conditioning condensing unit installed, a place shall be designated for the location of such on the property that allows for a ground mounted unit, minimizes noise intrusion to adjacent units, and allows for ease of installation per the distance separation requirements noted immediately above. No wall or window mounted or roof type of air conditioning system is permitted.
28. All lighting structures/ fixtures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting adjacent to residential properties shall be restricted to low, decorative type, wall-mounted lights, or a ground lighting system. Lighting in the common areas shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residents.
29. At no time shall any structure, fireplace, architectural feature, or otherwise, be closer than three feet to any property line. Any roof eaves or similar roof overhangs intruding into the three foot setback requirement, shall comply with the U.B.C. concerning method of construction.
30. The second floor windows shall, to the extent feasible, be oriented away from the existing single-family homes and/or incorporate view-obscuring measures such as the use of high windows, window alignment, and obscure glass window glazing.
31. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-423-07, and Tentative Parcel Map No. PM-2007-126, and his/her agreement with all conditions of approval.
32. All existing structures shall be completely removed prior to the beginning of any construction on either parcel. Proper demolition permits shall be obtained from the Building Services Division, and all materials shall be disposed of properly.

Building Services Division

33. The building plans, including grading and site development plans, and all construction activity, shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12 as adopted by the City of Garden Grove.

SHEET 1 OF 2
NUMBER PARCELS: 2
ACRES: 0.502 (GROSS)
DATE OF SURVEY
AUGUST 12, 2007
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2007-126

PARCEL MAP NO. 2007-126

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA

ACCEPTED AND FILED AT THE
REQUEST OF

DATE _____ FEE _____
INSTRUMENT # _____
BOOK _____ PAGE _____
TOM DALY
COUNTY CLERK- RECORDER
BY _____ DEPUTY

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 132 FEET OF THE NORTH 547 FEET OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SAID SECTION IS INDICATED ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAN N. PHAM R.C.E. 28996 C.N. & ASSOCIATES

SEPTEMBER 2008

OWNERSHIP CERTIFICATE

WE THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVER BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE: ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS OF SURFACE ENTRY.
WE ALSO RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE: ALL VEHICULAR ACCESS RIGHTS TO NINA PLACE EXCEPT AT APPROVED ACCESS LOCATION.

Richard Huynh
RICHARD HUYNH
OWNER

Anthony Nguyen
ANTHONY NGUYEN
OWNER

RECONSTRUCT COMPANY, N.A., COUNTRYWIDE HOMES LOAN, INC., A CORPORATION BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 12, 2006 AS INSTR. NO. 2006-00000228 OF OFFICIAL RECORDS

BY *[Signature]*
NINA PLACE CORP.
TITLE

BY *[Signature]*
NINA PLACE CORP.
TITLE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

ON THIS Sept 18, 2008 BEFORE ME, TRI MINH VU
PERSONALLY APPEARED ANTHONY NGUYEN

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE *[Signature]* MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY
MY COMMISSION EXPIRES MAY 20, 2010

TRI MINH VU
(PRINT NAME)



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

ON THIS Sept 18, 2008 BEFORE ME, TRI MINH VU
PERSONALLY APPEARED RICHARD HUYNH

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE *[Signature]* MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY
MY COMMISSION EXPIRES MAY 20, 2010

TRI MINH VU
(PRINT NAME)



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

ON THIS 21 day of JANUARY 2008 BEFORE ME, KAREN R. CHULCE
PERSONALLY APPEARED

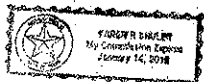
RECONSTRUCT COMPANY, N.A., COUNTRYWIDE HOMES LOAN, INC.
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE *[Signature]* MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN DALLAS COUNTY
MY COMMISSION EXPIRES _____

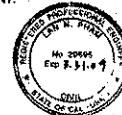
KAREN R. CHULCE
(PRINT NAME)



ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF RICHARD HUYNH AND ANTHONY NGUYEN ON AUGUST 12, 2007.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OCTOBER 20, 2008, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

[Signature]
LAN N. PHAM, R.C.E. 28996
MY REGISTRATION EXPIRES 3/31/09



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____ 2008

[Signature]
WILLIAM E. MURRAY JR.
CITY ENGINEER
OF THE CITY OF GARDEN GROVE
RCE NO. 60363
MY REGISTRATION EXPIRES: 6/30/09

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____ 2008, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DAILY PASSED AND ENTERED, APPROVE SAID MAP,
AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:
-ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS OF SURFACE ENTRY AS DEDICATED.
-THE RELINQUISHMENT OF ALL VEHICULAR ACCESS RIGHTS TO NINA PLACE EXCEPT AT APPROVED ACCESS LOCATION.
AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66430 (b) (3) (A) OF THE SUBDIVISION MAP ACT.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF CITY OF GARDEN GROVE.

DATED THIS _____ DAY OF _____ 2009

[Signature]
KATHLEEN BAILLOR, CITY CLERK
CITY OF GARDEN GROVE

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____ 2009

[Signature]
RAYMOND L. MATHE, COUNTY SURVEYOR
L8 6185, EXPIRES: 3/31/2010.

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.
AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____ 2009

[Signature] *[Signature]*
CHRIS W. STREET BY:
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING OWNERS OF EASEMENTS HAVE BEEN OMITTED:

1. THE CITY OF GARDEN GROVE HOLD 28 FEET WESTERLY OF NINA PLACE FOR ROAD AND PUBLIC UTILITY EASEMENT PURPOSES PER DOCUMENT RECORDED IN BOOK 4756, PAGES 161, 461 AND 473, DATED JUNE 12, 1959.
2. THE SOUTHERN CALIFORNIA EDISON COMPANY HOLD THE RIGHT OF WAY FOR ELECTRIC LINE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 2102, PAGE 490, DATED NOVEMBER 16, 1950 AND IN BOOK 11967, PAGE 1994, DATED APRIL 7, 1976.
3. THE SOUTHERN CALIFORNIA GAS COMPANY HOLD THE RIGHT OF WAY FOR GAS PIPES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 2291, PAGE 462, DATED DECEMBER 4, 1961.
4. CHARLES BURTON HENRY AND OTHERS HOLD THE EASEMENT FOR STREET, UTILITY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 2126, PAGE 479 DATED JANUARY 10, 1951.

SHEET 2 OF 2
 NUMBER OF PARCELS: 2
 ACRES: 0.002 (GROSS)
 DATE OF SURVEY:
 AUGUST 12, 2007
 BEING ALL OF TENTATIVE
 PARCEL MAP NO. 2007-126

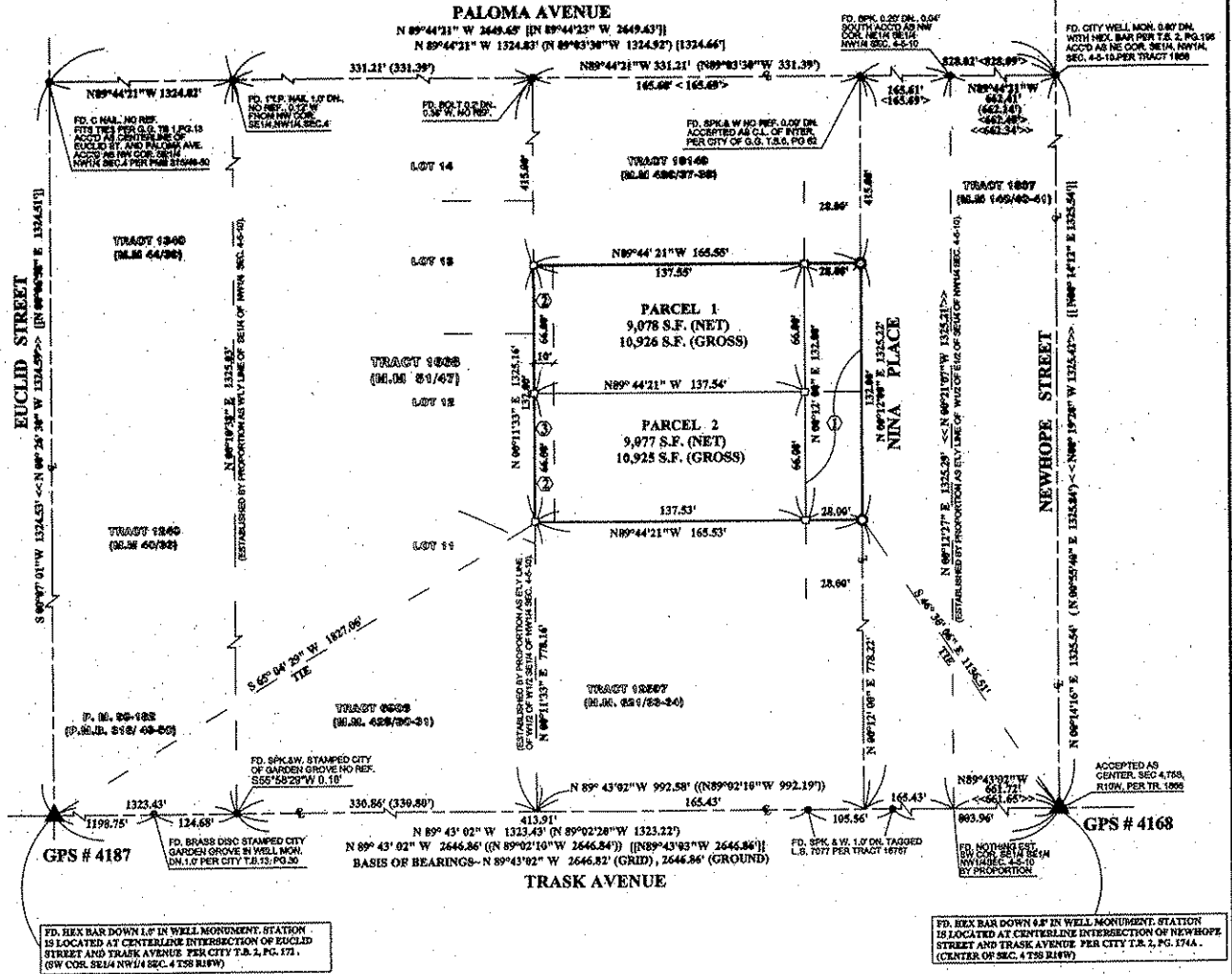
PARCEL MAP NO.2007-126

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE
 STATE OF CALIFORNIA

LAN N. PHAM RCE 29595 C.N. & ASSOCIATES



SCALE 1" = 40'



MONUMENTATION

- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES 1" I.P., RCE 29595, SPIKE & WASHER R.C.E. 29595 OR LEAD & TAG RCE 29595 TO BE SET.
- ▲ INDICATES FOUND G.P.S. MONUMENT CONTROL STATION AS NOTED.
- INDICATES 2" I.P., RCE 29595, SPIKE & WASHER R.C.E. 29595 OR LEAD & TAG RCE 29595 TO BE SET.

EASEMENT NOTES

- ① INDICATES EXISTING EASTERLY 28 FEET EASEMENT FOR STREET, UTILITY AND INCIDENTAL PURPOSES TO CITY OF GARDEN GROVE RECORDED JULY 12, 1969 IN BOOK 4756, PAGES 161,461 & 475 O.R. AND RECORDED JANUARY 10, 1961 IN BOOK 2126, PAGE 479 O.R.
- ② INDICATES EXISTING 10 FEET EASEMENT ALONG THE WEST LINE OF LAND AS CONVEYED TO SOUTHERN CALIFORNIA EDISON CO. BY RECORDED NOVEMBER 16, 1950 IN BOOK 2102, PAGE 499 O.R.
- ③ INDICATES EXISTING EASEMENT FOR GAS PIPES AND INCIDENTAL CONVEYED TO SOUTHERN CALIFORNIA GAS CO. BY RECORDED DECEMBER 4, 1951 IN BOOK 2290, PAGE 482 O.R.
- ④ INDICATES EXISTING EASEMENT FOR ELECTRIC SUPPLY AND COMMUNICATION SYSTEM AND INCIDENTAL PURPOSES RECORDED APRIL 7, 1978 IN BOOK 11097 PAGE 1684 O.R. (NOT PLOTTABLE).

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL G.P.S. STATION NO. 4168 AND G.P.S. STATION NO. 4187 BEING N89°43'02" W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS 83) ZONE VI, 1983 NAD, (1981.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99996411.

GPS HORIZONTAL CONTROL COORDINATES

GPS No.	NORTHING (FT.)	EASTING (FT.)
4168	2226821.803	6061394.862
4187	2226834.657	6048747.873

NOTES

- () RECORD DATA PER TRACT MAP 1668 (M.M. 6147).
- <> RECORD DATA PER TRACT MAP 10140 (M.M. 42937-38).
- << >> RECORD DATA PER TRACT MAP 1807 (M.M. 14040-41).
- (() RECORD DATA PER TRACT MAP 12587 (M.M. 82133-34).
- [] RECORD DATA PER TRACT MAP 1231 (M.M. 4020).
- || || RECORD DATA PER PARCEL MAP 99-162 (PMB 31649,50).