

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: City Manager
Subject: GENERAL PLAN AMENDMENT
NO. GPA-1-12(A) AND ZONE
CHANGE AMENDMENT NO. A-163-
12, 9721 E. 11TH STREET, GARDEN
GROVE

From: Susan Emery
Dept: Community Development
Date: February 28, 2012

OBJECTIVE

The purpose of this report is to transmit a recommendation of the Planning Commission to approve General Plan Amendment No. GPA-1-12(A), to change the land use designation of a 24,000 square foot parcel from Low Medium Density Residential to Low Density Residential, and Zone Change Amendment No. A-163-12, to rezone the property from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). The subject property is located on the northwest corner of 11th Street and Kerry Street at 9721 E. 11th Street.

BACKGROUND

On January 19, 2012, the Planning Commission recommended adoption of a Negative Declaration and approval of General Plan Amendment No. GPA-1-12(A) and Zone Change Amendment No. A-163-12 to City Council by a 7-0 vote. Other than the applicants, no one spoke in favor of or in opposition to the request.

The property is located in an area improved with single-family residences, an elementary school, and a religious facility with a private school. The site is currently vacant and unimproved. In 2004, a request was approved to change the General Plan land use designation of the property from Low Density Residential to Low Medium Density Residential and to rezone the property from R-1-6 (Single-Family Residential) to R-3 (Multiple-Family Residential) for the purpose of constructing an eight (8) unit townhouse development; however, the project was never constructed.

The current property owners propose to subdivide the property into four (4) lots for the purpose of constructing one (1) single-family home on each lot. In order to facilitate the request, a General Plan Amendment and a Zone Change are required.

At the January 19, 2012 Planning Commission meeting, the Planning Commission also approved Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative

Parcel Map No. PM-2011-107, to allow the subdivision of the lot and the construction of a single-family home on each lot, with the stipulation that the vesting of entitlements is contingent upon the City Council approving General Plan Amendment No. GPA-1-12(A) and Amendment No. A-163-12.

DISCUSSION

The property is located in a residential area that is improved with single-family homes that have a General Plan Land Use designation of Low Density Residential and are zoned R-1-6. The General Plan Amendment and the Zone Change will provide a land use designation and zoning that is consistent with that of the surrounding single-family lots, and that will facilitate the proposed single-family subdivision development.

The General Plan Amendment will change the General Plan Land Use Designation of the property from Low Medium Density Residential, which allows a density that ranges from 9.1 to 18 dwelling units per acre, to the proposed Low Density Residential designation, which has a density that ranges from 1 to 9 dwelling units per acre. This will allow the property to develop at the same density as the surrounding single-family lots. The General Plan policies support the General Plan land use amendment since the proposed development will promote new housing units that will help fulfill the City's regional housing needs.

The Zone Change will allow the property to be developed with a single-family project that is designed to comply with the R-1-6 zone development standards, as well as maintain a character that is similar to the surrounding R-1-6 zoned properties. The R-1-6 zoning designation will implement the goals of the proposed Low Density Residential Land Use designation.

The proposed project consists of subdividing a 24,000 square foot lot into four (4) lots for the purpose of constructing a two-story, single-family home on each lot. The project is located in a single-family residential area where the minimum lot size is 6,000 square feet. Three (3) of the proposed lots will have a lot size of 6,000 square feet, while the fourth lot will have a lot size of 5,840 square feet, which the Planning Commission approved by a Variance at the January 19, 2012 meeting, along with a Variance to deviate from the minimum lot width.

Each home has been designed to comply with the development standards of the R-1-6 zone, including setbacks, lot coverage, and parking. The homes will be approximately 3,500 square feet in size, and consist of four (4) bedrooms, three (3) bathrooms, and a two-car enclosed garage. The proposed project will help to improve a vacant lot with single-family homes, and will be compatible with the surrounding residential uses in the area.

FINANCIAL IMPACT

None.

RECOMMENDATION

- Conduct a Public Hearing; and
- Adopt a Negative Declaration; and
- Adopt the attached resolution approving General Plan Amendment No. GPA-1-12(A); and
- Introduce and conduct the first reading of the attached ordinance for approving Amendment No. A-163-12.



SUSAN EMERY
Community Development Director



By: Maria Parra
Urban Planner

- Attachment 1: Planning Commission Staff Report dated January 19, 2012 for General Plan Amendment No. GPA-1-12(A) and Amendment No. A-163-12, including Environmental Checklist and Planning Commission Resolution No. 5757-12 for SP-466-12, V-195-12, and PM-2011-107 with Conditions of Approval
- Attachment 2: Planning Commission Resolution No. 5756-12 for GPA-1-12(A) and A-163-12
- Attachment 3: Planning Commission Draft Minute Excerpt of January 19, 2012
- Attachment 4: Draft Resolution for General Plan Amendment No. GPA-1-12(A)
- Attachment 5: Draft Ordinance for Zone Change Amendment No. A-163-12

Approved for Agenda Listing



Matthew Fertal
City Manager

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Northwest corner of 11 th Street and Kerry Street at 9721 E. 11 th Street
HEARING DATE: January 19, 2012	GENERAL PLAN: Low Medium Density Residential PROPOSED GENERAL PLAN: Low Density Residential
CASE NOS.: General Plan Amendment No. GPA-1-12(A), Zone Change Amendment No. A-163-12, Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107	ZONE: R-3 (Multiple-Family Residential) PROPOSED ZONE: R-1 (Single-Family Residential)
APPLICANT: Shakil Patel	APN: 098-631-06
PROPERTY OWNER: Bikis Vashi, Nargis Kher, and Nafisa Mahida	CEQA DETERMINATION: Negative Declaration

REQUEST:

The applicant is requesting General Plan Amendment to change the land use designation of a 24,000 square foot parcel from Low Medium Density Residential to Low Density Residential, and to rezone the parcel from R-3 (Multi-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). Also, Site Plan and Tentative Parcel Map request to subdivide the lot into four (4) parcels for the purposes of constructing a single-family home on each lot. In addition, a Variance request to allow the parcels to deviate from the minimum lot width requirement, and to allow one of the parcels to deviate from the 6,000 square foot minimum lot size requirement.

	Provided	Code Requirement
Existing Lot Size	24,000 S.F.	
Proposed Lot Size		6,000 S.F.
Lot 1	5,860 S.F. ¹	
Lot 2, 3, 4	6,000 S.F.	
Lot Width		65'-0" for corner lots 60'-0" for interior lots
Lot 1	50'-0" ²	
Lot 2, 3, 4	50'-0" ³	
Building Setbacks		5'-0"
North (side)	5'-0"	
South (side)	5'-0" interior lot; 10'-0" corner lot	5'-0" corner lot; 10'-0" corner Lot
East (front)	20'-0"	20'-0"
West (rear)	24'-0"	24'-0"
Building Height	32'-5"	35'-0"
Parking per Lot	2-Car Garage plus 2 open	2-Car Garage plus 2 open

1. The R-1-6 zone requires a minimum lot size of 6,000 Square Feet
2. The R-1-6 zone requires a minimum lot width of 65'-0" for corner lots.
3. The R-1-6 zone requires a minimum lot width of 60'-0" for interior lots

BACKGROUND:

The site is a 24,000 square foot lot located on the northwest corner of 11th Street and Kerry Street. The site abuts an elementary school to the north and west, a religious facility with a private school across Kerry Street to the east, and single-family homes to the south of 11th Street. The site has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The site is currently vacant and unimproved.

In 2004, a request was approved to change the General Plan land use designation of the property from Low Density Residential to Low Medium Density Residential and to rezone the property from R-1-6 (Single-Family Residential) to R-3 (Multiple-Family Residential) for the purpose of constructing an eight (8) unit townhouse development, along with a Variance to deviate from the setbacks and parking requirements. At the time, the property was improved with three (3) residential structures. In 2006, the three (3) residential structures were demolished, and the site was graded; however, the project was never constructed. The project site has remained vacant for five (5) years.

The current property owners purchased the property in January 2010. The property owners propose to subdivide the property into four (4) lots for the purpose of constructing one (1) single-family home on each lot. In order to facilitate the request, the General Plan Land Use designation of the property must be changed from Low Medium Density Residential to Low Density Residential, and rezoned from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). A Variance is also required to allow the parcels to deviate from the minimum lot width, and also to allow one of the parcels to deviate from the minimum lot size requirement of 6,000 square feet.

DISCUSSION:**General Plan Amendment:**

The property has a General Plan Land Use designation of Low Medium Density Residential. In order to implement the proposed project, the applicant requests to change the General Plan Land Use designation of the property from Low Medium Density Residential to Low Density Residential. The Low Density Residential designation allows a density range of 1 to 9 dwelling units per acre. The project will provide a density of 7.26 dwelling units per acre.

The Low Density Residential designation is intended to promote single-family neighborhoods by providing an environment for family life that preserves property values, and that provides access to schools, parks, and other community services. The proposed project site is ideal for a single-family home development as the

property is surrounded by an elementary school, a religious facility with a private school, and other single-family homes.

Furthermore, the project will also support the goals of the General Plan Housing Element since new residential units will be constructed to meet the City's regional housing needs.

Zone Change Amendment:

In order to implement the proposed General Plan Land Use Designation of Low Density Residential, the property must be rezoned to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). The R-1-6 zone implements the proposed land use designation by meeting the density range allowed under the General Plan, and the number of dwelling units allowed under the R-1-6 zone. The R-1-6 zone will apply the appropriate development standards for the proposed single-family development. Furthermore, the property was previously zoned R-1-6, and the surrounding single-family neighborhood is also zoned R-1-6, which is consistent with the proposed zoning.

Therefore, the R-1-6 zone is the appropriate zone classification to implement the Low Density Residential land use designation, and the density will not exceed that permitted by the General Plan. The proposed General Plan Amendment and Zone change would have to be approved by City Council in order to implement the proposed Site Plan, Tentative Tract Map, and Variance requests.

SITE PLAN:

Site Design:

The proposed project consists of subdividing a 24,000 square foot lot into four (4) lots for the purpose of constructing a two-story, single-family home on each lot. Each home has been designed to comply with the development standards of the R-1-6 zone, including setbacks, lot coverage, and parking, with exception of the requested Variances.

Each lot will be accessed from a single-drive approach from Kerry Street that will be used to access the two (2) car enclosed garage. Two (2) guest parking spaces will be provided directly in front of the enclosed garage to comply with the parking requirements of the code.

Each lot will provide the required landscaping per Title 9 of the Municipal Code. Landscaping will be installed along the front setbacks, side setbacks, rear setbacks, and within any landscaped area located within the right-of-way. The landscaping will include a mixture of trees, shrubs, bushes, and grass.

The City's Engineering Division will require a corner cut-off street dedication at the northwest corner of Lot 1 in order to provide the required right-of-way sidewalk landing and wheelchair ramp. The corner cut-off will result in Lot 1 having a lot size of 5,860 square feet, which is less than the required minimum lot size of 6,000 square feet, which will require approval of a Variance. Lots 2, 3, and 4 will maintain a lot size of 6,000 square feet.

The project is required to construct a 6'-0" high zone separation block wall along the north and west property lines to separate the residential use from the adjacent elementary school. In addition, any block wall constructed along the 11th Street property line must maintain a 2'-0" setback from the property line, and clinging vines and landscaping must be installed to deter graffiti.

Unit Design:

Each lot will be improved with a two-story single-family home. Each home will have a similar floor plan configuration, but will have varying living area sizes. The floor plan for Lots 2, 3, and 4 will be similar, while the floor plan of Lot 1 will be slightly different as the lot has a narrower lot width.

The total living area of each home, including bedroom and bathroom count, are indicated in the table below:

	Beds/Baths	First Floor	Second Floor	Total Living Area
Lot 1	4 Bed/ 3 Baths	1,735 S.F.	1,690 S.F.	3,425 S.F.
Lot 2	4 Bed/ 3 Baths	1,803 S.F.	1,710 S.F.	3,513 S.F.
Lot 3	4 Bed/ 3 Baths	1,755 S.F.	1,780 S.F.	3,535 S.F.
Lot 4	4 Bed/ 3 Baths	1,803 S.F.	1,710 S.F.	3,513 S.F.

Each home will have a first floor that consists of a living room, a dining area, a family room, a kitchen, one (1) bathroom, and one (1) bedroom. The second floor will consist of three (3) bedrooms, two (2) bathrooms, a den and atrium designed as a loft that are opened to the living room below. A balcony will be provided on the second floor, at the front and rear of the building, and a covered patio will be provided on the first floor. A two (2) car enclosed garage, along with two (2) open guest parking spaces, will be provided for each home to accommodate the required number of enclosed and open parking spaces as required per code.

Building Design:

The building design consists of a stucco finish accentuated by architectural trim and detailing. The exterior color for each home will include a natural brown or warm gray finish with accenting trim around the windows and doors. The roof will consist of clay tiles that will compliment the exterior building finish.

The building elevations incorporate the use of a projecting tower feature along the front elevation used to denote the main entry, and also an octagonal building mass with windows that project from the center of the building that provides additional articulation to the building.

The front elevations for each home include a second-story covered balcony with a decorative column banister. Additional design features include the use of arched windows with decorative trim, and a garage door opening with arches and trim detailing that is consistent with the overall building design.

Variance Request:

In order to implement the project, a Variance is required to allow the project to deviate from the minimum lot width and lot size requirement of the R-1-6 zone. The R-1-6 zone requires a minimum lot size of 6,000 square, and a minimum lot width of 60'-0" for interior lots and 65'-0" for corner lots. Lots 2, 3, and 4 will comply with the 6,000 square foot minimum lot size; however, Lot 1 will only provide a lot size of 5,860 square feet due to a required street dedication. The project will only provide 50'-0" lot width for each lot. The findings have been made to support the Variance requests as discussed below.

FINDINGS AND REASONS:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

There are exceptional or extraordinary circumstances pertaining to the site that warrant approval of a Variance. The lot has a gross land area of 24,000 square feet, and is the only remaining vacant lot in the area that can be developed. The property was previously zoned R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). In 2004, the previous property owner received approval to rezone the property to R-3 (Multiple-Family Residential) for the purpose of constructing an eight (8) unit townhouse development. The three (3) residential structures on the property were demolished in 2006, but the residential project was never developed. The property has remained vacant and unimproved for five (5) years. The current property owner requests to rezone the property from R-3 to R-1-6 in order to subdivide the property into four (4) lots for the purpose of constructing a home of each lot. The proposal requires a Variance to deviate from the minimum lot size and lot width.

The proposed R-1-6 zone requires each lot to maintain a lot size of 6,000 square feet, and a lot width of 60'-0" for interior lots, and 65'-0" for corner

lot. With the proposed subdivision, Lots 2, 3, and 4 comply with the minimum lot size of 6,000 square feet for the zone; however, Lot 1 will require a Variance to deviate from the minimum lot size due to a corner cut-off street dedication required by the City. Lot 1 will provide a lot size of 5,860 square feet, which is 140 square feet less than the required 6,000 square feet minimum lot size. If the required corner cut-off dedication was not required by the City, Lot 1 would comply with the minimum lot size of 6,000 square feet. Nevertheless, Lot 1 provides sufficient land area and has been designed to comply with the setbacks, parking, lot coverage, and open space requirements of the R-1-6 zone.

The project also requires a Variance for each lot to deviate from the required lot width. The R-1-6 zone requires interior lots to have a lot width of 60'-0", and corner lots to maintain a lot width of 65'-0". All the lots will be designed to have a lot width of 50'-0", which is less than that required by code. While the lots are designed to have a 50'-0" lot width, the depth of the lots are 120 feet, and is more than the typical lot depth provided by surrounding residential lots. The average lot in the area has a lot width of 61.75 feet and a lot depth of 97.3 feet. The proposed lots provide a lot depth that is 22.7 feet greater than what is provided by the surrounding residential lots. While the proposed lots have a reduced lot width, the lots provide a longer lot depth that allows each parcel to comply with the requirements of the R-1-6 zone, including setbacks, parking, and lot coverage. Furthermore, there is an existing residential lot in the area, located at 14371 Kerry Street, that has a lot width of 50'-0," which is similar to the proposed project.

Furthermore, additional land area cannot be acquired since the site is surrounded by two (2) public right-of-ways, Kerry Street and 11th Street, and a elementary school owned by the Garden Grove Unified School District. Most of the lots in the area are improved with 6,000 square foot residential lots, and the proposed development will maintain continuity with the zoning and character of the area.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, but which is denied to the property in question.

The lot has a gross land area of 24,000 square feet and is the only vacant lot in the vicinity that can be developed. The surrounding lots are improved with single-family homes, an elementary school, and a religious facility with a private school. The proposed Variance will give the property owner the opportunity to develop a single-family residential project that is consistent with the existing residential lots in the area.

The project will create four (4) rectangular shape lots that will accommodate a single-family home on each lot designed to comply with the development standards of the proposed R-1-6 zone. Although the proposed project requires a Variance to deviate from the minimum lot width in order to facilitate the proposed subdivision, the project will provide a typical subdivision configuration that is consistent with the existing residential lots in the vicinity and one that is typical of most single-family residential lots.

The project is located in a single-family neighborhood where the average size of the residential lots is 6,000 square feet. While a Variance is required to allow Lot 1 to deviate from the minimum lot size due to a corner cut-off dedication required by the City that reduced the lot size to slightly less than 6,000 square feet, the lot will continue to comply with the development standards of the proposed R-1-6 zone.

The proposed project will maintain continuity with the existing single-family residential neighborhood, and will provide a benefit to the community by improving a vacant and unutilized lot. The requested Variances are necessary to facilitate the proposed development, and to give the property owner the right to develop the property with a single-family residential project as those found in the vicinity.

3. The Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

The approval of the Variance will not create an adverse effect on the public welfare or to properties or improvements in the subject zone. The proposed Variance will allow Lot 1 to deviate from the required 6,000 square foot lot size by 140 square feet, and to allow each lot to deviate from the required lot width. The project has been designed to comply with the required setbacks, parking, and lot coverage of the R-1-6 zone. Furthermore, the Variances will allow for the development of a lot that has remained vacant for over five (5) years with a new single-family residential development that will be consistent with the area.

4. The granting of the Variance will not adversely affect the General Plan.

Granting approval of the proposed Variance will not adversely affect the City of Garden Grove's General Plan. Approval of the Variance will allow the project to be subdivided into four (4) lots for the purposes of constructing a single-family home on each lot. The General Plan encourages the development of residential structures to meet the regional housing needs of the Housing Element. The project will replace three (3) residential structures

that were demolished in 2006 with four (4) new single-family homes. Granting this Variance is in keeping with the spirit and intent of the General Plan.

5. Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The property is located in a residential area that is improved with single-family homes, an elementary school, and a religious facility with a private school. The lot has a gross land area of 24,000 square feet, and is the only remaining vacant lot in the area that can be developed. The property was previously zoned R-1-6, and was improved with three (3) residential structures. The lot was rezoned to multi-family residential, but was never developed as such. The current property owner proposes to rezone the property back to R-1-6 for the purpose of subdividing the lot into four (4) residential lots. The Variances are necessary to facilitate the proposal, and will allow Lot 1 to deviate from the minimum lot size, and allow all four (4) lots to deviate from the minimum lot width. The project is consistent with the residential uses in the vicinity, and with exception of the requested Variances, the project has been designed to comply with the setbacks, parking, lot coverage, and all applicable development standards of the R-1-6 zone. Furthermore, the proposed lot width, for example, are consistent with at least one existing residential lot that has a lot width of 50'-0". Approval of the Variance is subject to conditions of approval that will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

TENTATIVE PARCEL MAP:

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Parcel Map No. PM-2011-107 to subdivide the existing 24,000 square foot property into four (4) lots for the purpose of constructing a single-family home on each lot. Lot 1 will have a lot size of 5,860 square feet, while Lots 2, 3, and 4 will have a lot size of 6,000 square feet. Each lot will also have a lot width of 50'-0". A Variance is required in order to allow Lot 1 to deviate from the minimum lot size of 6,000 square feet for the R-1-6 zone, and also to allow each lot to deviate from the minimum lot width of 60'-0" for interior lots and 65'-0" for corner lots. With exception of the proposed Variances for the lot size and lot width, the Tentative Parcel Map is in conformance with the City's General Plan, the City's subdivision ordinance, and the State's Subdivision Map Act for this site. The

Planning Commission action on the Tentative Parcel Map is final unless appealed to the City Council.

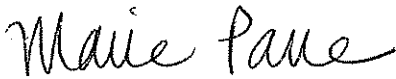
RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

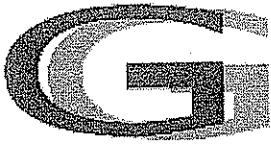
1. Recommend adoption of the Negative Declaration to the City Council;
2. Recommend approval of the General Plan Amendment No. GPA-1-12(A) and Zone Change Amendment No. A-163-12 to the City Council; and,
3. Approve Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107, subject to the recommended conditions of approval.



KARL HILL
Planning Services Manager



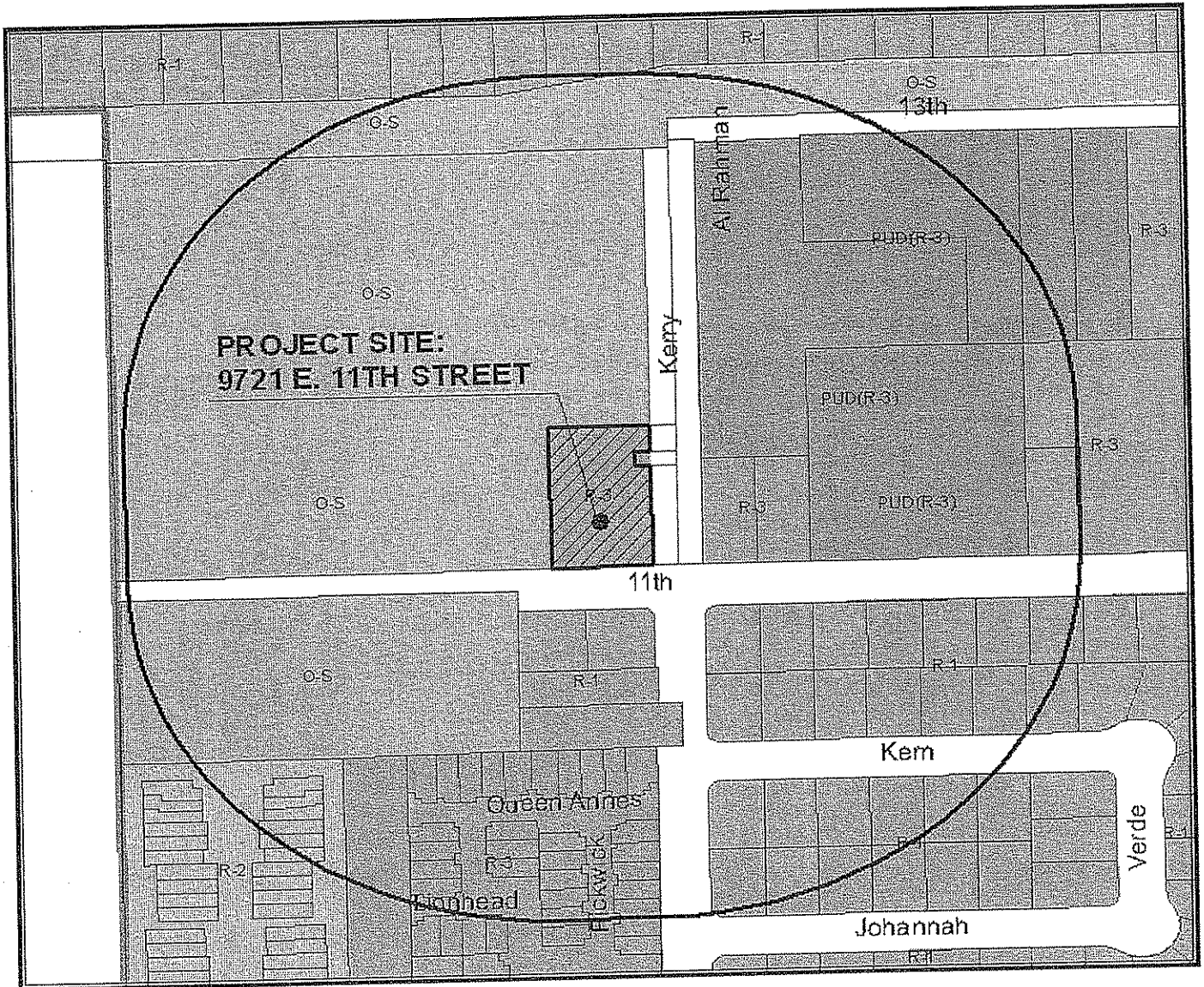
By: Maria Parra
Urban Planner




GENERAL PLAN AMENDMENT NO. GPA-1-12 (A)


GARDEN GROVE

CASES: A-163-12, SP-466-12, V-195-12, PM-2011-107



LEGEND

 PROJECT SITE - 9721 E. 11TH STREET

 500 FEET RADIUS



NOTES

1. GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL
2. ZONE: R-3 (MULTI-FAMILY RESIDENTIAL)

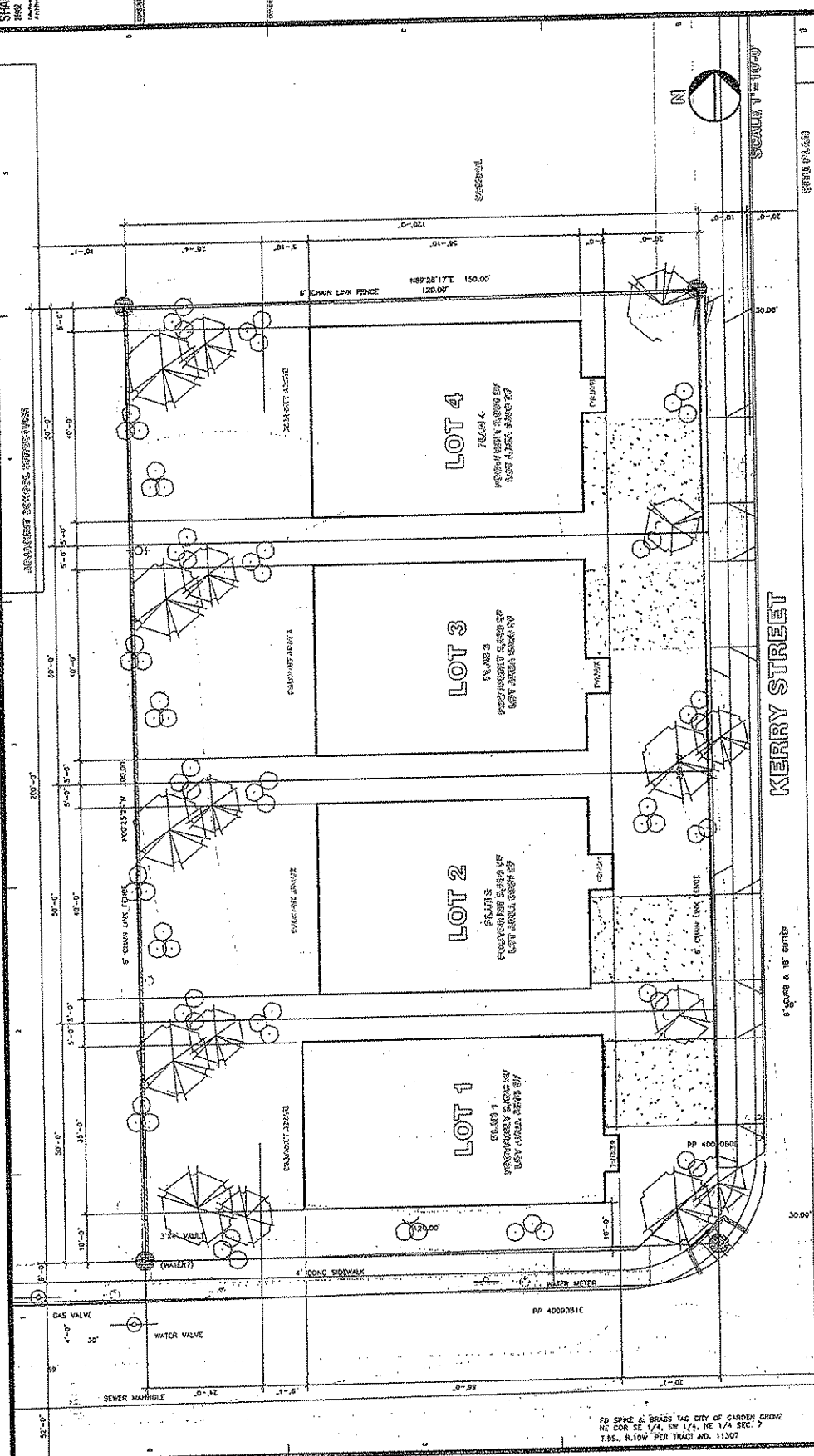
CITY OF GARDEN GROVE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 DECEMBER 2011

SHAKIL PATEL & ASSOCIATES AIA
 288 BRADLEY STREET, DOWNEY, CALIFORNIA
 91746-1200
 TEL: 714.781.1234
 FAX: 714.781.1235



GARDEN GROVE
 HOMES

9127 KERRY STREET, GARDEN GROVE
 CALIFORNIA



LOT	LOT DETAILS	PERMIT DATA
LOT 1	<p>USE 2.2 - SINGLE-FAMILY RESIDENTIAL</p> <p>1. Lot Area: 1,713 sq. ft.</p> <p>2. Front Setback: 10'-0"</p> <p>3. Side Setback: 5'-0"</p> <p>4. Rear Setback: 10'-0"</p> <p>5. Total Living Area: 1,713 sq. ft.</p> <p>6. Max. Building Height: 35'-0"</p> <p>7. Max. Lot Coverage: 40.0%</p> <p>8. Max. Lot Area: 1,713 sq. ft.</p> <p>9. Max. Lot Area: 1,713 sq. ft.</p> <p>10. Max. Lot Area: 1,713 sq. ft.</p>	<p>APPLICANT: SHAKIL PATEL & ASSOCIATES AIA</p> <p>PROJECT: GARDEN GROVE HOMES</p> <p>DATE: 10/15/2023</p> <p>SCALE: 1/8" = 1'-0"</p>
LOT 2	<p>USE 2.2 - SINGLE-FAMILY RESIDENTIAL</p> <p>1. Lot Area: 1,713 sq. ft.</p> <p>2. Front Setback: 10'-0"</p> <p>3. Side Setback: 5'-0"</p> <p>4. Rear Setback: 10'-0"</p> <p>5. Total Living Area: 1,713 sq. ft.</p> <p>6. Max. Building Height: 35'-0"</p> <p>7. Max. Lot Coverage: 40.0%</p> <p>8. Max. Lot Area: 1,713 sq. ft.</p> <p>9. Max. Lot Area: 1,713 sq. ft.</p> <p>10. Max. Lot Area: 1,713 sq. ft.</p>	<p>APPLICANT: SHAKIL PATEL & ASSOCIATES AIA</p> <p>PROJECT: GARDEN GROVE HOMES</p> <p>DATE: 10/15/2023</p> <p>SCALE: 1/8" = 1'-0"</p>
LOT 3	<p>USE 2.2 - SINGLE-FAMILY RESIDENTIAL</p> <p>1. Lot Area: 1,713 sq. ft.</p> <p>2. Front Setback: 10'-0"</p> <p>3. Side Setback: 5'-0"</p> <p>4. Rear Setback: 10'-0"</p> <p>5. Total Living Area: 1,713 sq. ft.</p> <p>6. Max. Building Height: 35'-0"</p> <p>7. Max. Lot Coverage: 40.0%</p> <p>8. Max. Lot Area: 1,713 sq. ft.</p> <p>9. Max. Lot Area: 1,713 sq. ft.</p> <p>10. Max. Lot Area: 1,713 sq. ft.</p>	<p>APPLICANT: SHAKIL PATEL & ASSOCIATES AIA</p> <p>PROJECT: GARDEN GROVE HOMES</p> <p>DATE: 10/15/2023</p> <p>SCALE: 1/8" = 1'-0"</p>
LOT 4	<p>USE 2.2 - SINGLE-FAMILY RESIDENTIAL</p> <p>1. Lot Area: 1,713 sq. ft.</p> <p>2. Front Setback: 10'-0"</p> <p>3. Side Setback: 5'-0"</p> <p>4. Rear Setback: 10'-0"</p> <p>5. Total Living Area: 1,713 sq. ft.</p> <p>6. Max. Building Height: 35'-0"</p> <p>7. Max. Lot Coverage: 40.0%</p> <p>8. Max. Lot Area: 1,713 sq. ft.</p> <p>9. Max. Lot Area: 1,713 sq. ft.</p> <p>10. Max. Lot Area: 1,713 sq. ft.</p>	<p>APPLICANT: SHAKIL PATEL & ASSOCIATES AIA</p> <p>PROJECT: GARDEN GROVE HOMES</p> <p>DATE: 10/15/2023</p> <p>SCALE: 1/8" = 1'-0"</p>

SHANKL PATEL & ASSOCIATES AIA
 2281 BROCKWAY STREET, LOMAXTON, CALIFORNIA
 (916) 441-1111



GARDEN GROVE
 HOMES

917 KERRY STREET, GARDEN GROVE,
 CALIFORNIA

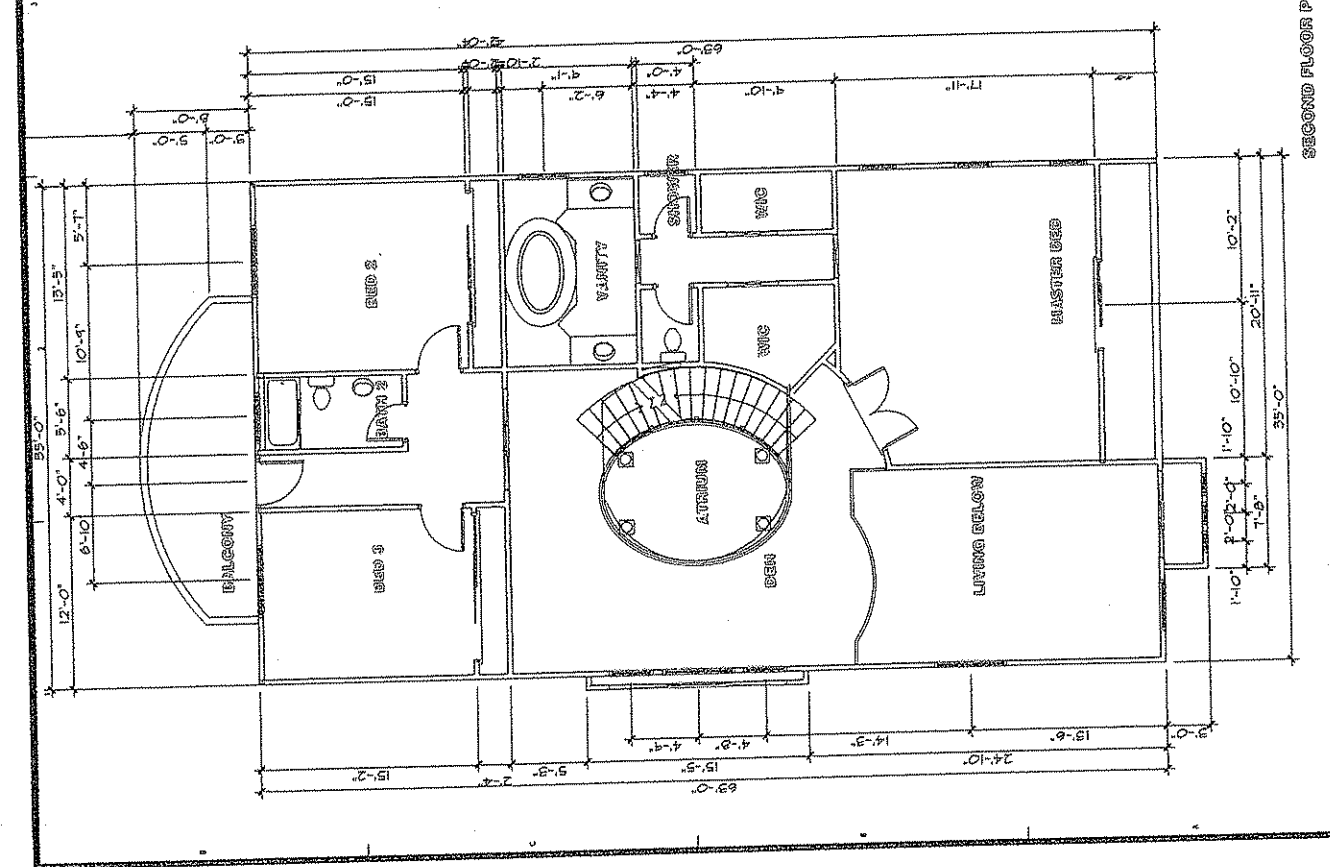
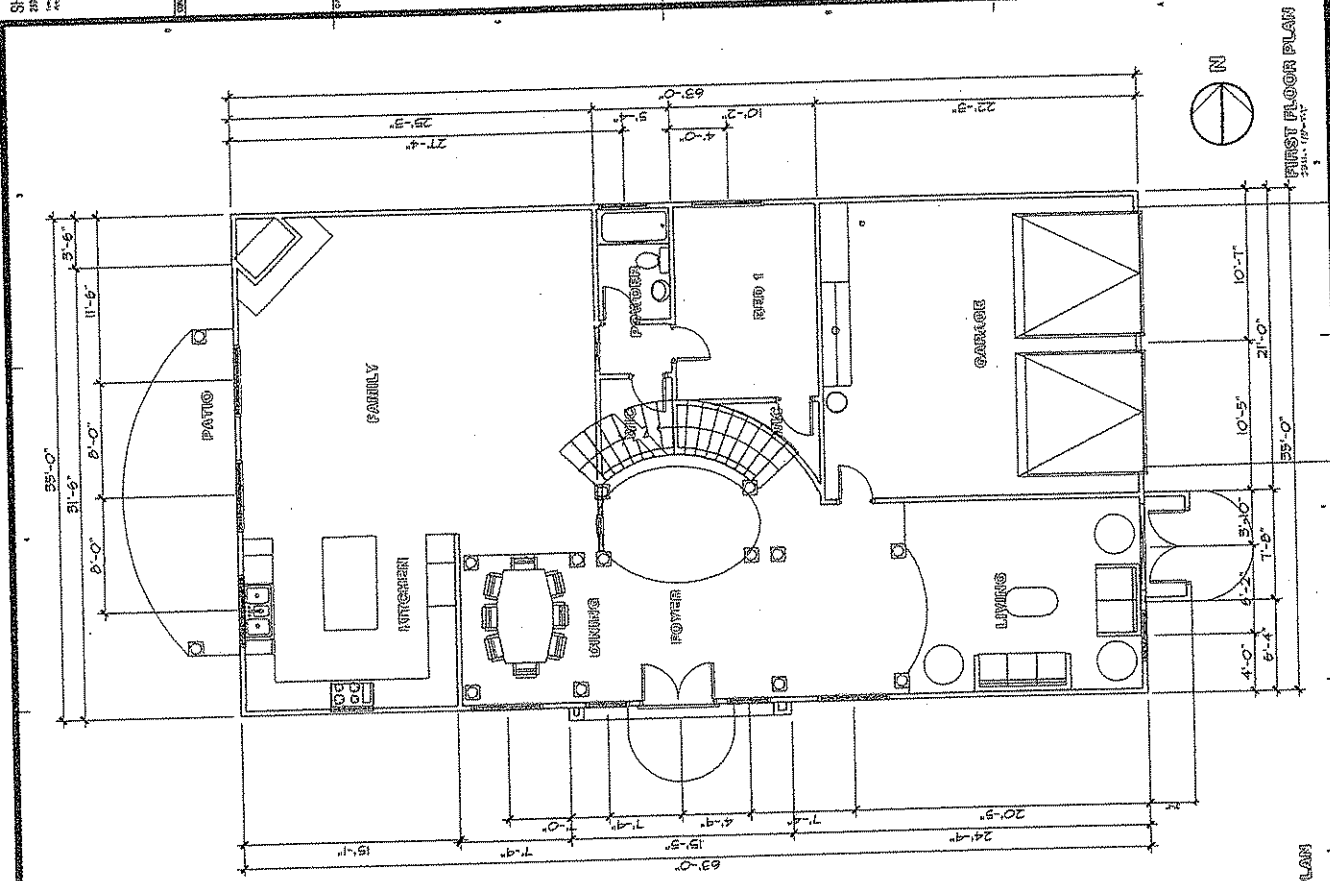
LOT # 9 PLAN 9

Lot Area:	5,816 SF
A Living Area:	1,725 SF
B Garage:	24 SF
C Dining Area:	186 SF
D Living Area:	2,073 SF
E Kitchen (incl. breakfast room):	692 SF
F Living Area (incl. front porch):	1,870 SF
G Front Porch:	83 SF
H Back Porch:	1,353 SF
I Total Living Area (A-G):	3,765 SF
J Total Living Area (A-G):	3,765 SF
K Front Porch:	20 SF
L Back Porch (incl. deck):	5 SF
M Total Porch Area (K-L):	25 SF
N Total Living Area (I-M):	3,790 SF
O Building Footprint:	3,790 SF

DATE: 10/1/2011	SCALE: 1/8" = 1'-0"
PROJECT: GARDEN GROVE HOMES	DATE: 10/1/2011
DESIGNER: SHANKL PATEL & ASSOCIATES	DATE: 10/1/2011
CHECKED: SHANKL PATEL & ASSOCIATES	DATE: 10/1/2011
APPROVED: SHANKL PATEL & ASSOCIATES	DATE: 10/1/2011

FLOOR PLAN
 LOT # 1
 PLAN 1

201



SHAKIL PATEL & ASSOCIATES AIA
 2801 HERVEY STREET, LIVERMORE, CALIFORNIA
 ARCHITECTS • ENGINEERS • INTERIORS



DATE: 10/15/14

GARDEN GROVE HOMES

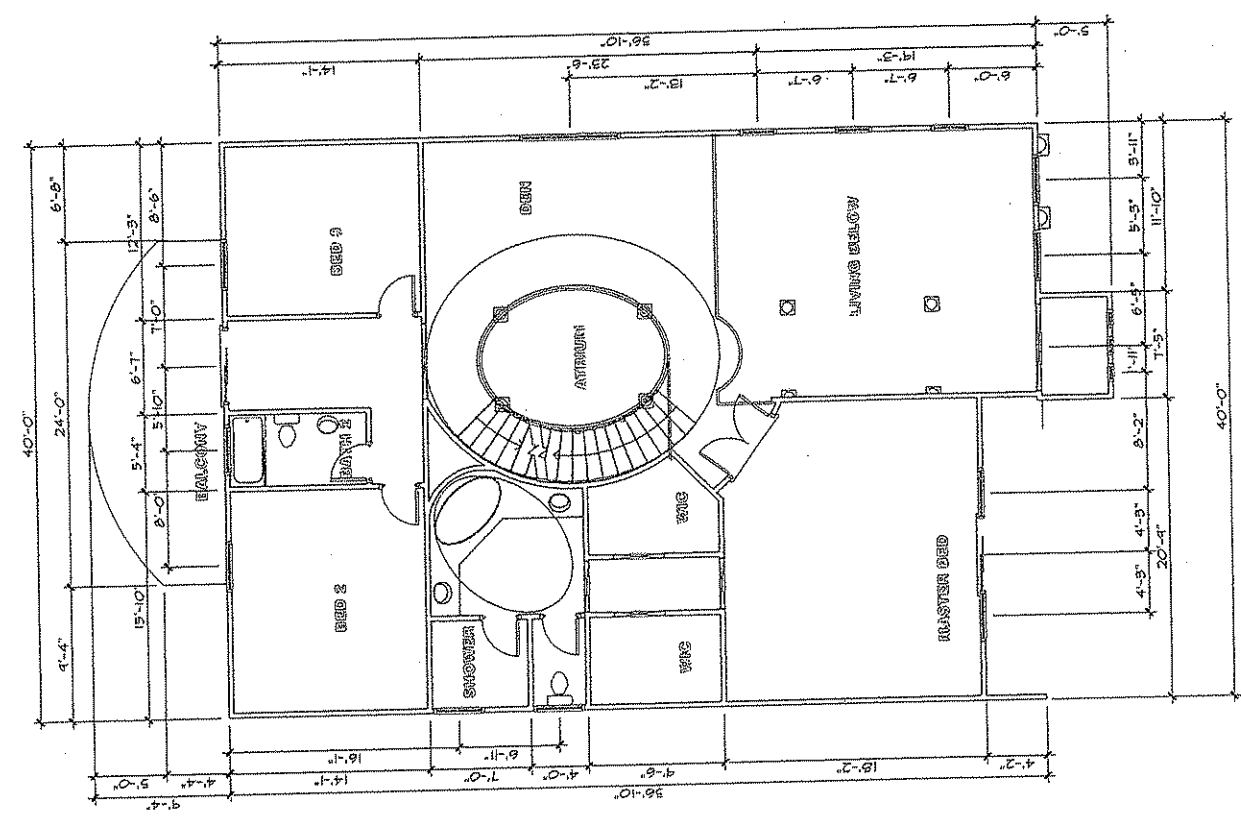
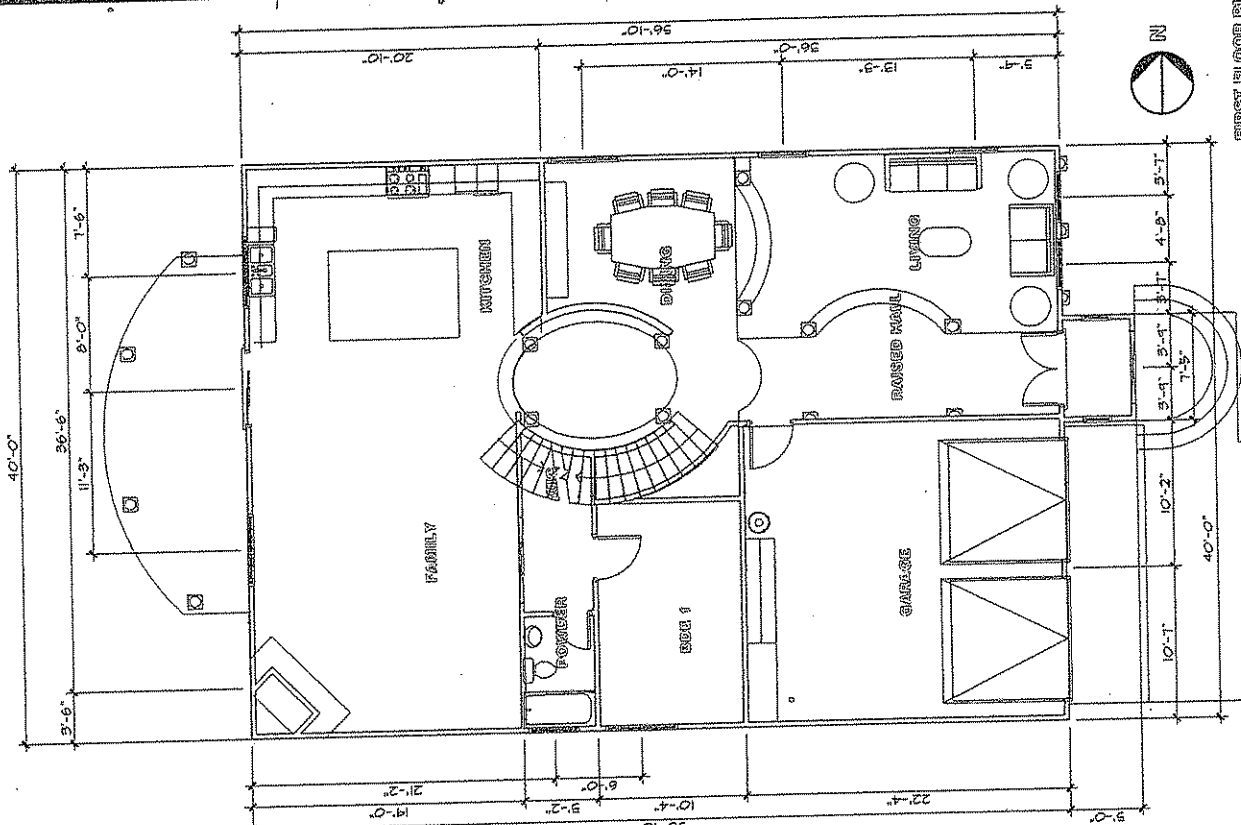
8127 KERRY STREET, GARDEN GROVE, CALIFORNIA

LOT #2 PLANS

Lot Area: 12,719 sq ft
 Lot Area (incl. 10% impervious): 14,191 sq ft
 Lot Area (incl. 15% impervious): 15,662 sq ft
 Lot Area (incl. 20% impervious): 17,133 sq ft
 Lot Area (incl. 25% impervious): 18,604 sq ft
 Lot Area (incl. 30% impervious): 20,075 sq ft
 Lot Area (incl. 35% impervious): 21,546 sq ft
 Lot Area (incl. 40% impervious): 23,017 sq ft
 Lot Area (incl. 45% impervious): 24,488 sq ft
 Lot Area (incl. 50% impervious): 25,959 sq ft
 Lot Area (incl. 55% impervious): 27,430 sq ft
 Lot Area (incl. 60% impervious): 28,901 sq ft
 Lot Area (incl. 65% impervious): 30,372 sq ft
 Lot Area (incl. 70% impervious): 31,843 sq ft
 Lot Area (incl. 75% impervious): 33,314 sq ft
 Lot Area (incl. 80% impervious): 34,785 sq ft
 Lot Area (incl. 85% impervious): 36,256 sq ft
 Lot Area (incl. 90% impervious): 37,727 sq ft
 Lot Area (incl. 95% impervious): 39,198 sq ft
 Lot Area (incl. 100% impervious): 40,669 sq ft

NO.	DATE	DESCRIPTION
1	10/15/14	PRELIMINARY
2	10/15/14	REVISED
3	10/15/14	REVISED
4	10/15/14	REVISED
5	10/15/14	REVISED
6	10/15/14	REVISED
7	10/15/14	REVISED
8	10/15/14	REVISED
9	10/15/14	REVISED
10	10/15/14	REVISED

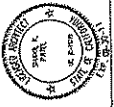
FLOOR PLANS
 LOT # 2 PLAN 2



FIRST FLOOR PLAN

SECOND FLOOR PLAN

SHAKIL PATEL & ASSOCIATES AIA
 2002 HENDER STREET, COVINGTON, MISSISSIPPI 39426
 601-996-1234
 www.shakilpatel.com

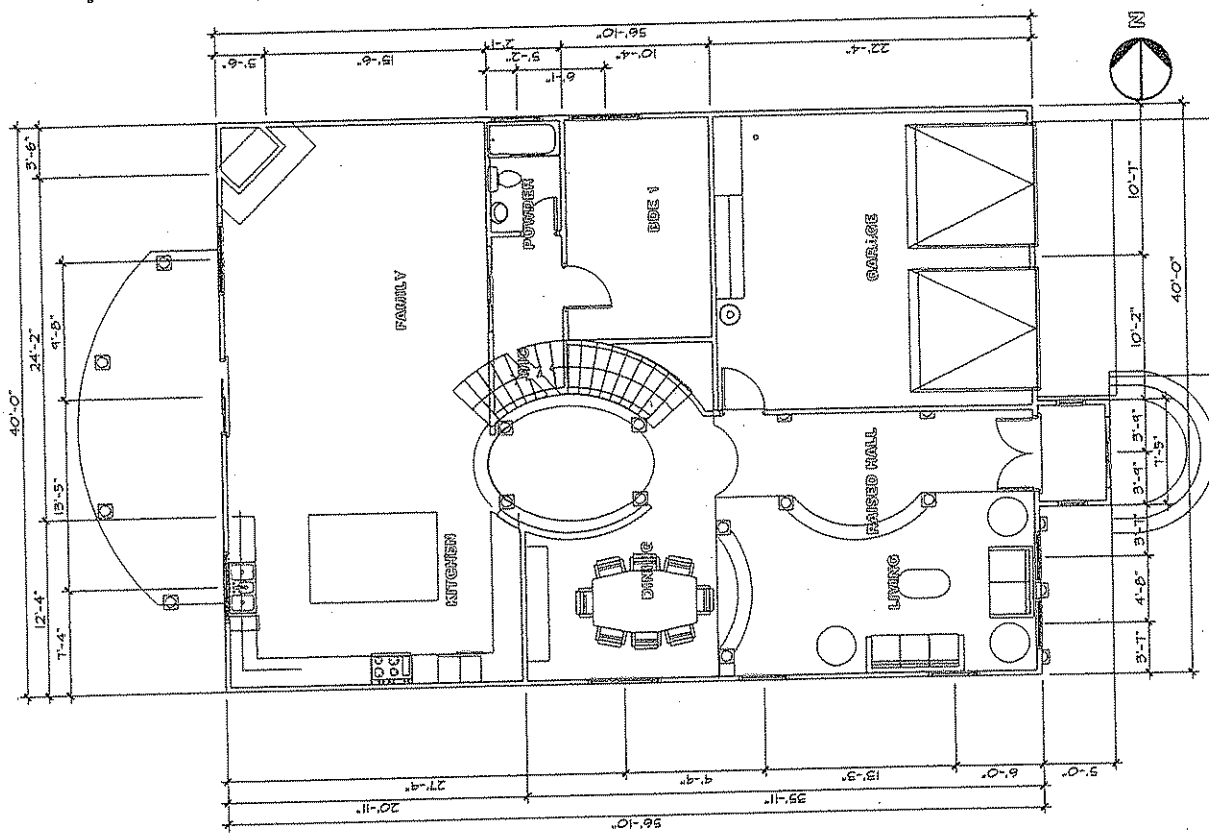


PROJECT: GARDEN GROVE HOMES
 8177 KERRY STREET, CARROLL GROVE, CALIFORNIA

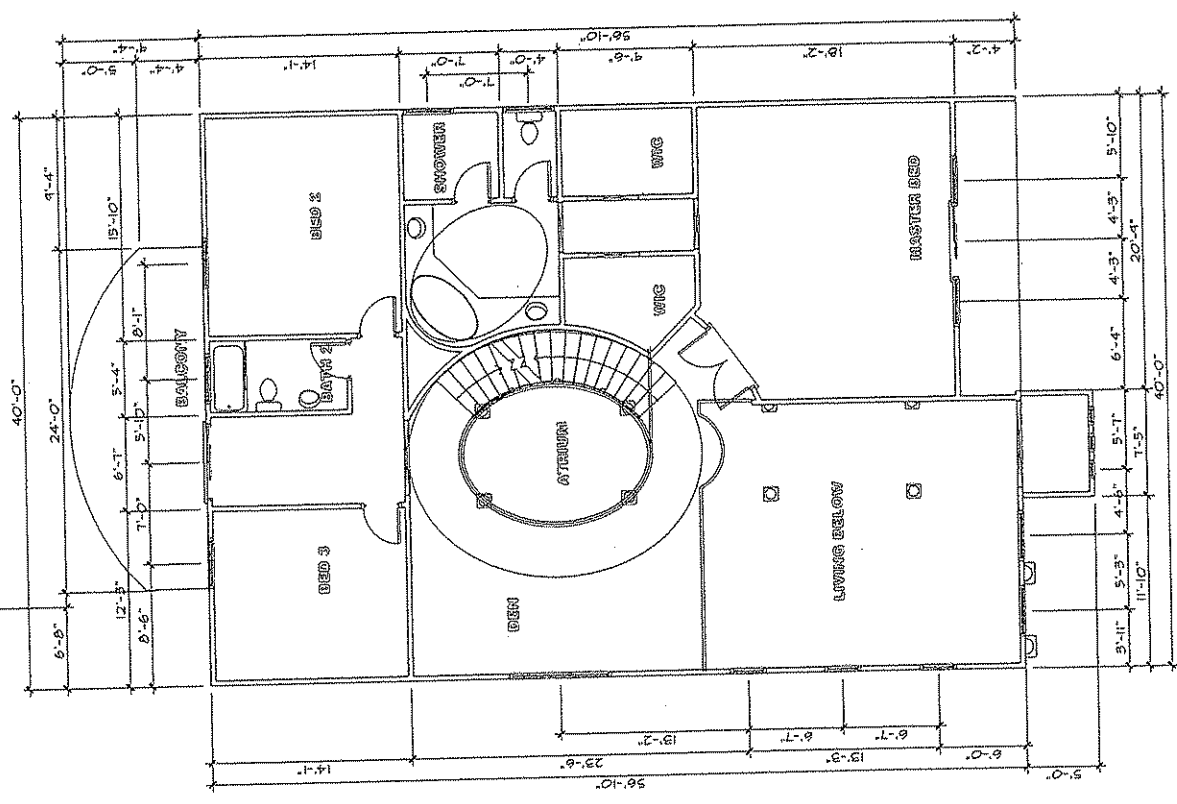
LOT #3 PLAN 3
 Lot Area: 6,000 SF
 Building Footprint Area: 1,100 SF
 Public: 1,100 SF
 Total Treatment: 1,100 SF
 Overall Coverage: 2,200 SF
 Driveway: 400 SF (INCLUDED IN LOT COVERAGE)
 Total Living Area Second Floor: 1,700 SF
 Gross: 1,700 SF
 Net Living Area: 1,300 SF
 Total Living Area: 3,600 SF
 Total Lot Area: 6,000 SF
 Center Lot Side Street Coverage: 50' x 50'
 Building Height: 24'-0" / 35'-0"

FLOOR PLANS
 LOT # 3
 PLAN 3

200

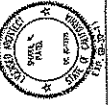


FIRST FLOOR PLAN



SECOND FLOOR PLAN

SHAMUL PATEL & ASSOCIATES AIA
 2851 HICKORY STREET, TOLUCA CA 94768
 (415) 351-1222
 Architects, Engineers, & Construction Managers



DATE: 08/15/2014

GARDEN GROVE
 HOMES

8171 HERRY STREET, GARDEN GROVE,
 CALIFORNIA

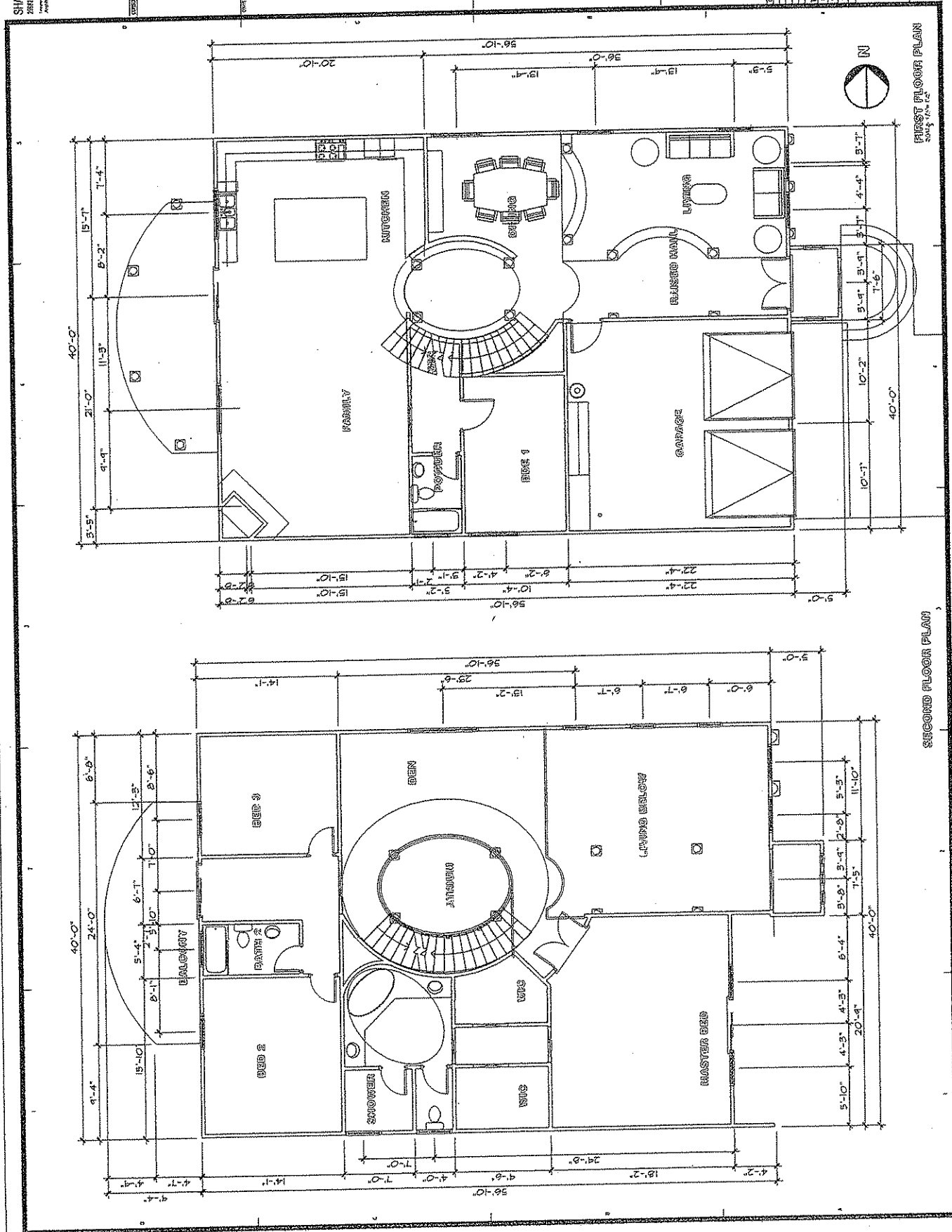
LOT #4 PLAN J

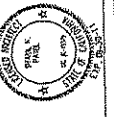
Lot Area:	6,000 sf
A Living Area (first floor):	1,600 sf
B Kitchen:	312 sf
C Bath:	180 sf
D Dining Room:	2,800 sf
E Living Area (second floor):	1,716 sf
F Family Room:	1,716 sf
G Total Living Area (A+E):	3,316 sf
H Total Living Area (A+G):	3,316 sf
I Total Living Area (A+G+H):	3,316 sf
J Total Living Area (A+G+H+I):	3,316 sf
K Total Living Area (A+G+H+I+J):	3,316 sf
L Total Living Area (A+G+H+I+J+K):	3,316 sf
M Total Living Area (A+G+H+I+J+K+L):	3,316 sf
N Total Living Area (A+G+H+I+J+K+L+M):	3,316 sf
O Total Living Area (A+G+H+I+J+K+L+M+N):	3,316 sf
P Total Living Area (A+G+H+I+J+K+L+M+N+O):	3,316 sf
Q Total Living Area (A+G+H+I+J+K+L+M+N+O+P):	3,316 sf
R Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q):	3,316 sf
S Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R):	3,316 sf
T Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R+S):	3,316 sf
U Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R+S+T):	3,316 sf
V Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U):	3,316 sf
W Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V):	3,316 sf
X Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W):	3,316 sf
Y Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W+X):	3,316 sf
Z Total Living Area (A+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W+X+Y):	3,316 sf

Project Name:	GARDEN GROVE HOMES
Project No.:	2014-08-15
Client Name:	SHAMUL PATEL & ASSOCIATES
Client Address:	2851 HICKORY STREET, TOLUCA CA 94768
Client Phone:	(415) 351-1222
Client Email:	shamul@shamulpatel.com
Project Status:	Final Plans
Project Date:	08/15/2014
Project Location:	8171 HERRY STREET, GARDEN GROVE, CA 94530
Project Description:	Single-Family Residential
Project Type:	Residential
Project Phase:	Final
Project Budget:	\$1,200,000
Project Start Date:	08/15/2014
Project End Date:	08/15/2014
Project Manager:	Shamul Patel
Project Designer:	Shamul Patel
Project Engineer:	Shamul Patel
Project Architect:	Shamul Patel
Project Contractor:	Shamul Patel
Project Subcontractor:	Shamul Patel
Project Supplier:	Shamul Patel
Project Vendor:	Shamul Patel
Project Fabricator:	Shamul Patel
Project Installer:	Shamul Patel
Project Maintainer:	Shamul Patel
Project Operator:	Shamul Patel
Project User:	Shamul Patel
Project Owner:	Shamul Patel
Project Stakeholder:	Shamul Patel
Project Sponsor:	Shamul Patel
Project Patron:	Shamul Patel
Project Benefactor:	Shamul Patel
Project Donor:	Shamul Patel
Project Contributor:	Shamul Patel
Project Supporter:	Shamul Patel
Project Advocate:	Shamul Patel
Project Ally:	Shamul Patel
Project Partner:	Shamul Patel
Project Collaborator:	Shamul Patel
Project Associate:	Shamul Patel
Project Affiliate:	Shamul Patel
Project Partner:	Shamul Patel
Project Collaborator:	Shamul Patel
Project Associate:	Shamul Patel
Project Affiliate:	Shamul Patel

FLOOR PLANS
 LOT #4 PLAN 4

204





EXTERIOR MATERIALS

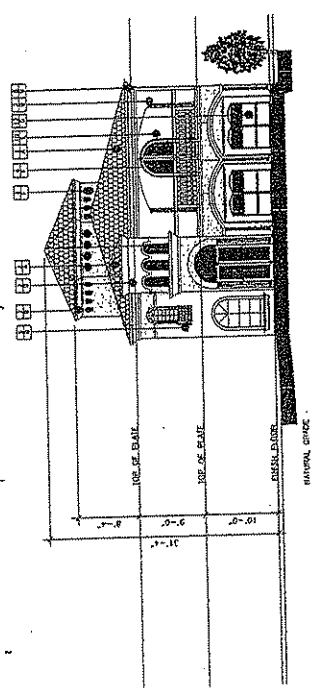
- 1. GLAZING: INSULATED GLASS UNIT (IGU) BY VLS, INC. OR EQUAL.
- 2. EXTERIOR: CONCRETE MASONRY WITH MASONRY FINISH.
- 3. EXTERIOR: PAINTING WITH FLUOROPOLYMER FINISH (KYNAR 500/DAKAR).
- 4. ALUMINUM: CLAYED WOOD GRAIN DOUBLE RAKE WINDOW.
- 5. TAPERED CAST STONE WHERE NOTED WITH "T".
- 6. COORDINATING WITH ADJACENT BUILDINGS.
- 7. FLOOR: POLISHED CONCRETE FLOOR.
- 8. 4 INK ACIDET PLASTER BAND.
- 9. 1/2 INK HOLDING POLYESTER FIBER - TYPE A.
- 10. 1/2 INK HOLDING POLYESTER FIBER - TYPE B.
- 11. 1/2 INK HOLDING POLYESTER FIBER - TYPE C.
- 12. IMPRINTED METAL GARAGE DOOR.
- 13. COORDINATING WITH ADJACENT BUILDINGS.

EXT. COLORS AND FINISHES

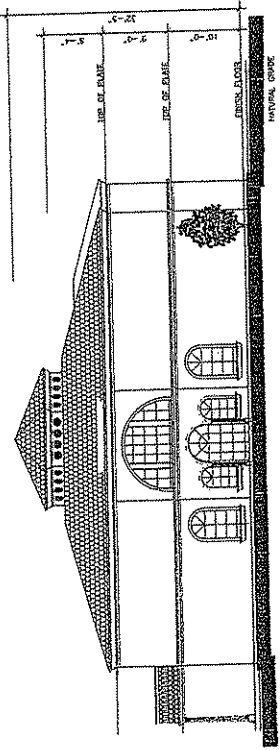
- 1. US GY TILES -- SPANCOAST
- 2. US GY TILES -- CRISTAL WHITE
- 3. LIGHT SILVER FINISH WITH "PINK KNOT" EXTERIOR WALL COATING.
- 4. SAME AS B, EXCEPT COLOR TO MATCH PHASE 2 CONCRETE.
- 5. NOT USED
- 6. NOT USED
- 7. WHITE ALUMINUM FINISH
- 8. NATURAL COLOR / FACTORY

NOTES:

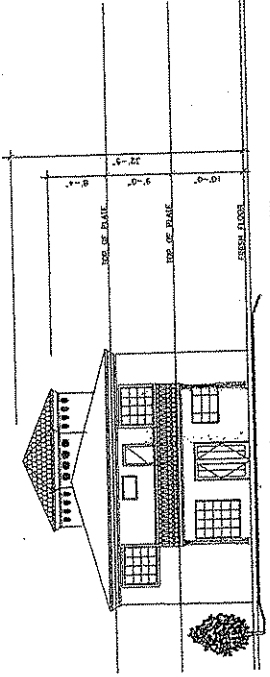
1. CONTRACTOR SHALL VERIFY ALL FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE REPORTED FOR CLARIFICATION PRIOR TO CONSTRUCTION.
2. 3/8" THICK EXTERIOR CONCRETE PLASTER, TYPE 1 OR 2 SHALL BE APPLIED TO ALL EXTERIOR WALLS PRIOR TO FINISHES. ALL PLASTER TO HAVE MASON SAND FLYASH FINISH. TOP PRIOR TO PAINT OR POLYMER COATING.
3. CONTRACTOR SHALL PAINT A TEST PATCH ON THE EXTERIOR WALLS TO VERIFY COLOR. THE REMAINDER OF THE BUILDING MAY NOT BE PAINTED UNTIL INSPECTED AND APPROVED BY THE ARCHITECT AND OWNER.
4. PROVIDE 3 GALLONS DAVEN GLOSS OR BRIGHTER EXTERIOR PAINT.
5. PAINT ALL EXPOSED METAL FLASHINGS, FURFS, EQUIPMENT, ETC. TO MATCH ADJACENT SURFACE (TYP).



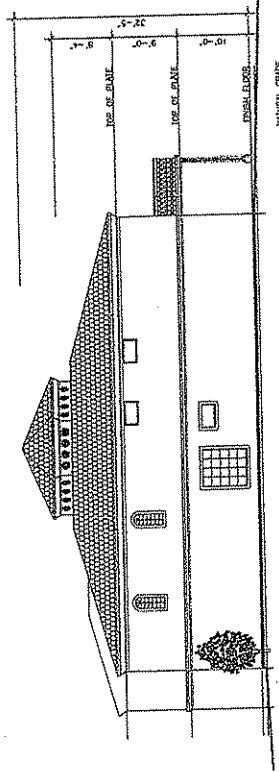
EAST



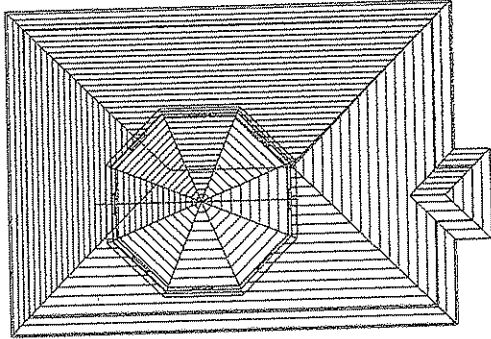
SOUTH



WEST



NORTH



ROOF PLAN

EXTERIOR ELEVATIONS
 LOT # 1 PLAN C

300

SCALE 1/8" = 1'-0"



PROJECT NO. 2018-001

GARDEN GROVE
 HOMES

917 KERRY STREET, GARDEN GROVE
 CALIFORNIA

EXTERIOR ELEVATIONS
 LOT #4 PLAN B1

EXTERIOR MATERIALS

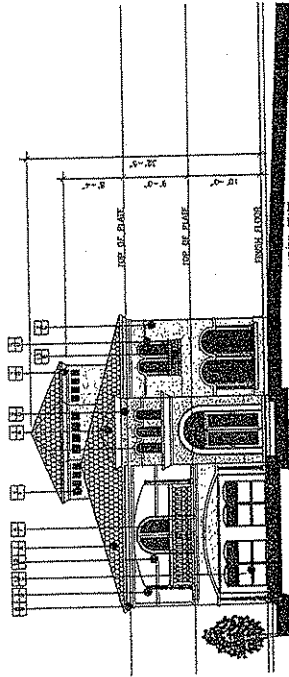
- 1 OAK TPO-POSS HISSON ROOF TILE BY TUS TILE CO.
- 2 EXTERIOR GROUT PLASTER WITH INSULATION FIBER FLOAM FINISH
- 3 SHAPED FORMING WITH PLASTER FINISH SEE DETAIL 2404.4
- 4 ALUMINUM CLASCO WOOD GRAIN FINE HISTORY
- 5 TRIMMED CLASS WERE NOTED WITH Y
- 6 OCCASIONAL TOWN COLUMNS
- 7 FIBER GROUTS / FIBER FINISH
- 8 4 INK ACCENT PLASTER BAND
- 9 FORM-HOLDING PLASTER FINISH - TYPE A
- 10 FORM-HOLDING PLASTER FINISH - TYPE B
- 11 FORM-HOLDING PLASTER FINISH - TYPE C
- 12 REGULATED METAL GARAGE DOOR
- 13 RECREATIVE ENTRY DOOR
- 14 OCCASIONAL PAINT BAULETT

EXT. COLORS AND FINISHES

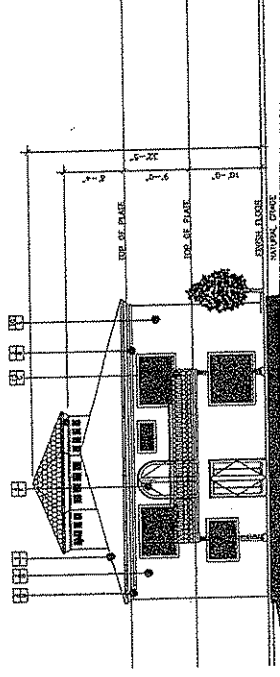
- 1 US CIV TEST -- SURCOAST
- 2 M. WASH -- CEMENT BASE
- 3 LIGHT MOONBEAM FINISH WITH "TRIP" ELASTOMERIC COATING
- 4 SAME AS 3, INSERT COLOR TO MATCH FINISH & CONTRAL
- 5 NOT USED
- 6 NOT USED
- 7 WHITE ALUMINUM FINISH
- 8 NORMAL COLOR / FACTORY

NOTES:

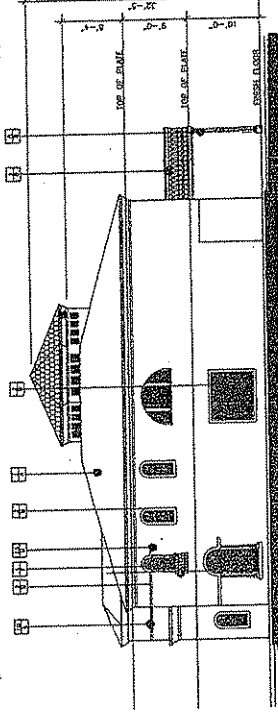
1. CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
2. 3/8" THICK EXTERIOR GROUT PLASTER, TYPE A OR B, SHALL BE APPLIED TO ALL WALLS TO HAVE INSULATION SAND FLOW FINISH, ETC.
3. PRIOR TO PAINT OR STUCCO COLOR COAT CONTRACTOR SHALL PAINT A TEST PATCH ON THE BUILDING TO VERIFY COLOR MATCHING. THE BUILDING COLOR SHALL NOT BE PAINTED UNTIL INSULATION AND FINISHES ARE VERIFIED BY THE ARCHITECT AND APPROVED.
4. PROVIDE 3" GALLONS WATER COLOR OF UNCOLORED EXTERIOR PAINT.
5. PAINT ALL EXPOSED METAL FLASHINGS, PIPES, EQUIPMENT, ETC. TO MATCH ADJACENT SURFACE (TYP.)



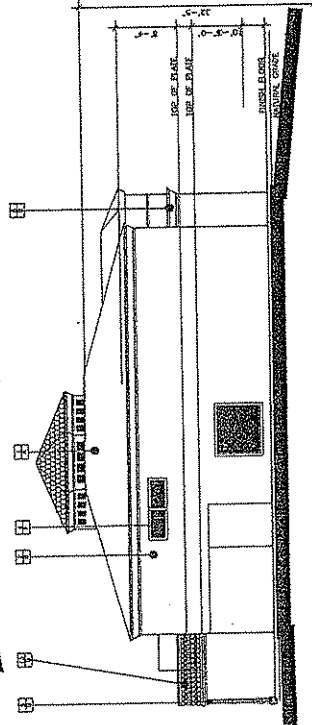
EAST



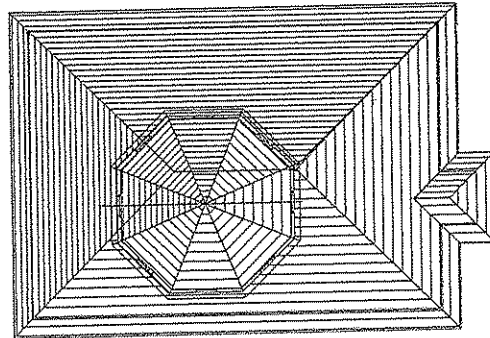
SOUTH



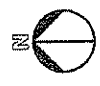
WEST



NORTH



ROOF PLAN



SCALE 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY	CHKD BY



DATE: _____

GARDEN GROVE
 HOMES

2221 HERRY STREET, GARDEN GROVE
 CALIFORNIA

DATE: _____	SCALE: _____
PROJECT NO.: _____	DATE: _____
OWNER: _____	DATE: _____
DESIGNER: _____	DATE: _____

EXTERIOR ELEVATIONS
 LOT # 3 PLAN A

EXTERIOR MATERIALS

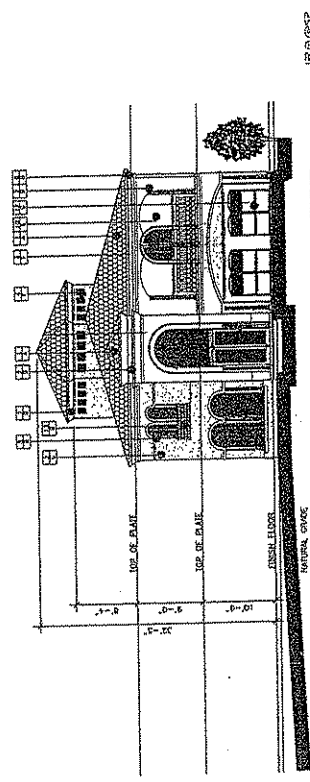
- 1. CUT TWO-INCH WOOD JOIST TO BE "U.S. ONE CO."
- 2. EXTERIOR ORIENT PLASTER WITH KEROL BOND PLASTER FINISH
- 3. SHAVED WOODWORK FROM KETCH PLASTER SYSTEM SIZE DETAIL 2100.4
- 4. ALUMINUM CLASSED WOOD DOUBLE PINE WINDOW
- 5. EMERALD CLASSED WOOD DOUBLE PINE WINDOW
- 6. ALUMINUM CLASSED WOOD DOUBLE PINE WINDOW
- 7. TOWN CORNICE W/PLASTER FINISH
- 8. 1/2" THK ACCENT PLASTER BAND
- 9. POLYMER MODIFIED POLYMER FINISH - TYPE A
- 10. POLYMER MODIFIED POLYMER FINISH - TYPE B
- 11. POLYMER MODIFIED POLYMER FINISH - TYPE C
- 12. POLYMER MODIFIED POLYMER FINISH - TYPE D
- 13. POLYMER MODIFIED POLYMER FINISH - TYPE E
- 14. POLYMER MODIFIED POLYMER FINISH - TYPE F
- 15. POLYMER MODIFIED POLYMER FINISH - TYPE G
- 16. POLYMER MODIFIED POLYMER FINISH - TYPE H
- 17. POLYMER MODIFIED POLYMER FINISH - TYPE I
- 18. POLYMER MODIFIED POLYMER FINISH - TYPE J
- 19. POLYMER MODIFIED POLYMER FINISH - TYPE K
- 20. POLYMER MODIFIED POLYMER FINISH - TYPE L
- 21. POLYMER MODIFIED POLYMER FINISH - TYPE M
- 22. POLYMER MODIFIED POLYMER FINISH - TYPE N
- 23. POLYMER MODIFIED POLYMER FINISH - TYPE O
- 24. POLYMER MODIFIED POLYMER FINISH - TYPE P
- 25. POLYMER MODIFIED POLYMER FINISH - TYPE Q
- 26. POLYMER MODIFIED POLYMER FINISH - TYPE R
- 27. POLYMER MODIFIED POLYMER FINISH - TYPE S
- 28. POLYMER MODIFIED POLYMER FINISH - TYPE T
- 29. POLYMER MODIFIED POLYMER FINISH - TYPE U
- 30. POLYMER MODIFIED POLYMER FINISH - TYPE V
- 31. POLYMER MODIFIED POLYMER FINISH - TYPE W
- 32. POLYMER MODIFIED POLYMER FINISH - TYPE X
- 33. POLYMER MODIFIED POLYMER FINISH - TYPE Y
- 34. POLYMER MODIFIED POLYMER FINISH - TYPE Z

EXT. COLORS AND FINISHES

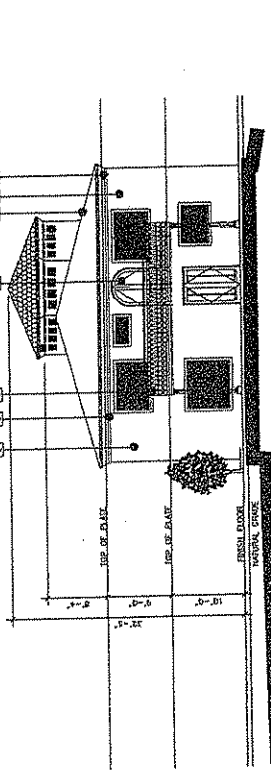
- 1. US GY TILES --- SINGOIST
- 2. 1/2" THK ACCENT PLASTER BAND
- 3. POLYMER MODIFIED POLYMER FINISH - TYPE A
- 4. POLYMER MODIFIED POLYMER FINISH - TYPE B
- 5. POLYMER MODIFIED POLYMER FINISH - TYPE C
- 6. POLYMER MODIFIED POLYMER FINISH - TYPE D
- 7. POLYMER MODIFIED POLYMER FINISH - TYPE E
- 8. POLYMER MODIFIED POLYMER FINISH - TYPE F
- 9. POLYMER MODIFIED POLYMER FINISH - TYPE G
- 10. POLYMER MODIFIED POLYMER FINISH - TYPE H
- 11. POLYMER MODIFIED POLYMER FINISH - TYPE I
- 12. POLYMER MODIFIED POLYMER FINISH - TYPE J
- 13. POLYMER MODIFIED POLYMER FINISH - TYPE K
- 14. POLYMER MODIFIED POLYMER FINISH - TYPE L
- 15. POLYMER MODIFIED POLYMER FINISH - TYPE M
- 16. POLYMER MODIFIED POLYMER FINISH - TYPE N
- 17. POLYMER MODIFIED POLYMER FINISH - TYPE O
- 18. POLYMER MODIFIED POLYMER FINISH - TYPE P
- 19. POLYMER MODIFIED POLYMER FINISH - TYPE Q
- 20. POLYMER MODIFIED POLYMER FINISH - TYPE R
- 21. POLYMER MODIFIED POLYMER FINISH - TYPE S
- 22. POLYMER MODIFIED POLYMER FINISH - TYPE T
- 23. POLYMER MODIFIED POLYMER FINISH - TYPE U
- 24. POLYMER MODIFIED POLYMER FINISH - TYPE V
- 25. POLYMER MODIFIED POLYMER FINISH - TYPE W
- 26. POLYMER MODIFIED POLYMER FINISH - TYPE X
- 27. POLYMER MODIFIED POLYMER FINISH - TYPE Y
- 28. POLYMER MODIFIED POLYMER FINISH - TYPE Z

NOTES

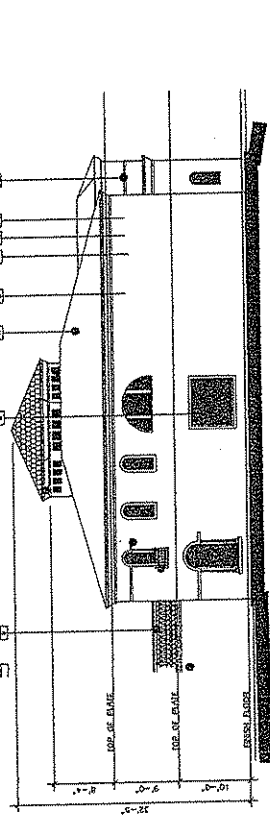
1. EXTERIOR SHALL VERIFY ALL EXTERIOR MATERIAL COLORS AND FINISHES TO BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
2. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
3. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
4. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
5. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
6. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
7. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
8. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
9. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
10. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
11. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
12. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
13. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
14. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
15. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
16. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
17. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
18. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
19. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
20. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
21. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
22. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
23. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
24. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
25. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
26. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
27. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
28. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
29. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.
30. THE FINISHES EXTERIOR SHALL BE MATCHED TO THE ATTACHED TO THE ARCHITECT CONSTRUCTION.



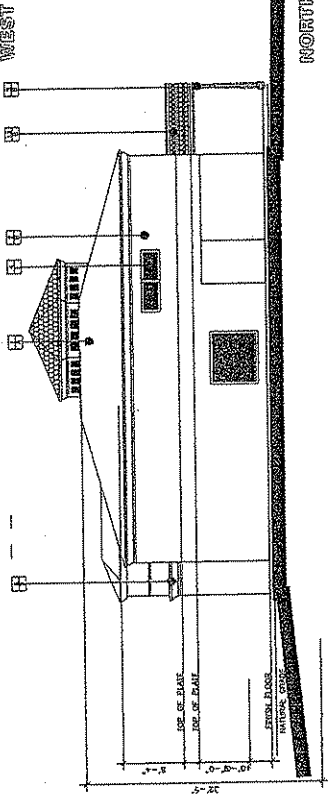
EAST



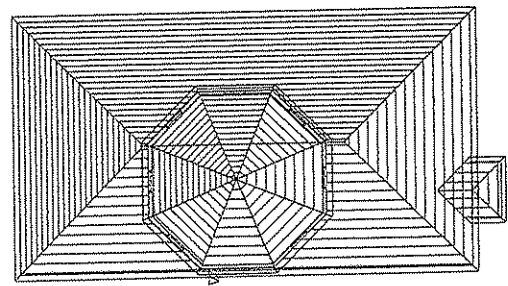
SOUTH



WEST



NORTH



ROOF PLAN

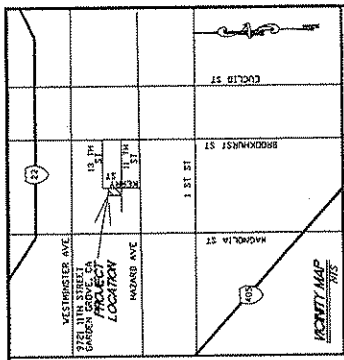
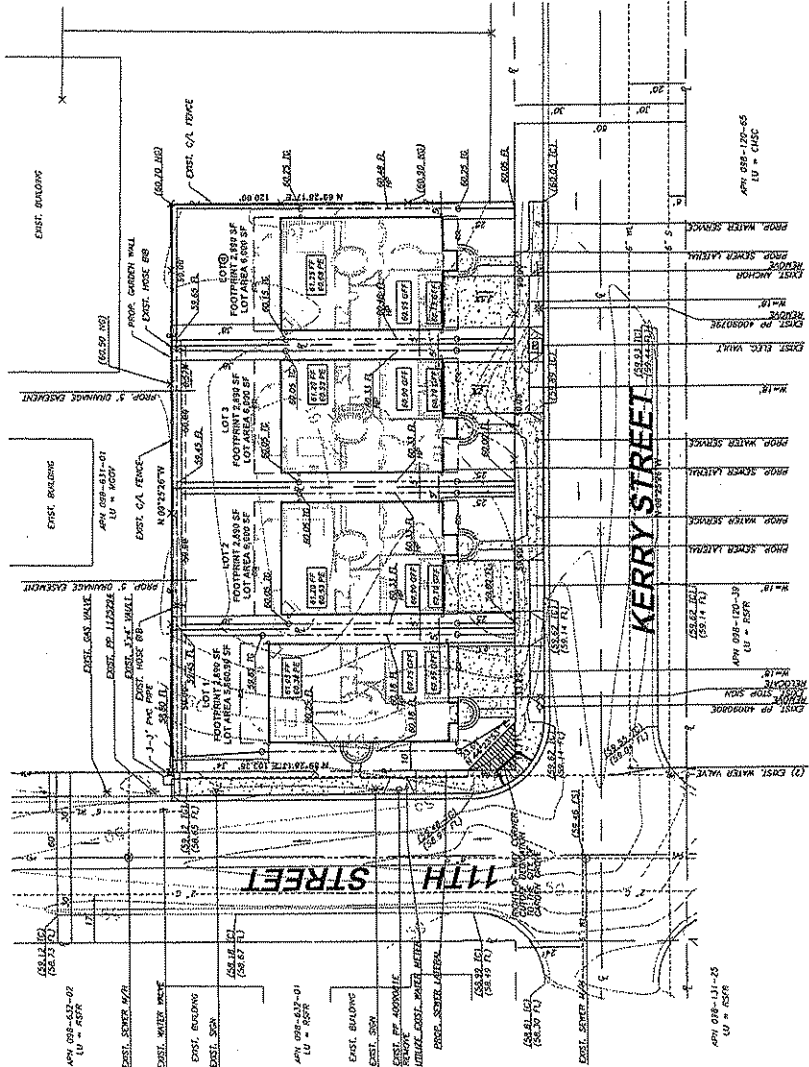


SCALE 1/8" = 1'-0"

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

TENTATIVE PARCEL MAP NO. 2011-107

T 5 R 10 SEC 7 FOR NE 1/4
OCTOBER, 2011
SAKE ENGINEERS, INC.



LOT SUMMARY

LOT NO.	LOT AREA S.F.
1	5,600.00
2	5,600.00
3	5,600.00
4	5,600.00
5	5,600.00
6	5,600.00
7	5,600.00
8	5,600.00
9	5,600.00
10	5,600.00
11	5,600.00
12	5,600.00
13	5,600.00
14	5,600.00
15	5,600.00
16	5,600.00
17	5,600.00
18	5,600.00
19	5,600.00
20	5,600.00
21	5,600.00
22	5,600.00
23	5,600.00
24	5,600.00
25	5,600.00
26	5,600.00
27	5,600.00
28	5,600.00
29	5,600.00
30	5,600.00
31	5,600.00
32	5,600.00
33	5,600.00
34	5,600.00
35	5,600.00
36	5,600.00
37	5,600.00
38	5,600.00
39	5,600.00
40	5,600.00
41	5,600.00
42	5,600.00
43	5,600.00
44	5,600.00
45	5,600.00
46	5,600.00
47	5,600.00
48	5,600.00
49	5,600.00
50	5,600.00
51	5,600.00
52	5,600.00
53	5,600.00
54	5,600.00
55	5,600.00
56	5,600.00
57	5,600.00
58	5,600.00
59	5,600.00
60	5,600.00
61	5,600.00
62	5,600.00
63	5,600.00
64	5,600.00
65	5,600.00
66	5,600.00
67	5,600.00
68	5,600.00
69	5,600.00
70	5,600.00
71	5,600.00
72	5,600.00
73	5,600.00
74	5,600.00
75	5,600.00
76	5,600.00
77	5,600.00
78	5,600.00
79	5,600.00
80	5,600.00
81	5,600.00
82	5,600.00
83	5,600.00
84	5,600.00
85	5,600.00
86	5,600.00
87	5,600.00
88	5,600.00
89	5,600.00
90	5,600.00
91	5,600.00
92	5,600.00
93	5,600.00
94	5,600.00
95	5,600.00
96	5,600.00
97	5,600.00
98	5,600.00
99	5,600.00
100	5,600.00

PREPARED UNDER THE DIRECTION OF:
SAM AKBARPOUR P.E. RCE 053039

7921 11TH STREET GARDEN GROVE, CA
TENTATIVE PARCEL MAP NO. 2011-107
CITY OF GARDEN GROVE

SAKE ENGINEERS, INC.
10000 S. GARDEN AVENUE, SUITE 100
GARDEN GROVE, CA 92640
(714) 741-5338

DATE: 10/10/2011
SCALE: 1" = 20'
SHEET: 1 OF 1
PROJECT: 10000 S. GARDEN AVENUE, SUITE 100, GARDEN GROVE, CA 92640

APPLICANT/OWNER:
SACHIN MISHRA
2802 11TH STREET, #13
GARDEN GROVE, CA 92644
CUD 674-2718

ENGINEER:
SAKE ENGINEERS, INC.
SAC ABBASZADEH
600 S. BROADWAY AVE. STE. 202
GARDEN GROVE, CA 92640
PH (714) 274-0341
FAX (951) 274-0342

APN:
098-031-04
098-031-05
098-031-06
098-031-07
098-031-08
098-031-09
098-031-10
098-031-11
098-031-12
098-031-13
098-031-14
098-031-15
098-031-16
098-031-17
098-031-18
098-031-19
098-031-20
098-031-21
098-031-22
098-031-23
098-031-24
098-031-25
098-031-26
098-031-27
098-031-28
098-031-29
098-031-30
098-031-31
098-031-32
098-031-33
098-031-34
098-031-35
098-031-36
098-031-37
098-031-38
098-031-39
098-031-40
098-031-41
098-031-42
098-031-43
098-031-44
098-031-45
098-031-46
098-031-47
098-031-48
098-031-49
098-031-50
098-031-51
098-031-52
098-031-53
098-031-54
098-031-55
098-031-56
098-031-57
098-031-58
098-031-59
098-031-60
098-031-61
098-031-62
098-031-63
098-031-64
098-031-65
098-031-66
098-031-67
098-031-68
098-031-69
098-031-70
098-031-71
098-031-72
098-031-73
098-031-74
098-031-75
098-031-76
098-031-77
098-031-78
098-031-79
098-031-80
098-031-81
098-031-82
098-031-83
098-031-84
098-031-85
098-031-86
098-031-87
098-031-88
098-031-89
098-031-90
098-031-91
098-031-92
098-031-93
098-031-94
098-031-95
098-031-96
098-031-97
098-031-98
098-031-99
098-031-100

STREET ADDRESS:
7921 11TH STREET, GARDEN GROVE, CA 92644

LEGAL DESCRIPTION:
1/4 SEC 7 FOR NE 1/4

LOT SIZE:
0.55 AC (23,868.85)

BENCH MARK:
GARDEN GROVE COUNTY ADMINISTRATION MONUMENT AT
THE INTERSECTION OF WOODBROOK ST. & HAZARD AVE.
A NEADWAY BAR SET IN CONCRETE 1' BELOW THE SURFACE OF A CIRCLED
WELL.
ELEV. 33.15 (72)

COVERAGE AREAS:
TOTAL AREA - 24,000 SQ. FT., 55 ACRES
TOTAL AREA - 24,000 SQ. FT., 55 ACRES
TOTAL AREA - 24,000 SQ. FT., 55 ACRES

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

UTILITIES:
SOUTHERN CALIFORNIA GAS CO.
1651 W. BROADWAY ST.
GARDEN GROVE, CA 92644
(714) 878-5338

WATER/SEWER:
GARDEN GROVE WATER AND SEWER DISTRICT
10000 S. BROADWAY AVE.
GARDEN GROVE, CA 92644
(714) 741-5338

GAS:
SOUTHERN CALIFORNIA GAS
2027 C. BROADWAY ST.
GARDEN GROVE, CA 92644
(714) 274-2869

REPHONE:
AT&T
1651 W. BROADWAY ST.
GARDEN GROVE, CA 92644
(714) 598-2700

SEWER DISTRICT:
GARDEN GROVE UNITED DISTRICT

LEGEND:

1" = 20'

PROPERTY LINE
CONCRETE CURB
EXISTING SIDEWALK
PROPOSED SIDEWALK
PROPOSED DRIVEWAY
EXIST. WALL
PROPOSED WALL
EXIST. DRIVEWAY
PROPOSED DRIVEWAY

PROPERTY LINE
CONCRETE CURB
EXISTING SIDEWALK
PROPOSED SIDEWALK
PROPOSED DRIVEWAY
EXIST. WALL
PROPOSED WALL
EXIST. DRIVEWAY
PROPOSED DRIVEWAY

ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:**

General Plan Amendment No. GPA-1-12(A), Amendment No. A-163-12, Site Plan No. SP-466-12, Variance No. V-195-12, Tentative Parcel Map No. PM-2011-107

2. **LEAD AGENCY:**

City of Garden Grove
11222 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92840

3. **CONTACT PERSON:**

Maria Parra, Urban Planner, City of Garden Grove

4. **PROJECT LOCATION:** The proposed project is located on the northwest corner of 11th Street and Kerry Street at 9721 E. 11th Street, Assessor's Parcel Number 098-631-06 in the City of Garden Grove.

5. **PROJECT SPONSOR:**

City of Garden Grove Community Development Department
11222 Acacia Parkway
Garden Grove, CA 92840

6. **ENVIRONMENTAL SETTING:**

The project site is a 24,000 square foot residential lot located on the northwest corner of 11th Street and Kerry Street. The parcel is currently vacant and unimproved.

In 2004, the parcel was rezoned from R-1-6 (Single-Family Residential) to R-3 (Multiple Family Residential) for the purpose of constructing an eight (8) unit townhouse development. The previous property owner demolished the existing structures and graded the site; however, the project was never completed. The current property owner proposes to subdivide the parcel into four (4) lots for the purpose of constructing a single-family home on each lot, which requires a General Plan Amendment and zone change to facilitate the request.

The property has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The site abuts an elementary school to the north and west that has a General Plan Land Use designation of Civic/Institution and zoned Open Space; a religious facility with a private school to the east that has a General Plan Land Use designation of Civic/Institution and is zoned Planned Unit Development No. PUD-130-99; and single-family residences to the south that have a General Plan Land Use Designation of Low Density Residential and are zoned R-1-6.

7. GENERAL PLAN DESIGNATION:

Current Designation: Low Medium Density Residential
Proposed Designation: Low Density Residential

8. ZONING:

Current Zoning: R-3 (Multiple-Family Residential)
Proposed Zoning: R-1-6 (Single-Family Residential) with a minimum lot size of 6,000 square feet.

9. DESCRIPTION OF PROJECT:

General Plan Amendment to change the land use designation of a 24,000 square foot parcel from Low Medium Density Residential to Low Density Residential, and to rezone the parcel from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). Also, Site Plan and Tentative Parcel Map request to subdivide the lot into four (4) parcels for the purpose of constructing a single-family home on each lot. In addition, a Variance request to allow the parcels to deviate from the minimum lot width requirement, and to allow one of the parcels to deviate from the 6,000 square foot minimum lot size requirement.

10. OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:

City of Garden Grove Planning Commission
City of Garden Grove City Council

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Public Services/Service Systems
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Recreation	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Greenhouse Gas Emissions
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> Agricultural and Forestry Resources

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Maria Parra
Signature

Date 1/9/12

Maria Parra
Printed Name

For:
City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
2. All answers must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal

standards, and state whether such efforts were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are "*Less than Significant with Mitigation Measures Incorporated*," describe the mitigating measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is elected.
 9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

I. AESTHETICS*

Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including but not limited to trees, rock, outcroppings, and historic buildings within a state scenic highway?

Response (a-b): The project site is not located adjacent to any officially designated scenic vistas or highways. The project site is currently vacant and unimproved, and is located in an urbanized area that is surrounded by an elementary school, a religious facility with a private school, and residential uses. The proposed project and the related site improvements will be designed to be compatible with the goals of the General Plan, and with other improvements and residential developments in the area.

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Response: The property is located in a residential area surrounded by single-family homes, an elementary school, and a religious facility with a private school. The property has remained vacant and unimproved for over five years due to a multi-family project that was never constructed.

The proposed project includes subdividing the parcel into four (4) lots for the purpose of constructing a single-family home on each lot. The project has been designed to comply with the development standards of the proposed R-1-6 zone, with exception of the Variances. The proposed project will improve the vacant lot that will improve the aesthetic and visual appeal of the area. The project will provide a reasonable degree of compatibility with the surrounding uses.

- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Response: A condition of approval has been incorporated that requires the project to comply with the lighting requirement of Title 9 of the Municipal. All new lighting structures are required to be placed so as to confine direct rays to each subject property. Lighting is restricted to low decorative type wall-mounted lights, or a ground lighting system. All lighting is required be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the windows of adjacent residences. All exterior lights will be reviewed and approved by the Community Development Department Planning Services Division.

II. AGRICULTURE AND FOREST RESOURCES*

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as Defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (a-e): The project is not zoned for farmland or forest land and is not located within an area that is used or zoned for farming or forest uses. The project is not subject to a Williamson Act contract, and thus will not conflict with a Williamson Act contract, as the properties are not zoned or used for agricultural purposes. There are no forest lands within this area, so no loss of forest land or conversion of forest land to non-forest use will occur.

III. AIR QUALITY*

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

for ozone precursors)?

- d. Expose sensitive receptors to substantial pollutant concentrations?

Response (a-d): The project will not conflict with adopted air quality plan. The project site is located within the South Coast Air Quality Management District (SCAQMD). SCAQMD has adopted both regional and localized air quality significance thresholds. A project's air quality impacts can be separated into short-term impacts from construction, and long-term permanent impacts from project operations. Short-term impacts generally include fugitive dust from construction activities (i.e., demolition, grading, and dirt-hauling) and gaseous emissions from the use of heavy equipment in addition to the use of solvents and paint at the project site; while long-term operational impacts typically include vehicles traveling in and out of the project site and land use emissions.

- e. Create objectionable odors affecting a substantial number of people?

Response: No objectionable odors would be created by the proposed development. Temporary odors may occur within the area during the construction phase of the project as a result of the construction material used, such as paint, coatings, solvents, and gas powered vehicles and equipment in the immediate vicinity of the project site. These emissions, however, dissipate rapidly.

IV. BIOLOGICAL RESOURCES*

Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

or ordinance?

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional or state habitat conservation plan?

Response (a-f): The project is located within a highly urbanized area and is devoid of any native vegetation. The lot is currently vacant. There are no identified species or habitats on the site. The project site does not contain any standing surface water. Therefore, there would be no potential impact on riparian habitats or other sensitive riparian natural communities. Additionally, there would not be any potential impacts on federally protected wetlands, marsh, or vernal pools. The project does not conflict with any local policies or ordinances protecting biological resources. No biological resource impacts are anticipated.

V. CULTURAL RESOURCES*

Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Response (a-d): The site is located in an urbanized area, and, according to the General Plan EIR, no significant historical, archeological, paleontological, or geological resources were identified within the area, nor are there any known burial sites within the project site area. If unanticipated archeological resources, paleontological resources, or human remains are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with California Health & Safety Code § 7050.5 and Public Resources Code § 20183.2. No cultural resources impacts are anticipated.

In accordance with Senate Bill SB (18), the City of Garden Grove contacted the local tribes per the list provided by the Native America Heritage Commission. The Gabrieleno Band of Mission Indians provided a response indicating that the property is located in a highly sensitive area of the Gabrieleno territory, and requested that the applicant provide a certified Native American monitor on-site during all ground disturbances. The appropriate condition has been incorporated into the conditions of approval to comply with request. The applicant is responsible for coordinating with the Gabrieleno Band of Mission Indians, and submitting proof of compliance to the City of Garden Grove Planning Services Division.

VI. GEOLOGY AND SOILS*

Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

death involving:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslide? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response (i-iv): According to the General Plan EIR, the nearest major active fault along which a rupture or a major seismic event could occur is the Newport-Inglewood Fault. This fault is located just west of Dana Point Harbor and continues north through Newport Beach into south Los Angeles County. The seismic parameters of the site are similar to those of other areas in Orange County during the maximum credible event along the Newport-Inglewood Fault Zone that is estimated to be of 7.5 magnitude. No fault rupture is expected in the immediate vicinity of the project. Liquefaction could potentially occur during a maximum intensity event along the Newport-Inglewood fault due to the possibly saturated nature of the sandy soils in the area.

Some exposure to seismic-related hazards, therefore, is expected. All construction, however, shall comply with applicable building codes including, but not limited to, the California Building Code, Fire Code, and other related City requirements. In general, seismic issues are common for most of South California, and adherence to project design features, the California Building Code, Fire Code, and City requirements would ensure that the impacts due to seismic ground shaking or failure would be less than significant. As a result, the risk of loss, injury, or death involving seismic rupture or shaking would be considered less than significant and no mitigation measures would be necessary.

Additionally, the project area is relatively flat and therefore would not normally be subject to landslides or mudslides. The construction of the proposed project will likely involve excavations and such excavation work will be required to be performed in accordance with all applicable codes and standards to minimize the threat of a landslide or mudslide. No impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Response: The General Plan EIR states that "The City of Garden Grove is characterized as gentle slopes ranging from 0 to 2 percent. Alluvial sediments, deposited by ancestral Santa Ana River, underlie the City. Alluvium sediments are typically comprised of a variety of materials including fine particles of silt and clay and larger particles of sand and gravel. The project will require excavation and grading of the site in order to accommodate the proposed project, which will require preparation of a grading plan. Site drainage will be required to meet Engineering Services Division standards requiring storm water drainage to flow off the site. This storm water drainage, however, must also comply with applicable Water Quality Management Plan ("WQMP") provisions. This will allow the overall drainage pattern

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

to flow to the adjoining streets or storm drains in and around the subject site depending on the magnitude of the project's intensity and density. In order to mitigate potential site drainage issues, all construction involving excavation and/or grading is required to adhere to the requirements of the Engineering Services Division. All improvements are required to adhere to applicable codes including the California Building Code, and State and Federal Occupational Safety requirement.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building code (1994), creating substantial risks of life or property?

Response (b-d): The site is not located on an identified landslide hazard area where local topographical, geological, geotechnical and subsurface conditions signify landslide potential. Vertical displacement or subsidence of the land surface can be caused by several factors, including the withdrawal of oil, gas, or water from underlying formations, decomposition of buried organic material, and construction of heavy manmade structures above underlying poorly consolidated materials. None of these or any other conditions typically contributing to subsidence are expected in the project area. All construction is required to adhere to the requirements of the Engineering Services Division to address any subsidence of the land. All improvements are required to adhere to applicable codes including the California Building Code, and State and Federal Occupational Safety requirements.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The subject site and project will be served by the City's sewers system and therefore no alternative wastewater disposal system is needed to support the project. No impacts are anticipated.

VII. GREEN HOUSE GAS EMISSIONS*

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Response (a-b): Given the complexity of the overall interactions between various global and regional scale emissions, it very unlikely that any individual project would have GHG emissions of a magnitude sufficient to directly or significantly impact global climate change. Even a very large project does not generate enough greenhouse gases to significantly influence global climate change. Global climate change impacts, therefore, must be evaluated cumulatively. In California, AB 32 and SB 375 will address GHGs on a statewide, cumulative basis. AB 32 requires that statewide GHG

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

emissions be reduced to 1990 levels by 2020. Since the adoption of AB 32 and SB 375, however, there has been little regulatory guidance regarding the quantification of potential GHG impacts. Instead, the CEQA Guidelines specify that a lead agency may, in its discretion, rely on a quantitative or qualitative analysis for these purposes.

Generally, GHG emissions are generated during the construction and/or operational phases of any given project. Here, the project's construction GHG emissions will occur during the estimated 12 to 15 month period required to construct four single family homes on a 24,000 square foot parcel. These construction emissions will be temporary, finite, and small in magnitude. While the project's operational component could contribute some additional GHG emissions above those emissions in the existing environmental setting, those emissions are nominal. Because the net increase in GHG emissions associated with the project would be negligible, the project would not cumulatively contribute to GHG emissions impacts. The proposed project would not have the potential to interfere with implementation of AB 32's GHG reduction targets.

VIII. HAZARDS AND HAZARDOUS MATERIALS*

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Response (a-c): Similar to other residential construction, hazardous materials, including paints, solvents, and other materials, may be stored on-site and utilized in daily operations or maintenance of the property. All proposed uses within the project, however, must comply with applicable federal, state, and local regulations pertaining to the transport, storage, use and/or disposal of hazardous materials on the site. There will be no health hazards or potential for health hazards created by the proposed development or uses. The development will not create any health hazards or increase the potential of exposure to existing hazards through the day-to-day operations of the project or through any transport of hazardous materials. The project will not increase the risk of accidental explosion or release of hazardous substances or waste within one-quarter mile of a school.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

Response: The project is not located on a site that has been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Since the site is not located on a hazardous materials site, no impact is anticipated.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted,

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Response (e-f): The project site is not located within an airport land use plan, within two-miles of a public airport or public use airport, or within the vicinity of private airstrip. Therefore, the project would not result in a safety hazard for people residing or working in the project area. No impacts are anticipated.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Response: The project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Response: The project is within a highly urbanized area and is not located adjacent to any wildlands or an area where residences are intermixed with wildlands. Therefore, based on the location of the project, no exposure of people or structures to a risk of loss, injury, or death involving a wildfire is anticipated.

IX. HYDROLOGY AND WATER QUALITY*

Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted?)
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site?

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

e. Create or contribute run-off water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f. Otherwise substantially degrade water quality?

Response (a-f):

The Federal Clean Water Act establishes a framework for regulating potential water quality impacts from construction activities through the National Pollutant Discharge Elimination System (NPDES) program. The proposed project is required to comply with State regional, and local water quality standards, including the requirements of the California Regional Water Quality Board implementing the NPDES program and the requirements of the Garden Grove Sanitation District and the Garden Grove Public Works Water Services Division such as the implementation of a Storm Water Pollution Prevention Plan ("SWPPP") and Water Quality Management Plan ("WQMP"), including the operation of Best Management Practices to prevent and reduce the potential release of pollutants.

The project site is located within an urbanized area with existing residential use, including single-family homes, an elementary school, and a religious facility with a private school. The project will not involve operations that could affect aquifer's recharge capability or alter the direction of groundwater flow beyond existing conditions. Project construction will not require substantial excavation or other related below-grade work, and is not expected to use of large quantities of water. Any water pumped out, if necessary, will be subject to discharge requirements of the Regional Water Quality Control Board, the Garden Grove Sanitation District, and the Garden Grove Public Works Water Services Division.

There are no surface waters within the project area. The Santa Ana River is located east of the project site. All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities as regulated by the City and County NPDES programs.

There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently developed. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to issuance of any building permits and commencement of construction. The project has prepared a Preliminary Water Quality Management Plan to address run-off issues that may arise due to the construction and operation of the proposed project.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

result of the failure of a levee or dam?

Response (g-i): The project area is located within the Regular Flood Hazard Zone "X", as determined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 06059C0139J (Community No. 060220, Panel No. 0139J), issued on December 3, 2009. Flood Zone "X" includes areas of 500 year flood; with average depths of less than one foot, or with drainage areas less than one square mile; and areas protected by levees from 100-year floods. Titles 6, 9, and 14 of the City's Municipal Code provide regulations to minimize flooding, and losses resulting from flooding. In particular, Title 9, Chapter 12 establishes a Flood Hazard Overlay Zone which includes the City's floodplain management regulations. The risk of flood is also addressed in the City's Emergency Management Plan. In addition, grading improvement plans will be required to address potential flooding in designing the placement of the buildings, the height of the building pads, and related improvements to ensure the development meets the Federal Emergency Management Agency ("FEMA") requirements. Compliance with the City's Municipal Code, the City's Emergency Management Plan and grading improvement plan restrictions reduce potential flood impacts a level of less than significant. Flood Zone "X" is not subject to the Flood Hazard Overlay Zone.

- j. Inundation by seiche, tsunami, or mudflow?

Response: Seiches, tsunamis, and mudflows are not anticipated to occur in the vicinity of this project due to its distance from the coast, absence of large bodies of water, or hilly or mountainous areas that potentially could cause mudflows.

X. LAND USE AND PLANNING*

Would the project:

- a. Physically divide an established community?

Response: The project site is a 24,000 square foot vacant and unimproved lot surrounded by an elementary school, religious facility with a private school, and single-family homes. The property currently has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The proposal includes a request to change the land use designation to Low Density Residential and to rezone the property to R-1-6 (Single-Family Residential). The surrounding residential properties have a land use designation of Low Density Residential and are zoned R-1-6; therefore, the proposed project will be consistent with the surrounding residential area including zoning and land use. The proposal will not physically divide existing residential developments as the property is currently vacant.

- b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The property is currently vacant and unimproved. The property is located in an area improved with single-family homes, an elementary school, and a religious facility with a private school. The property has a General Plan Land Use Designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The project includes changing the General Plan Land Use Designation from Low Density Residential and rezoning the property to R-1-6 (Single-Family Residential), which will facilitate a four (4) lot subdivision for the purpose of constructing a single-family home

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

on each lot. The proposed General Plan Amendment and zone change will ensure that the proposal complies with the General Plan and zoning code.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Response: The proposed project is located within a highly urbanized area of Orange County and is in conformance with applicable federal, state and City of Garden Grove environmental requirements and plans. The project is not located within an area that is subject to any habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES*

Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Response (a-b): The City's General Plan identify known areas with mineral resources. The project is not located in any known area with mineral resources identified in the City's General Plan.

XII. NOISE*

Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Response (a-d): Construction noise will occur within the project area. Although construction noise could cause an annoyance for surrounding uses, due to the temporary nature of any construction activities and the fact that construction activities and future development would be required to adhere to the County and City noise Ordinances, the impact of extreme noise levels from any potential construction activities is considered to not be significant. Noise from the proposed uses will not be extreme, as the activities are limited and regulated by the Garden Grove Municipal Code.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response (e-f): The project site is not located within an airport land use plan, within two-miles of a public airport or public use airport, or within the vicinity of private airstrip. No impacts are anticipated.

XIII. POPULATION AND HOUSING*

Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Response (a-c):

The proposed project will not result in the displacement of housing or people as the property is currently vacant and unimproved. The proposed General Plan Land Use Amendment and the Zone Change will facilitate the development of a four (4) lot subdivision in which a single-family home will be constructed on each lot. The project will increase the number of available housing in the immediate area.

In addition, any new single-family residential development will be consistent with the existing single-family residential developments located in the area, and will be within the density limits permitted under the General Plan Land Use Designation of Low Density Residential. According General Plan Updated Housing Element, in 2005, the average family size was 3.90. Based on the estimated number of persons per household, and the number of housing units proposed, the project will not induce substantial population growth in the area.

XIV. PUBLIC SERVICES*

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

of the public services:

Fire protection?

Response: The City of Garden Grove Fire Department provides emergency response service to the project area. The project is not likely to induce significant growth and will not result in a substantial new demand for fire protection services. New construction, however, will occur, and due to the nature of the uses, there will be a slight increase in need for fire protection services. The development will be required to comply with the conditions of approval of the Fire Department including, but not limited to, providing a fire sprinkler system, ensuring clearly unobstructed emergency paths of travel, providing and maintaining a water storage system for fire fighting purposes, and compliance with other regulations per the Fire Department's specifications that address this type of development.

Police protection?

Response: The Garden Grove Police Department provides police protection in the area. The project is not likely to induce growth beyond that planned for the site and will not result in substantial new demand for police protection services. There are no anticipated physical changes within the area that would significantly affect police protection. However, due to the nature of the proposed use, it is likely that there will be minimal increased demand for police protection. The development shall comply with the conditions of approval of the Police Department.

Schools?

Response: The proposed residential development will increase the number of housing units within the Garden Grove Unified School District. This development is subject to the mitigation school fees currently applied to new development in the City by the Garden Grove Unified School District. The Developer shall provide the Community Development Department proof of payment of appropriate school fees, adopted by the Garden Grove Unified School District, prior to the issuance of building permits in accordance with the provisions of state law.

Parks?

Response: The proposed development is not located on a site that was previously developed as a park or is a site that is designated for parkland. The project will not require the creation of additional parkland. The proposed project would not result in population growth which could otherwise increase the burden on parks and/or other recreational facilities. Additionally, the developer is required to pay park in-lieu fees that are applied to the City's parks and recreation programs.

Other public facilities?

Response: It is not likely that the project will increase demands on other governmental services.

XV. RECREATION*

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that the substantial physical deterioration of the facility would occur or be accelerated?

Response: Each parcel will provide the required outdoor recreational open space as required by the Municipal Code. No increase in use of the existing parks or other

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

public recreational facilities is anticipated that could substantially cause the deterioration of an existing park or other recreational facilities. Additionally, the developer is required to pay park in-lieu fees that are applied to the City's parks and recreation programs.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: Each parcel will provide the required outdoor recreational space that will serve the residents as required by the Municipal Code. The project will not create adverse physical effects on the environment.

XVI. TRANSPORTATION*

Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit, and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Response (a-d): The proposed single-family development is likely to increase vehicle trips and traffic congestion in the area; however, it is not anticipated that the number of trips generated by the proposed project will increase vehicle trips to a level that will create negative impacts on the adjacent streets. The City's Traffic Engineering Division has reviewed the proposal and has determined that the project will not conflict with adopted traffic plans, programs, ordinances or policies, and a traffic study is not required.

- e. Result in inadequate emergency access?
Response: The project has been required to provide adequate Fire and Police access.
- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Response: Barriers for pedestrians or bicyclists may occur during the period of construction. To the extent possible, all construction activity is required to be performed so as not to obstruct pedestrian and vehicular traffic that serves the adjacent school(s) during morning drop-off, and afternoon pick-up hours. The applicant is required to work with the adjacent school administration to minimize possible impacts. If barriers are required, the applicant will be required to submit a traffic safety plan for review and approval by the City prior to the commencement of construction in the public right-of-way in order to ensure the safety of pedestrians and/or bicyclists.

XVII. UTILITIES AND SERVICE SYSTEMS*

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Response: The project is required to implement the requirements of the Regional Water Quality Control Board.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Response: see (e) below.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Response: The project area is a highly urbanized area and storm water drainage facilities are in place and adequate to meet the needs for this area including those generated by this project.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Response: The City of Garden Grove Water Services Division has reviewed the project and has determined that there is sufficient water supply to service the project.

- e. Result in determination by the wastewater treatment provider, which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Response (b, e): The Garden Grove Sanitary District provides sewer service to the City of Garden Grove. The Garden Grove Sanitary District and the Orange County Sanitation District charge fees for sewerage connection. These fees are required to construct new sewer infrastructure and/or incremental expansions to the existing sewerage system to accommodate individual development. New developments are not permitted to connect to sewer systems unless there is sufficient capacity to accommodate the new development. Therefore, new development is not permitted to exceed the available capacity of wastewater conveyance systems or treatment facilities. The Garden Grove Sanitary District has determined that the existing

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

infrastructure and wastewater treatment capacity is sufficient to meet projected increased sewage flows from the proposed project. No new or expanded wastewater treatment facilities would be required.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Response (f-g): Solid waste disposal services are administered by the Garden Grove Sanitary District. Collection services are provided via a contract with a private trash collection contractor. As part of the development of this site, the overall solid waste disposal system will be coordinated with the Garden Grove Sanitary District and their contractor for specific matters such as trash pick-up times, number and types of trash receptacles, and the locations of such trash receptacles.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

XIX. EARLIER ANALYSIS

Earlier analyses may have been used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

a. EARLIER ANALYSIS:

1. The City of Garden Grove General Plan Update.
2. The City of Garden Grove Existing Conditions Report.
3. The City of Garden Grove Final Environmental Impact Report for the General Plan Update, State Clearinghouse No. 2008041079, August 2008.

4. Title 9 of the Garden Grove Municipal Code.
5. Redevelopment Project Plan and subsequent EIR dated July 2, 2002, Resolution No 629.
6. Garden Grove Sanitary District Sewer Deficiency Analysis and Sewer Improvement Master Plan.

b. IMPACTS ADEQUATELY ADDRESSED:

1. Land Use
2. Population and Housing
3. Geophysical
4. Water
5. Air Quality
6. Transportation
7. Noise
8. Public Services
9. Aesthetics
10. Green House Gas Emissions

c. MITIGATION MEASURES:

The project is consistent with the analysis that was done within The City of Garden Grove Final Environmental Impact Report for the General Plan 2030 Update, State Clearinghouse No. 2008041079, and Redevelopment Project Plan and EIR, July 2, 2002. No mitigation measures are specifically required for the project since there are no significant environmental impacts anticipated with the implementation of the proposed project. However, the project will be required to adhere to all mitigation measures as stated within the current General Plan's EIR, Redevelopment Plan EIR, as well as conditions of approval and any future studies that will be required during the design phase and entitlement review process for the project.

RESOLUTION NO. 5757-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND APPROVING SITE PLAN NO. SP-466-12, VARIANCE NO. V-195-12, AND TENTATIVE PARCEL MAP NO. PM-2011-107.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on January 19, 2012, hereby adopted a Negative Declaration and approved Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107 for a property located on the northwest corner of 11th Street and Kerry Street, at 9721 E. 11th Street, Assessors Parcel No. 098-631-06.

BE IT FURTHER RESOLVED that the Planning Commission considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission does hereby adopt a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-466-12, Variance No. V-195-11, and Tentative Parcel Map No. PM-2011-107 the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Shakil Patel, AIA.
2. The applicant is requesting a General Plan Amendment to change the land use designation of a 24,000 square foot parcel from Low Medium Density Residential to Low Density Residential, and to rezone the parcel from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). Also, a Site Plan and Tentative Parcel Map request to subdivide the lot into four (4) parcels for the purpose of constructing a single-family home on each lot. In addition, a Variance request to allow the parcels to deviate from the minimum lot width requirement, and to allow one of the parcels to deviate from the 6,000 square foot minimum lot size requirement.
3. The Community Development Department has prepared a Negative Declaration for the project, that (a) concludes that the proposed project can not, or will not, have a significant adverse effect on the environment, (b) was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act, Public Resources Code of Regulations Section 15000 et. Seq.

4. The property has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The proposed request includes changing the General Plan Land Use designation to Low Density Residential, and rezoning the property to R-1-6 (Single-Family Residential). The lot is currently vacant and unimproved.
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 January 19, 2012, 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 January 19, 2012; 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 9.32.030 are as follows:

FACTS:

The site is a 24,000 square foot lot located on the northwest corner of 11th Street and Kerry Street. The site abuts an elementary school to the north and west, a religious facility with a private school across Kerry Street to the east, and single-family homes to the south of 11th Street. The site has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The site is currently vacant and unimproved.

In 2004, a request was approved to change the General Plan land use designation of the property from Low Density Residential to Low Medium Density Residential and to rezone the property from R-1-6 (Single-Family Residential) to R-3 (Multiple-Family Residential) for the purpose of constructing an eight (8) unit townhouse development, along with a Variance to deviate from the setbacks and parking requirements. At the time, the property was improved with three (3) residential structures. In 2006, the three (3) residential structures were demolished, and the site was graded; however, the project was never constructed. The project site has remained vacant for five (5) years.

The current property owners purchased the property in January 2010. The property owners propose to subdivide the property into four (4) lots for the purpose of constructing one (1) single-family home on each lot. In order to facilitate the request, the General Plan Land Use designation of the property must be changed from Low Medium Density Residential to Low Density Residential, and rezoned from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). A Site Plan and Tentative Parcel Map is

proposed in order to create the four (4) lot subdivision and subsequently allow the construction of four (4) single-family homes. A Site Plan and Tentative Parcel Map is proposed in order to create the four (4) lot subdivision and subsequently allow the construction of four (4) single-family homes. A Variance is also required to allow the parcels to deviate from the minimum lot width, and also to allow one of the parcels to deviate from the minimum lot size requirement of 6,000 square feet.

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 lot size of 24,000 square feet, and is currently vacant and unimproved. The proposed project has been designed to comply with the requirements of the proposed R-1-6 (Single-Family Residential) zone, with exception of the requested Variances. The project has been designed to comply with the setbacks, parking, lot coverage, and building height requirements of the proposed R-1-6 zone. Lots 2, 3, and 4 comply with the minimum lot size of 6,000 square feet, while Lot 1 requires a Variance to deviate from the minimum lot size. All of the lots require a Variance to deviate from the minimum lot width as the R-1-6 zone requires a lot width of 60'-0" for interior lots, and 65'-0" for corner lots. The property is surrounded by an elementary school, a religious facility with a private school, and single-family homes. The proposed project is compatible with the character of the existing single-family neighborhood. With the exception of the Variances, the project complies with the proposed General Plan designation of Low Density Residential, and the proposed R-1-6 zone.

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 Kerry Street. A two-car enclosed garage, and two open guest parking spaces will be provided for each lot, which complies with the parking requirement for a four (4) bedroom single-family home in the R-1 zone.

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval and mitigation measures have been incorporated to 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 plans have been reviewed by the Engineering Division, and will require a corner cut-off street dedication at the corner of the lot. The utilities, drainage channels, and streets in the area are existing and adequate to accommodate the proposed development, and all appropriate conditions of approval and mitigation measures will minimize any adverse impacts to surrounding streets. The proposed development will provide landscaping and proper grading of the site, thereby, providing adequate on-site drainage.

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

The Public Works 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, with exception of the proposed Variances. The site abuts an elementary school to the north and west, a religious facility with a private school to the east, and single-family residences to the south that are zoned R-1-6 (minimum lot size of 6,000 square feet). The proposed subdivision will be compatible with the surrounding single-family neighborhood. Each lot will have a single-family home that complies with the setbacks, parking, and lot coverage requirements of the proposed R-1-6 zone. The design of the proposed development will ensure a reasonable degree of compatibility with adjacent developments.

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 for the proposed 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 map is consistent with the General Plan.

The map is consistent with the provisions of the General Plan for the proposed land use designation of Low Density Residential that allows for the

development of single-family homes. The project has been designed to comply with the proposed zoning designation of R-1-6, with the exception of the proposed Variances. The property will be subdivided into four (4) lots, and each lot will be improved with one (1) single-family home, which will be consistent with the General Plan 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 is consistent with the proposed General Plan Land Use designation of Low Density Residential, and with the proposed zoning of R-1-6 (Single-Family Residential). The creation of the four (4) lot subdivision for the purpose of constructing a one single-family home on each lot is consistent with the General Plan. Variances are required in order to facilitate the proposed development. Lot 1 requires a Variance to deviate from the minimum lot size of 6,000 square feet. Each lot requires a Variance to deviate from the minimum lot width of 60'-0" for interior lots, and 65'-0" for a corner lot. Nevertheless, the configuration of the lots provides sufficient land area for each lot to be designed to comply with the setbacks, parking, and lot coverage requirements of the R-1-6 zone. 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 property has a gross lot area of 24,000 square feet, and is the only remaining vacant lot in the area that can be developed. The site is adequate in size and shape to accommodate the proposed subdivision with exception of the requested Variance. The Variance will allow Lot 1 to deviate from the 6,000 square foot minimum, and also allow each lot to deviate from the minimum lot width requirement of 60'-0" for interior lots, and 65'-0" for a corner lot. Despite the requested Variances, each parcel will provide sufficient land area that will allow each lot to comply with the setbacks, parking, and lot coverage requirements of the R-1-6 zone.

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

Staff has prepared a Negative Declaration for this project pursuant to CEQA guidelines.

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

The lot has a gross lot area of 24,000 square feet. The site is adequate in size and shape to accommodate a four (4) lot subdivision that complies with the minimum lot size and the minimum lot width requirement of the R-1-6 zone, with exception of the requested Variances. The proposed design of the lots allows for the placement of one single-family home on each lot, which complies with the density requirement of the General Plan. Each lot has been designed to comply with the development standards of the proposed R-1-6 zone, with exception of the request Variances for lot size and lot width. The project complies with the minimum parking, open space, setbacks, lot coverage and building height requirements of the R-1-6 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 regulations.

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-1-6 development standards, with exceptions of the Variance request.

9. The design of the subdivision provides, to the extent feasible, for future passive and 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 units to take advantage of shade and prevailing breezes.

10. The design, density, and configuration of the subdivision strike a balance between the effect 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 the same as the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and goals of the General Plan, and the subdivision will be compatible with the surrounding residential area. The property is located in an area with existing single-family residences. The property is currently vacant. The project complies with the density requirements of the General Plan, and complies with all applicable R-1-6 development standards with exception of the Variance request.

VARIANCE FINDINGS AND REASONS:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

There are exceptional or extraordinary circumstances pertaining to the site that warrant approval of a Variance. The lot has a gross land area of 24,000 square feet, and is the only remaining vacant lot in the area that can be developed. The property was previously zoned R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). In 2004, the previous property owner received approval to rezone the property to R-3 (Multiple-Family Residential) for the purpose of constructing an eight (8) unit townhouse development. The three (3) residential structures on the property were demolished in 2006, but the residential project was never developed. The property has remained vacant and unimproved for five (5) years. The current property owner requests to rezone the property from R-3 to R-1-6 in order to subdivide the property into four (4) lots for the purpose of constructing a home of each lot. The proposal requires a Variance to deviate from the minimum lot size and lot width.

The proposed R-1-6 zone requires each lot to maintain a lot size of 6,000 square feet, and a lot width of 60'-0" for interior lots, and 65'-0" for corner lot. With the proposed subdivision, Lots 2, 3, and 4 comply with the minimum lot size of 6,000 square feet for the zone; however, Lot 1 will require a Variance to deviate from the minimum lot size due to a corner

cut-off street dedication required by the City. Lot 1 will provide a lot size of 5,860 square feet, which is 140 square feet less than the required 6,000 square feet minimum lot size. If the required corner cut-off dedication was not required by the City, Lot 1 would comply with the minimum lot size of 6,000 square feet. Nevertheless, Lot 1 provides sufficient land area and has been designed to comply with the setbacks, parking, lot coverage, and open space requirements of the R-1-6 zone.

The project also requires a Variance for each lot to deviate from the required lot width. The R-1-6 zone requires interior lots to have a lot width of 60'-0", and corner lots to maintain a lot width of 65'-0". All the lots will be designed to have a lot width of 50'-0", which is less than that required by code. While the lots are designed to have a 50'-0" lot width, the depth of the lots are 120 feet, and is more than the typical lot depth provided by surrounding residential lots. The average lot in the area has a lot width of 61.75 feet and a lot depth of 97.3 feet. The proposed lots provide a lot depth that is 22.7 feet greater than what is provided by the surrounding residential lots. While the proposed lots have a reduced lot width, the lots provide a longer lot depth that allows each parcel to comply with the requirements of the R-1-6 zone, including setbacks, parking, and lot coverage. Furthermore, there is an existing residential lot in the area, located at 14371 Kerry Street, that has a lot width of 50'-0," which is similar to the proposed project.

Furthermore, additional land area cannot be acquired since the site is surrounded by two (2) public right-of-ways, Kerry Street and 11th Street, and a elementary school owned by the Garden Grove Unified School District. Most of the lots in the area are improved with 6,000 square foot residential lots, and the proposed development will maintain continuity with the zoning and character of the area.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.

The lot has a gross land area of 24,000 square feet and is the only vacant lot in the vicinity that can be developed. The surrounding lots are improved with single-family homes, an elementary school, and a religious facility with a private school. The proposed Variance will give the property owner the opportunity to develop a single-family residential project that is consistent with the existing residential lots in the area.

The project will create four (4) rectangular shape lots that will accommodate a single-family home on each lot designed to comply with the development standards of the proposed R-1-6 zone. Although the proposed project requires a Variance to deviate from the minimum lot width in order to facilitate the proposed subdivision, the project will provide a typical

subdivision configuration that is consistent with the existing residential lots in the vicinity and one that is typical of most single-family residential lots.

The project is located in a single-family neighborhood where the average size of the residential lots is 6,000 square feet. While a Variance is required to allow Lot 1 to deviate from the minimum lot size due to a corner cut-off dedication required by the City that reduced the lot size to slightly less than 6,000 square feet, the lot will continue to comply with the development standards of the proposed R-1-6 zone.

The proposed project will maintain continuity with the existing single-family residential neighborhood, and will provide a benefit to the community by improving a vacant and unutilized lot. The requested Variances are necessary to facilitate the proposed development, and to give the property owner the right to develop the property with a single-family residential project as those found in the vicinity.

3. The Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

The approval of the Variance will not create an adverse effect on the public welfare or to properties or improvements in the subject zone. The proposed Variance will allow Lot 1 to deviate from the required 6,000 square foot lot size by 140 square feet, and to allow each lot to deviate from the required lot width. The project has been designed to comply with the required setbacks, parking, and lot coverage of the R-1-6 zone. Furthermore, the Variances will allow for the development of a lot that has remained vacant for over five (5) years with a new single-family residential development that will be consistent with the area.

4. The granting of the Variance will not adversely affect the General Plan.

Granting approval of the proposed Variance will not adversely affect the City of Garden Grove's General Plan. Approval of the Variance will allow the project to be subdivided into four (4) lots for the purposes of constructing a single-family home on each lot. The General Plan encourages the development of residential structures to meet the regional housing needs of the Housing Element. The project will replace three (3) residential structures that were demolished in 2006 with four (4) new single-family homes. Granting this Variance is in keeping with the spirit and intent of the General Plan.

5. Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the

limitations upon other properties in the vicinity and zone in which the subject property is situated.

The property is located in a residential area that is improved with single-family homes, an elementary school, and a religious facility with a private school. The lot has a gross land area of 24,000 square feet, and is the only remaining vacant lot in the area that can be developed. The property was previously zoned R-1-6, and was improved with three (3) residential structures. The lot was rezoned to multi-family residential, but was never developed as such. The current property owner proposes to rezone the property back to R-1-6 for the purpose of subdividing the lot into four (4) residential lots. The Variances are necessary to facilitate the proposal, and will allow Lot 1 to deviate from the minimum lot size, and allow all four (4) lots to deviate from the minimum lot width. The project is consistent with the residential uses in the vicinity, and with exception of the requested Variances, the project has been designed to comply with the setbacks, parking, lot coverage, and all applicable development standards of the R-1-6 zone. Furthermore, the proposed lot width, for example, are consistent with at least one existing residential lot that has a lot width of 50'-0". Approval of the Variance is subject to conditions of approval that will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

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, Tentative Parcel Map, and Variances possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030 (Site Plan and Variance), and Section 9.40.060 (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-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107.
3. Approval of this Site Plan, Variance, and Tentative Parcel Map shall be contingent upon the approval of General Plan Amendment No. GPA-1-12(A) and Zone Change No. A-163-12 by the Garden Grove City Council.

ADOPTED this 19th day of January, 2012

/s/ PHAT BUI
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 January 19, 2012, by the following votes:

AYES:	COMMISSIONERS:	BRIETIGAM, BUI, CABRAL, DOVINH, LAZENBY, PAK, SILVA
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 February 9, 2012.

EXHIBIT "A"

**Site Plan No. SP-466-12
Variance No. V-195-12
Tentative Parcel Map No. PM-2011-107**

9721 E. 11th Street

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 of the conditions of approval require approval of the Planning Commission.
2. Approval of this Site Plan, Variance, and Tentative Parcel Map shall be contingent upon the approval of General Plan Amendment No. GPA-1-12(A) and Zone Change No. A-163-12. Furthermore, the approval of the subject entitlements 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 Planned Unit Development, Site Plan, and Variance 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. The applicant shall remediate any soil or groundwater

contamination before the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior drive aisle and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including soil compaction, saturation, permeability and groundwater levels.

6. A separate street permit is required for work performed within the public right-of-way.
7. Grading and street improvement plans prepared by a registered Civil Engineer are required. The registered Civil Engineer shall base the grading plan 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. At the time of the permit issuance, the city collects all fees, based on the fee schedule in effect at that time.
8. The applicant shall be subject to Traffic Mitigation Fees.
9. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
 - a. Addresses Site Design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - c. Incorporates Treatment Control BMPs as defined in the DAMP.
 - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

10. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs .
11. The applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards.
12. The applicant shall be responsible for the maintenance of the landscape, sidewalks, and lights in the public right-of-way.
13. TIES TO HORIZONTAL CONTROL: Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary map into 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.
14. DIGITAL MAP SUBMISSION: Prior to recordation of a final tract 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.
15. Before recordation of a final tract map, the applicant shall comply with the Garden Grove Municipal Code Chapter 9.48 regarding Undergrounding of Utilities. The City Engineer has advised the applicant that this includes removal of the two (2) power poles fronting Kerry Street and the one (1) pole fronting 11th Street and undergrounding of the utilities in a manner meeting the approval of the City Engineer.

Kerry Street

- a. Construct 6'-0" sidewalk adjacent to the street curb per City of Garden Grove Standard Plan B-105. The remaining 4'-0" of road right of way shall be landscaped per the direction of the City Planning Department. Construct 6" curb and gutter along the property frontage, at 30' from the centerline in accordance with the Standard Plan B-113. Remove existing chain link fence.
- b. Construct four (4) new driveway approaches in accordance with City Standard Plan B-122.

11th Street

- a. Remove the existing 5'-0" wide curb separated sidewalk, curb, and gutter. Construct a 6'-0" sidewalk adjacent to the street per the City of Garden Grove Standard Plan B-105. The remaining two feet of road right of way shall be landscaped per the direction of the City Planning Department. Remove existing chain link fence.
- b. The two (2) existing driveway approaches along 11th Street shall be removed and curb, gutter, and sidewalk shall be constructed per B-113 (Type D-6) and B-105, respectively.

Corner of Kerry and 11th Street

- a. The sidewalk landing and ramp at the corner of Kerry Street and 11th Street shall be removed and a new wheelchair ramp and landing shall be constructed per Caltrans Standard Plan RSP A 88 A, Case A, Detail B (Typical One-Ramp Corner Installation).
- b. Before the issuance of a building permit, the applicant shall dedicate road right-of-way at the intersection of 11th Street and Kerry Street for a corner cut-off as delineated in City Standard Plan B-107.

Community Development Department

16. 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, Variance, and Tentative Parcel Map shall be installed or relocated underground.

- b. All above ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, electrical transformer) shall not be located in the street setback and shall be screened to the satisfaction of the Community Development Director.
 - c. No roof-mounted mechanical equipment 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. All roof access ladders shall be accessed for inside the building.
17. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Title Sections 8.47.040 to 8.47.060 referred to as the Noise Control Ordinance as adopted:
- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays – may work the same hours but subject to the restrictions as stipulated in Sections 8.47.040 to 8.47.060 of the Municipal Code.
18. The property owner shall comply with the adopted City Noise Ordinance.
19. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape and irrigation plan governing the entire development. The landscape plan shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of 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. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
- c. No trees shall be planted closer than five feet (5') from any public right-of-way. Trees planted within ten feet (10') of any public right of way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance. All trees planted on the individual private lots whether for screening the houses from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.
- d. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance.
- e. The landscape treatment along Kerry Street and 11th Street, and the area designated as public right-of-way, shall incorporate a mixture of ground cover, flowerbeds, and shrubs. The height of the plant material and any fences located within the front setback areas, shall not exceed 36 inches in height in order to ensure visibility to the site from the public right-of-way.
- f. The landscape treatment along the street frontages, including the area designated as public right-of-way, shall incorporate the landscape area between the sidewalk and the perimeter fencing areas with ground cover, shrubs and bushes, and trees that highlight the project's exterior appearance along Kerry Street and 11th Street. The plant material for the entrances shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.
- g. Landscape treatment shall be installed within the front, side, and rear setback area. The landscaping shall incorporate a mixture of ground cover, flowerbeds, shrubs, and trees. The Community Development Department shall review the type and location of all proposed trees.
- h. 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.

- i. 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.
 - j. 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 screening.
 - k. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
20. The development is subject to the following stipulations:
- a. All units shall maintain the ability to park the required vehicles in front of the 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.
 - 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.
21. The facades of the units shall be designed with sound attenuation features including the installation of dual pane windows. These features shall be

approved by the Community Development Department prior to the issuance of building permits.

22. The project shall provide the detailed treatment as shown on the elevations of each home, that includes decorative trim around the windows and doors, arched windows, garage opening with arch and trim detailing, column banisters on the second story balconies. No changes shall be made to the architectural treatment without approval of the Community Development Department Planning Services Division.
23. Prior to submittal of working 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. The garage doors shall be automatic roll-up type doors.
24. The applicant shall provide trim on all the windows and doors in order to provide articulation on all four (4) building elevations. The required trim shall be a minimum of 4" inches wide. A detail of the trim shall be provided in the construction drawings.
25. Each unit shall have phone jacks and cable-TV outlets installed in the living room, in the family room and bedrooms.
26. 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 the units are not provided with air conditioning condensing units, a place shall be designated for the location of such on the properties that allows for a ground mounted units, minimizes noise intrusion to adjacent units, and allows for ease of installation per the distance separation requirements noted immediately above. No wall mounted or roof type of air conditioning system (s) are permitted.
27. 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.
28. All new lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to the residential properties to shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided within the driveway easement, and shall be limited to ground light system. Lighting shall be directed,

positioned, or shielded in such a manner so as to not unreasonably illuminate the windows of the units within the project and of the adjacent residences.

29. 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 of low-sodium parking lot lights, to ensure compliance with Title 24.
30. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve the resources in place or leave in an undisturbed state in compliance with CEQA.
31. In accordance with Senate Bill SB (18), the applicant shall coordinate with the Gabrieleno Band of Mission Indians to provide a certified Native American monitor on-site during all ground disturbances. The applicant shall be responsible for coordinating with the Gabrieleno Band of Mission Indians, and submitting proof of compliance with this condition to the City of Garden Grove Planning Services Division.
32. As part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for the project.
33. To the extent possible, all construction activity shall be performed, including concrete and material delivery, so as not to obstruct pedestrian and vehicular traffic that serves the adjacent schools during morning drop-off and afternoon pick-up hours. The site shall be fenced at all times during construction. All equipment and construction material shall be stored so that it is not easily accessible to non-construction persons or traffic. If barriers are required, the applicant will be required to submit a traffic safety plan for review and approval by the City prior to the commencement of construction in the public right-of-way in order to ensure the safety of pedestrians and/or bicyclists.
34. A new six-foot high wall shall be constructed along the north and west property lines to provide separation between the residential use and the elementary school. The block wall shall be of a split-face block, with a decorative cap, subject to Community Development Department's approval. The proposed block wall shall be shown on the grading plans. The block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant

shall plant clinging vines, i.e. Boston Ivy, on the exterior face of the block wall (west and north sides) that orient toward the school to deter graffiti. A new split face block wall shall be constructed along the 11th Street property line for Lot 1 and shall provide a 2'-0" setback between the property line and the block wall in order to install landscaping, including plants, shrubs and clinging vines, to deter graffiti. The property owner is responsible for removing any graffiti from the block within the timeframe stipulated in Condition of Approval No. 36.

35. Any walls constructed along the Kerry Street front setback area of each lot, as measured from the first 20'-0" from the front property lines, shall maintain a maximum height of 36 inches. Pilasters installed within the front setback area shall not exceed an overall height of 42 inches.
36. Graffiti shall be removed from the premises, including the perimeter block walls, within 120 hours upon application/notification.
37. Any and all corrections notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
38. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107, and his/her agreement with all conditions of approval.
39. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. 2011-107. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

Water Services Division

40. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards. Water meters shall be located within the City right-of-way.
41. The landscape system, if applicable, shall have a Reduced Pressure Principle Device (RPPD) installed. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
42. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
43. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
44. City shall determine if existing water services(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.
45. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
46. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 4" min. dia., extra strength VCP with wedgelock joints.
47. 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.

Building Services Division

48. The buildings shall comply with the California Residential code.
49. Automatic fire sprinklers systems are required for all buildings.

RESOLUTION NO. 5756-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. GPA-1-12(A) AND AMENDMENT NO. A-163-12 AND RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on January 19, 2012, does hereby recommend that the City Council approve General Plan No. GPA-1-12(A) and Amendment No. A-163-12, and recommend adoption of a Negative Declaration for a property located on the northwest corner of 11th Street and Kerry Street, at 9721 E. 11th Street, Assessors Parcel No. 098-631-06.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission recommends that the City Council adopt a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-1-12(A) and Amendment No. A-163-12, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Shakil Patel, AIA.
2. The applicant is requesting a General Plan Amendment to change the land use designation of a 24,000 square foot parcel from Low Medium Density Residential to Low Density Residential, and to rezone the parcel from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). Also, a Site Plan and Tentative Parcel Map request to subdivide the lot into four (4) parcels for the purpose of constructing a single-family home on each lot. In addition, a Variance request to allow the parcels to deviate from the minimum lot width requirement, and to allow one of the parcels to deviate from the 6,000 square foot minimum lot size requirement.
3. The Community Development Department has prepared a Negative Declaration for the project, that (a) concludes that the proposed project can not, or will not, have a significant adverse effect on the environment, (b) was prepared and circulated in accordance with applicable law, including the

California Environmental Quality Act, Public Resources Code of Regulations Section 15000 et. Seq.

4. The property has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The proposed request includes changing the General Plan Land Use designation to Low Density Residential, and rezoning the property to R-1-6 (Single-Family Residential). The lot is currently vacant and unimproved.
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 January 19, 2012, 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 January 19, 2012; 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 9.32.030 are as follows:

FACTS:

The site is a 24,000 square foot lot located on the northwest corner of 11th Street and Kerry Street. The site abuts an elementary school to the north and west, a religious facility with a private school across Kerry Street to the east, and single-family homes to the south of 11th Street. The site has a General Plan Land Use designation of Low Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The site is currently vacant and unimproved.

In 2004, a request was approved to change the General Plan land use designation of the property from Low Density Residential to Low Medium Density Residential and to rezone the property from R-1-6 (Single-Family Residential) to R-3 (Multiple-Family Residential) for the purpose of constructing an eight (8) unit townhouse development, along with a Variance to deviate from the setbacks and parking requirements. At the time, the property was improved with three (3) residential structures. In 2006, the three (3) residential structures were demolished, and the site was graded; however, the project was never constructed. The project site has remained vacant for five (5) years.

The current property owners purchased the property in January 2010. The property owners propose to subdivide the property into four (4) lots for the purpose of constructing one (1) single-family home on each lot. In order to facilitate the

request, the General Plan Land Use designation of the property must be changed from Low Medium Density Residential to Low Density Residential, and rezoned from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet). A Site Plan and Tentative Parcel Map is proposed in order to create the four (4) lot subdivision and subsequently allow the construction of four (4) single-family homes. A Variance is also required to allow the parcels to deviate from the minimum lot width, and also to allow one of the parcels to deviate from the minimum lot size requirement of 6,000 square feet.

FINDINGS AND REASONS:

1. The amendment is internally consistent with the goals, objectives, and elements of the City's General Plan.

The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The Low Density Residential Land Use designation provides for the development of single-family housing with the density range of 1 to 9 dwelling units per acre. The proposed density per acre calculation for this residential project is 7.26 dwelling units per acre. The General Plan policies support this proposal because the proposed development promotes new housing, increases housing density, and provides various on site amenities.

The Low Density Residential designation is intended to promote single-family neighborhoods by providing an environment for family life that will preserve residential property values, and provide access to schools, parks, and other community services. The proposed project site is ideal for a single-family home development as the property is surrounded by an elementary school, a religious facility with a private school, and other single-family homes.

Furthermore, the project will also support of the goals of the General Plan Housing Element since new residential units will be constructed to meet the City's regional housing needs.

2. The amendment is deemed to promote the public interest, health, safety, and welfare.

The General Plan Amendment will promote the public interest, health, safety, and welfare by maintaining a General Plan land use designation and zoning which are consistent with the proposed use of the site and with the improvements in the area. The proposal will facilitate the development of a vacant lot with single-family homes.

3. The case of the amendment to the general plan land use map or the zoning map, the subject parcel(s) is physically suitable for the requested land use

designation(s), compatible with surrounding land uses, and consistent with the general plan.

The size and shape of the area of the proposed General Plan Amendment is physically suitable for the proposed land use designation of Low Density Residential. The surrounding residential parcels have a land use designation of Low Density Residential, which is consistent with the proposal. The proposed use is consistent with the proposed General Plan land use designation and zoning.

ZONE CHANGE AMENDMENT:

1. The propose zone change is consistent with the City's general plan.

The Zone Change Amendment is consistent with the goals and policies of the Land Use Element of the General Plan, which support zoning properties with designations that encourage and facilitate the development of underutilized properties, as well as ensuring zoning consistency with the General Plan Land Use designation. The proposed property is currently vacant, and the proposal will facilitate the development of a four (4) lot single-family development. The property is located in a area that is improved with single-family residential properties that have a land use designation of Low Density Residential and are zoned R-1-6. Prior to 2004, the subject property was also had a land use designation of Low Density Residential and was zoned R-1-6. The property's land use designation was changed to Low Medium Density Residential and rezoned to R-3 to facilitate a multi-family development that was never completed. The change of zoning to the R-1-6 (Single-Family Residential) zone furthers the goals of the General Plan, and is consistent with the surrounding area.

2. The proposed zone change will ensure a degree of compatibility with surrounding properties and uses.

The Amendment will promote the public interest, health, safety, and welfare, as well as ensure a degree of compatibility with surrounding properties and uses. The property is 24,000 square feet and is currently vacant. The project has sufficient land area to accommodate the proposed four (4) lot single-family subdivision. With exception of the Variance request to deviate from the minimum lot width and lot size, the project has been designed to comply with the setbacks, parking, and lot coverage requirements of the proposed R-1-6 zone.

Furthermore, the property is located in an area developed with single-family homes that have a land use designation of Low Density Residential and are zoned R-1-6. The proposed general plan amendment and zone change will

be consistent with the surrounding land use designation of Low Density Residential and the R-1-6 zone.

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 General Plan Amendment and the Zone Change possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030 (General Plan Amendment and Zone Change).
2. The implementation provisions for General Plan Amendment No. GPA-1-12(A) and Amendment No. A-163-12 are found in Planning Commission Resolution No. 5757-12 for Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107.

ADOPTED this 19th day of January, 2012

/s/ PHAT BUI
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 January 19, 2012, by the following votes:

AYES:	COMMISSIONERS:	BRIETIGAM, BUI, CABRAL, DOVINH, LAZENBY, PAK, SILVA
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 February 9, 2012.

DRAFT MINUTE EXCERPT
GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-12(A)
AMENDMENT NO. A-163-12
SITE PLAN NO. SP-466-12
VARIANCE NO. V-195-12
TENTATIVE PARCEL MAP NO. PM-2011-107

APPLICANT: SHAKIL PATEL AIA

LOCATION: NORTHWEST CORNER OF 11TH STREET AND KERRY STREET AT 9721 E. 11TH STREET

DATE: JANUARY 19, 2012

REQUEST: General Plan Amendment to change the land use designation of a 24,000 square foot parcel from Low Medium Residential to Low Density Residential, and to rezone the parcel from R-3 (Multi-Family Residential) to R-1-6 (Single-Family Residential) with a minimum lot size of 6,000 square feet, in conjunction with a Site Plan and Tentative Parcel Map request to subdivide the lot into four (4) parcels for the purpose of constructing a single-family home on each lot. Also, a Variance request to allow each parcel to deviate from the minimum lot width requirement, and to allow one of the parcels to deviate from the 6,000 square foot minimum lot size requirement. The site is in the R-3 (Multi-Family Residential) zone.

Staff report was read and recommended approval with amendments to Resolution No. 5757-12.

Chair Bui asked staff if the Lot No. 1 width deviation of 15 feet was sufficient for a variance. Staff responded that for an R-1 corner lot, the minimum lot width was 65 feet; that in the area, the typical lot width was 60 feet, and one lot was 50 feet; and, that staff determined that the corner lot was similar in the range of lot widths in the area.

Chair Bui asked if the City received complaints from residents with smaller lots. Staff replied no.

Staff added that corner lots were typically given additional width to protect residents from frontage and side street noise and that the corner home was narrower, which created additional width on the side.

Chair Bui opened the public hearing to receive testimony in favor of or in opposition to the request.

The applicant/architect, Mr. Shakil Patel, and the project engineer, Mr. Sam Akbarpore, approached the Commission. Mr. Patel stated that the number of units were reduced and that the conditions of approval were acceptable, though clarification of Condition No. 15 was needed.

Mr. Akbarpore requested that Condition No. 15 be re-worded that the removal of one of the existing power poles on Kerry Street be removed; and that undergrounding the transformer on 11th Street would be cost effective for the project and he hoped to work with Southern California Edison for a solution as the cost would be high.

Staff added that Condition No. 15 was a typical condition for subdivisions.

Mr. Patel stated that some power from 11th Street was supplying power for across the street and that undergrounding the transformer would cost too much, possibly a quarter of a million dollars; that the fees would be high as the work would be by Southern California Edison; that the figures would not be given until drawings were completed; that one power pole was on Lot No. 1 and that removing the pole would require digging across the street; that the power pole on the west side has a street light; and that he would be happy to relocate the poles on Kerry Street, however, the 11th Street pole would be over and above the scope of the project.

Staff agreed that one pole on Kerry Street needed to be removed for a future driveway.

Chair Bui asked the applicant if he had read and agreed with the Conditions of Approval. The applicant replied yes and stated that staff mentioned 'in-lieu fees' as a possible solution and that he did not yet have a hard number from Southern California Edison.

Staff also added that the City had foreseen the high cost for removal of light poles and undergrounding and thereby crafted a City Council approved ordinance, Section No. 9.48.050 Voluntary Payment of Fee In-Lieu of Undergrounding Existing Off Site Utilities, of which 1% of the total construction costs would be a fee to pay in lieu of the high cost of removal.

Commissioner Brietigam asked if the option would be available if the conditions were approved as written. Staff replied yes.

Staff clarified that the intent of Condition No. 15 was to implement the existing Municipal Code ordinance that requires all on-site and off-site utilities serving a property to be undergrounded or an 'in-lieu' fee paid; that the ordinance was not intended to impose a requirement over and above what was already required by the City Ordinance, and that if the fee was over and above, the Planning Commission would not have the discretion to impose or not impose that condition to the extent as stated in the ordinance, nor does the Planning Commission have the discretion to give relief to the applicant.

Staff further clarified that language should include, that with respect to the undergrounding of the removal of the poles, the applicant shall comply with Chapter 9.48 of the Municipal Code.

Commissioner Pak asked staff if the City could be sued if someone ran into one of the poles.

Commissioner Silva clarified that the applicant has the option of leaving the poles in place.

Staff estimated that an approximate 'in-lieu' fee could be between twenty to twenty five thousand dollars; that the evaluation would be completed by the Building Services Division; and that the 1% figure for undergrounding came from economists based on average bank construction loans.

Commissioner Brietigam asked if the City would take on the 1% to remove the poles.

Staff explained that the City has collected the 'in-lieu' fees in the past and used the funds to underground poles on Taft Street; that typically, the fees are put toward overall projects; that the poles in this project would stay and the in-lieu funds be used for a larger project that people would enjoy; and that the applicant, in this case, would have to pay to relocate the pole for the driveway.

Commissioner Cabral asked staff if the option was communicated to the applicant. Staff replied yes.

Mr. Patel commented that the 'in-lieu' fee was a better plan; that a City ordinance stated that any utilities not attached to the project do not need to be moved; that the line for the elementary school and homes across the street did not benefit the project; that another pole has to be relocated; and that the fee to relocate the two poles could be deducted from the 'in-lieu' fees.

Chair Bui asked the applicant if he agreed with Condition No. 15. Mr. Patel replied yes.

Staff added that the 'in-lieu' fee would be calculated by the engineering staff and that the language should be modified to state that before recordation of the final tract map, the applicant shall comply with Chapter 9.48 of the Garden Grove Municipal Code regarding undergrounding of the utilities. The City Engineer has advised the applicant that this includes, without limitation, the removal of the two power poles fronting Kerry Street and the one pole fronting 11th Street, and the undergrounding of utilities in a manner meeting the approval of the City Engineer.

Mr. Patel asked if the 1% cost would be for the four homes or the one lot adjacent to the homes.

Commissioner Silva stated the whole project.

There being no further comments, the public portion of the hearing was closed.

Commissioner Brietigam commented that he was glad to see the reduction in units and would support the project.

Commissioner Brietigam moved to recommend adoption of the Negative Declaration, and approval of General Plan Amendment No. GPA-1-12(A), and Amendment No. A-163-12 to City Council, and adoption of the Negative Declaration and approval of Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107, with amendments to Condition No. 15 and Resolution No. 5757-12, seconded by Commissioner Lazenby, pursuant to the facts and reasons contained in Resolution Nos. 5756-12 (GPA/A) and 5757-12 (SP/V/PM). The motion received the following vote:

AYES:	COMMISSIONERS:	BRIETIGAM, BUI, CABRAL, DOVINH, LAZENBY, PAK, SILVA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A NEGATIVE DECLARATION AND APPROVING GENERAL PLAN
AMENDMENT NO. GPA-1-12(A)

WHEREAS, the case, initiated by the Shakil Patel, AIA, proposes to change the land use designation of a 24,000 square foot parcel from Low Medium Density Residential to Low Density Residential in order to facilitate a four (4) lot subdivision for the purposes of constructing a single-family home on each lot in conjunction with Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107. The property is located on the northwest corner of 11th Street and Kerry Street at 9721 E. 11th Street, Garden Grove, Parcel No. 098-631-06;

WHEREAS, the Planning Commission, at a Public Hearing held on January 19, 2012, recommended adoption of a Negative Declaration and recommended approval of General Plan Amendment No. GPA-1-12(A) pursuant to Resolution No. 5756-12;

WHEREAS, the Planning Commission recommended adoption of a Negative Declaration together with the comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at 11222 Acacia Parkway, Garden Grove, California. The custodian of the record of proceeding is the Director of Community Development. The Planning Commission found, on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore the Planning Commission recommends adoption of a Negative Declaration;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on February 28, 2012, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of February 28, 2012.

NOW, THEREFORE, the City Council of the City of Garden Grove resolves, finds, and determines as follows:

1. General Plan Amendment No. GPA-1-12(A) is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 5756-12, a copy of which is on file in the City Clerk's Office and incorporated herein by reference with the same force and effect as if set forth in full.

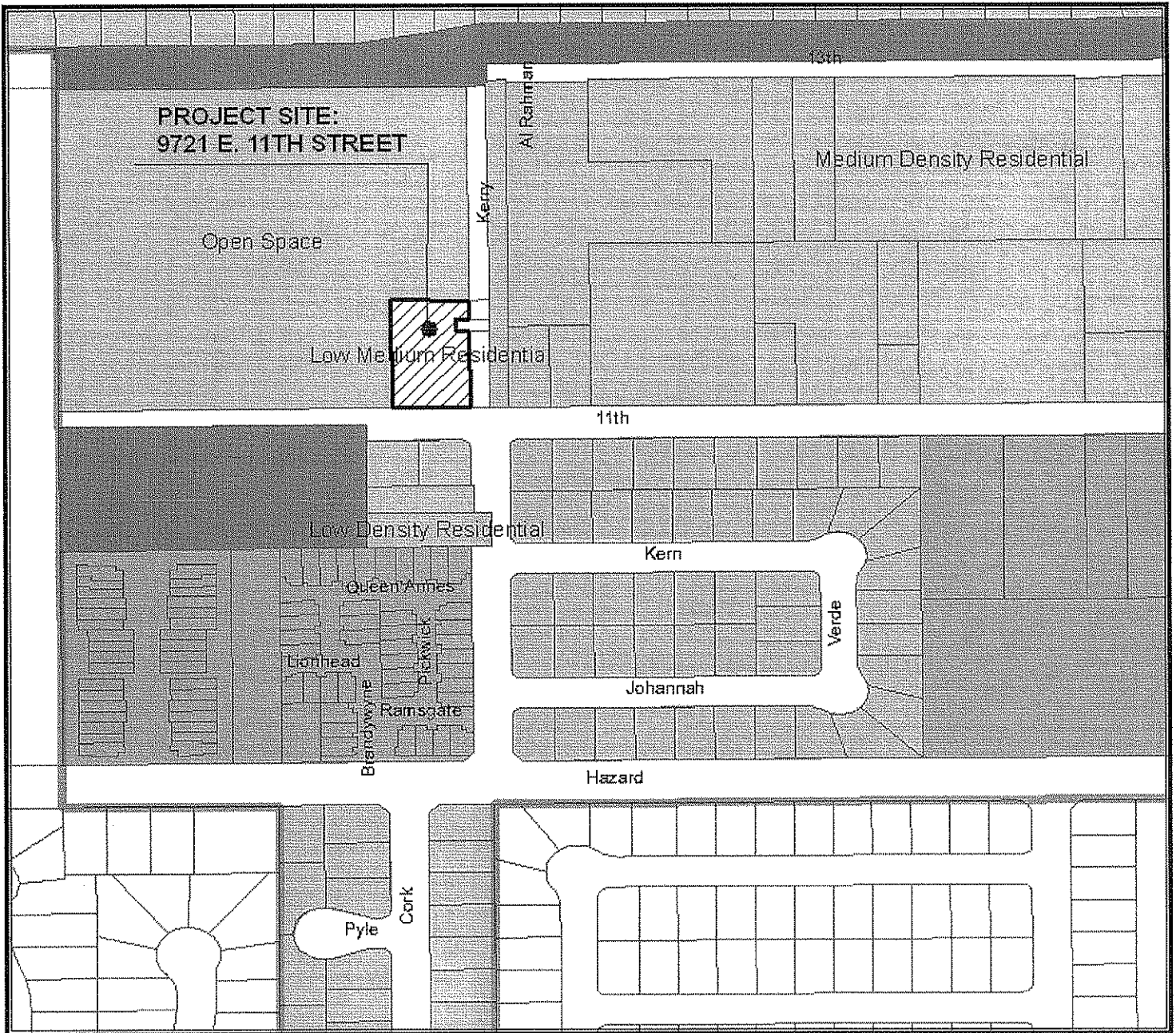
2. The property shown on the attached map is changed from Low Medium Density Residential to Low Density Residential. The General Plan map is amended accordingly.



GARDEN GROVE

GENERAL PLAN AMENDMENT NO. GPA-1-12 (A)

CASES: A-163-12, SP-466-12, V-195-12, PM-2011-107



LEGEND



PROJECT SITE: 9721 E. 11TH STREET



500 FOOT RADIUS

NOTES

1. GENERAL PLAN AMENDMENT: FROM LOW MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
2. ZONE MAP M-18



CITY OF GARDEN GROVE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 FEBRUARY 2012

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A NEGATIVE DECLARATION AND APPROVING ZONE CHANGE
AMENDMENT NO. A-163-12, TO CHANGE THE ZONING FROM R-3 (MULTIPLE-FAMILY
RESIDENTIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE
OF 6,000 SQUARE FEET)

Attorney Summary

This Ordinance approves a zone change and corresponding amendment to the City's Zone Map with respect to a parcel located at 9721 E. 11th Street, Garden Grove, on the northwest corner of 11th Street and Kerry Street, to change the zoning from R-3 (Multi-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet), in conjunction with General Plan Amendment No. GPA-1-12(A), in order to facilitate subdivision of the property into four lots for purposes of construction of a single-family home on each lot.

WHEREAS, the case, initiated by the Shakil Patel, AIA, proposes to rezone a 24,000 square foot parcel from R-3 (Multiple-Family Residential) to R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet) to facilitate a four (4) lot subdivision for the purposes of constructing a single-family home on each lot in conjunction with Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107. The property is located on the northwest corner of 11th Street and Kerry Street at 9721 E. 11th Street, Garden Grove, Parcel No. 098-631-06;

WHEREAS, the Planning Commission, at a Public Hearing held on January 19, 2012, recommended adoption of a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act for this project for Zone Change Amendment No. A-163-12;

WHEREAS, pursuant to Resolution No. 5756-12, the Planning Commission, at a Public Hearing held on January 19, 2012, recommends approval of Zone Change Amendment No. A-163-12;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on February 28, 2012, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council of the City of Garden Grove, in Regular Session assembled on February 28, 2012, does hereby adopt a Negative Declaration for land located on the northwest corner of 11th Street and Kerry Street at 9721 E. 11th Street, Garden Grove, Parcel No. 098-631-06.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Garden Grove has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the City Council of the City of Garden Grove decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the City Clerk. The City Council of the City of Garden Grove finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. The City Council further finds that the adoption of the Negative Declaration reflects the City Council's independent judgment and analysis. Therefore, the City Council of the City of Garden Grove adopts the Negative Declaration.

Section 2. Zone Change Amendment No. A-163-12 is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 5756-12, a copy of which is on file in the City Clerk's Office and incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. The property shown on the map attached hereto is rezoned to the R-1-6 (Single-Family Residential with a minimum lot size of 6,000 square feet) zone as shown thereon. Zone Map part M-18 is amended accordingly.

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words, or portions thereof be declared invalid or unconstitutional.

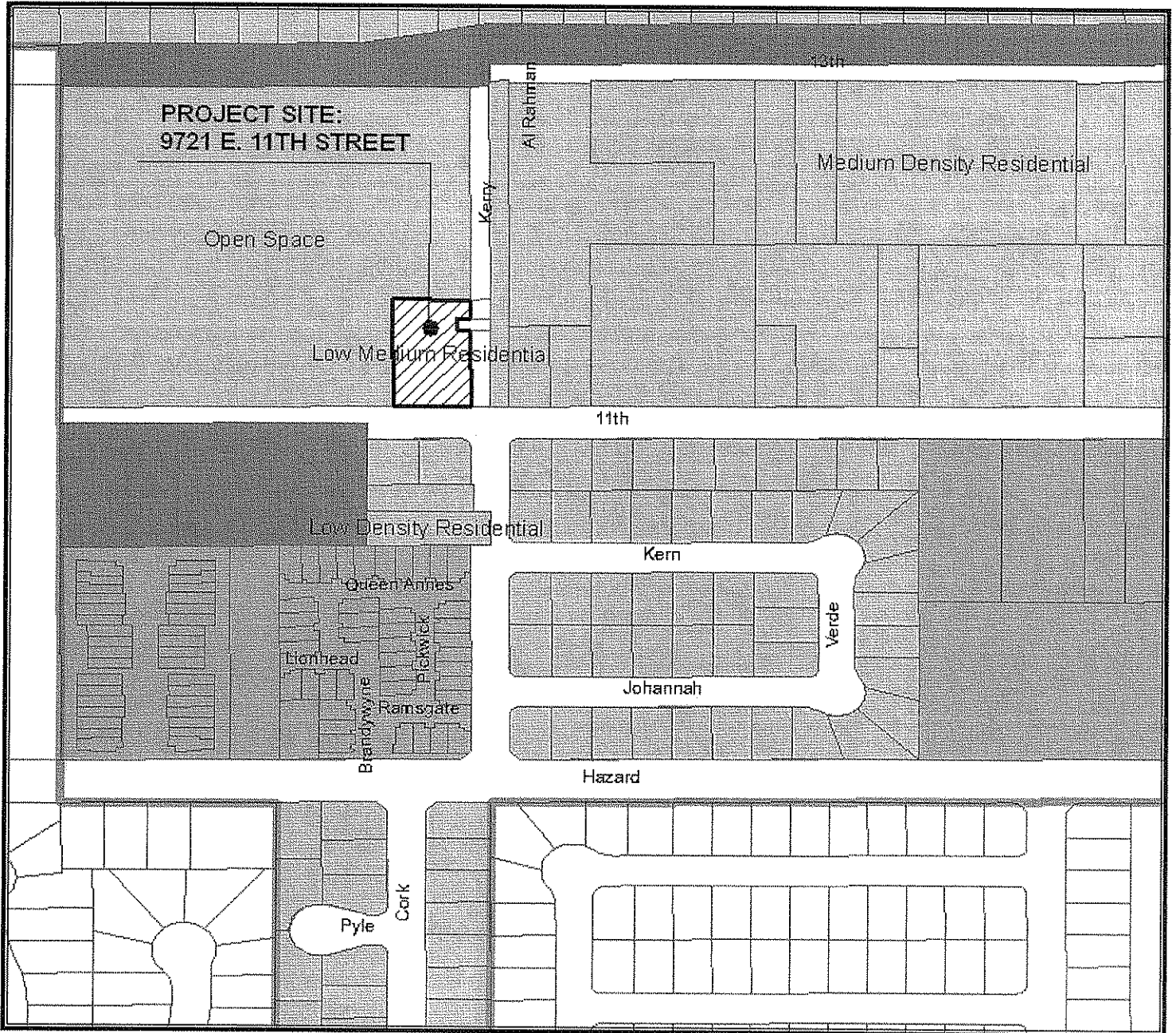
Section 5. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.



GARDEN GROVE

AMENDMENT NO. A-163-12

CASES: GPA-1-12 (A), SP-466-12, V-195-12, PM-2011-107



LEGEND



PROJECT SITE: 9721 E. 11TH STREET



500 FOOT RADIUS



NOTES

1. GENERAL PLAN AMENDMENT: FROM LOW MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL
2. ZONE MAP M-18

CITY OF GARDEN GROVE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 FEBRUARY 2012