
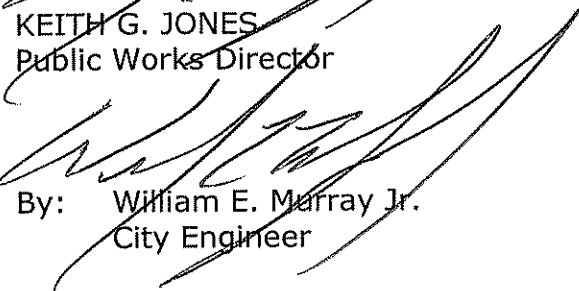


RECOMMENDATION

It is recommended that City Council:

- Approve Final Parcel Map No. PM-2010-131 for property located at 8034 and 8042 Garden Grove Boulevard, Garden Grove, at the southeast corner of Garden Grove Boulevard and Beach Boulevard.


KEITH G. JONES
Public Works Director


By: William E. Murray Jr.
City Engineer

- Attachment 1: Zoning Administrator Meeting Minutes for 9/23/2010
Attachment 2: Final Parcel Map No. 2010-131
Attachment 3: Deed Restriction

Recommended for Approval


Matthew Fertal
City Manager

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

September 23, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Chris Chung, Assistant Planner
Ed Leiva, Police Department
Dave Barlag, Fire Department
Judy Moore, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:00 a.m.

TENTATIVE PARCEL MAP NO. PM-2010-131

APPLICANT: Yi Dang

LOCATION: 8034 and 8042 Garden Grove Blvd.

DATE: September 23, 2010

REQUEST: To subdivide an existing 2.072-acre parcel, Parcel 2 of Parcel Map No. PM-98-103, into two separate parcels. The divided Parcel 2 will become Parcel Map No. PM-2010-131, which will include Parcel 1 consisting of 45,329 square feet and Parcel 2 consisting of 44,914 square feet. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval with two amendments to the Conditions of Approval Public Works Division stating that the final map needs to be stamped by a licensed surveyor and the reciprocal parking agreement is to be maintained between Parcel 1 and Parcel 2 of PM-2010-131.

The Zoning Administrator opened the public hearing and asked staff to clarify the access easement to Parcel 2. On the map, staff pointed out the location of the existing easement on the westerly edge of the parcel.

The Zoning Administrator asked staff if the parcels met code and could stand alone. Staff replied that the sites could stand alone; that due to the site's design, the reciprocal parking needs to be maintained between the three parcels with access off of Garden Grove Boulevard; and that there would be no access from Beach Boulevard.

The Fire Department stated that Parcel 2 needs to maintain egress; that if security gates were ever installed, the Fire Department requirements would change; and that the modified freeway off ramp is not an access to the site and is under Caltrans jurisdiction, therefore access is limited to Garden Grove Boulevard.

The applicant's representative, Ms. Hua Jin, connected the Zoning Administrator, via phone, to an additional representative, Mr. Hank Jong, the Civil Engineer. The Zoning Administrator asked Mr. Jong if the applicant had read and agreed with the amended Conditions of Approval. Mr. Jong replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Tentative Parcel Map No. PM-2010-131, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1613.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:07 a.m.

Judy Moore
Recording Secretary

SHEET 3 OF 3 SHEETS

BEING ALL OF TENTATIVE PARCEL MAP NO. 2010-131
 2 NUMBERED PARCELS
 ACREAGE: 2.072 GROSS, SQ. FT.: 90,246 GROSS
 DATE OF SURVEY: SEPTEMBER 1, 2010

PARCEL MAP NO. 2010-131

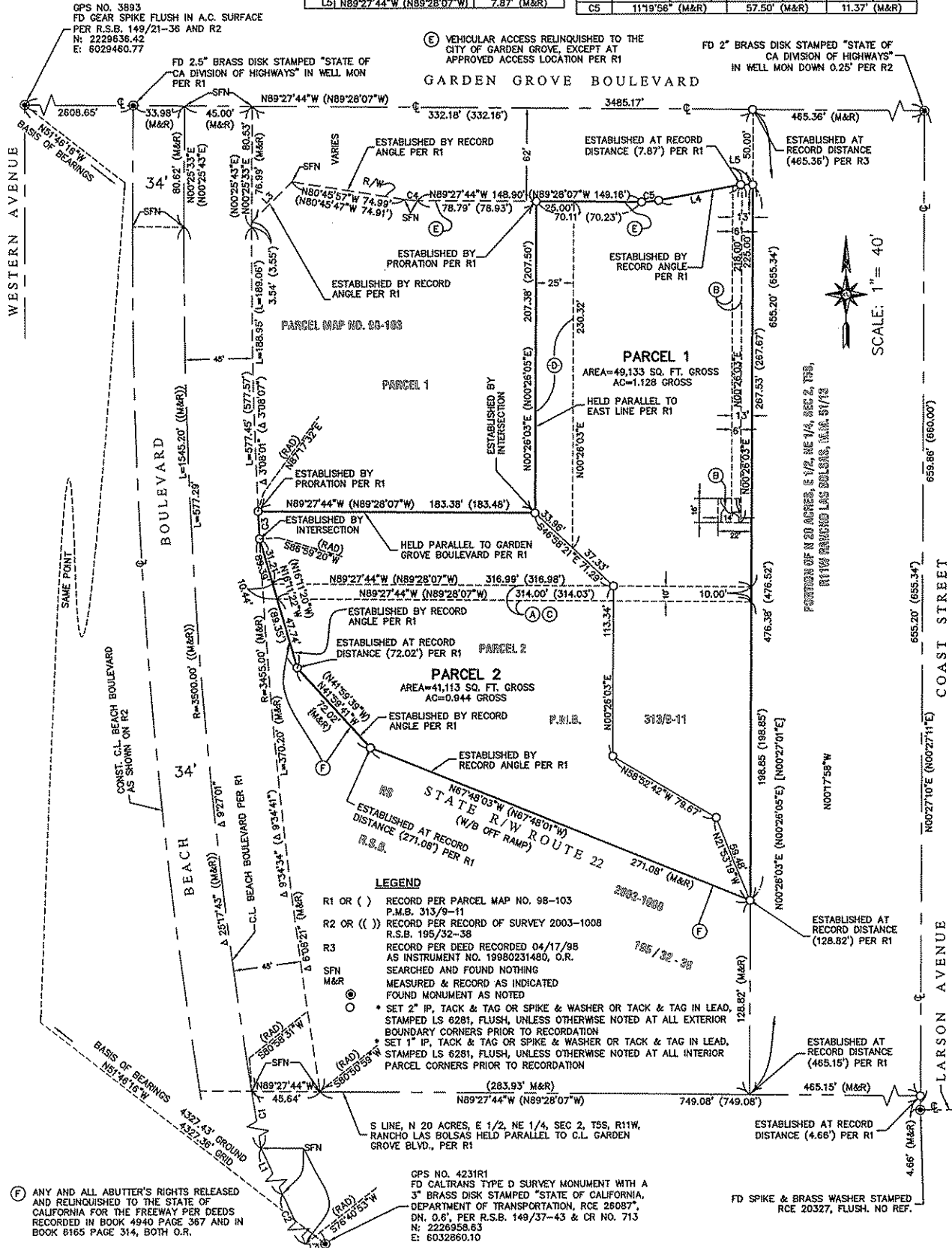
IN THE CITY OF GARDEN GROVE
 COUNTY OF ORANGE, STATE OF CALIFORNIA
 ROSELL SURVEYING & MAPPING, INC. DAVID T. ROSELL LS 6281

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT AND EASEMENT NOTES (E) - (F)

LINE	BEARING	LENGTH
L1	N24°52'10"W ((N24°51'50"W))	450.57' ((M&R))
L2	N89°45'05"W ((N89°44'45"W))	13.10' ((M&R))
L3	N45°28'48"E (N45°28'58"E)	38.13' (38.14')
L4	N79°12'20"E (N79°11'57"E)	55.36' (55.37')
L5	N89°27'44"W (N89°28'07"W)	7.87' (M&R)

CURVE	DELTA	RADIUS	LENGTH
C1	15°50'42"	3500.00'	987.91'
C2	11°33'03" ((M&R))	3500.00' ((M&R))	705.60' ((M&R))
C3	0°18'12" (0°18'13")	3455.00' (M&R)	18.30' (18.31')
C4	8°41'47" (8°42'20")	57.50' (M&R)	8.73' (8.74')
C5	11°19'56" (M&R)	57.50' (M&R)	11.37' (M&R)



GPS NO. 3893
 FD GEAR SPIKE FLUSH IN A.C. SURFACE
 PER R.S.B. 149/21-36 AND R2
 N: 2229636.42
 E: 6029480.77

(E) VEHICULAR ACCESS RELINQUISHED TO THE CITY OF GARDEN GROVE, EXCEPT AT APPROVED ACCESS LOCATION PER R1

FD 2" BRASS DISK STAMPED "STATE OF CA DIVISION OF HIGHWAYS" IN WELL MON DOWN 0.25' PER R2

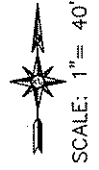
WESTERN AVENUE

BOULEVARD

BEACH

COAST STREET

LARSON AVENUE



LEGEND

- R1 OR () RECORD PER PARCEL MAP NO. 98-103
- P.M.B. 313/9-11
- R2 OR (()) RECORD PER RECORD OF SURVEY 2003-1008
- R.S.B. 195/32-38
- R3 RECORD PER DEED RECORDED 04/17/98 AS INSTRUMENT NO. 19980231480, O.R. SEARCHED AND FOUND NOTHING MEASURED & RECORDED AS INDICATED FOUND MONUMENT AS NOTED
- SFN M&R
- SET 2" IP, TACK & TAG OR SPIKE & WASHER OR TACK & TAG IN LEAD, STAMPED LS 6281, FLUSH, UNLESS OTHERWISE NOTED AT ALL EXTERIOR BOUNDARY CORNERS PRIOR TO RECORDATION
- SET 1" IP, TACK & TAG OR SPIKE & WASHER OR TACK & TAG IN LEAD, STAMPED LS 6281, FLUSH, UNLESS OTHERWISE NOTED AT ALL INTERIOR PARCEL CORNERS PRIOR TO RECORDATION

GPS NO. 4231R1

FD CALTRANS TYPE D SURVEY MONUMENT WITH A 3" BRASS DISK STAMPED "STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, RCE 26087" DN. 0.6', PER R.S.B. 149/37-43 & OR NO. 713 N: 2226958.63 E: 6032860.10

FD SPIKE & BRASS WASHER STAMPED RCE 20327, FLUSH, NO REF.

(F) ANY AND ALL ABUTTER'S RIGHTS RELEASED AND RELINQUISHED TO THE STATE OF CALIFORNIA FOR THE FREEWAY PER DEEDS RECORDED IN BOOK 4940 PAGE 367 AND IN BOOK 6165 PAGE 314, BOTH O.R.

Recording requested by and mail original to:

CITY OF GARDEN GROVE
DEPARTMENT OF PUBLIC WORKS

1122 Acacia Parkway
Garden Grove, CA 92840

Space Above This Line Reserved For Recorder's Use

DEED RESTRICTION

COVENANT AND AGREEMENT BY OWNER REGARDING FOR LOT 1 & 2, PM 2010-131

The undersigned, Yi Dang A single woman ("Owner"), hereby certifies that it owns the real property identified as Lot 1 & 2, PM 2010-131, located in the County of Orange, State of California.

Owner covenants and agrees that owner of each lot will fully comply with the Covenants, Conditions, Restriction and Easements and Agreement recorded on Nov. 8, 2000 as instrument no. 2000609621 of official records of the County of Orange, State of California.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. Said Covenant and Agreement shall run with Lots 1 & 2, PM 2010-131, shall be binding upon Owner, future owners, encumbrances of Lots 1& 2, PM 2010-131, and their successors, heirs, or assignees, and shall continue in effect until the release of this Covenant and Agreement by the County of Los Angeles, in its sole discretion.

By: _____

Name: _____

Title _____

(PLEASE ATTACH NOTARY)