



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 17, 2018

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION – 7:00 P.M. – COUNCIL CHAMBER

ROLL CALL: CHAIR BRIETIGAM, VICE CHAIR TRUONG
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN,
SALAZAR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: May 3, 2018
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. LOT LINE ADJUSTMENT NO. LLA-016-2018
VARIANCE NO. V-020-2018

APPLICANT: GEORGE & BEVERLY PARAS

LOCATION: END OF CUL-DE-SAC ON SORRELL DRIVE, JUST
SOUTH OF BANNER DRIVE AT 11831 TRASK
AVENUE

REQUEST: Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot for the purpose of constructing a new single-family dwelling. Also, a request for Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone. The site is in the R-1 (Single-Family Residential) zone. This project is exempt pursuant to CEQA Sections 15061(b)(3) Review for Exemption and 15305 - Minor Alterations in Land Use Limitations.

STAFF RECOMMENDATION: Approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, subject to the recommended Conditions of Approval.

C.2. CONDITIONAL USE PERMIT NO. CUP-130-2018

APPLICANT: VERIZON WIRELESS

LOCATION: EXISTING STREET LIGHTS OWNED BY SOUTHERN CALIFORNIA EDISON AND EXISTING WOOD UTILITY POLES OWNED BY JOINT POWER AUTHORITY, BOTH IN THE PUBLIC RIGHT-OF-WAY

REQUEST: Conditional use permit to allow for the installation and operation of twelve (12) Citywide small wireless telecommunication facilities disguised as street light poles or attached to wood utility poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street lights and wood utility poles in the City's public right-of-way are owned by Southern California Edison or Joint Power Authority. The street lights will be removed and replaced with the new street light poles, the wood utility poles would remain, both would include small wireless telecommunication facilities. This project is exempt pursuant to CEQA Section 15301 - Existing Facilities.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-130-2018, subject to the recommended Conditions of Approval.

C.3. CONDITIONAL USE PERMIT NO. CUP-131-2018

APPLICANT: SPRINT

LOCATION: PUBLIC RIGHT-OF-WAY NEAR COMMERCIAL AND RESIDENTIAL ZONES NEEDING ADDITIONAL COVERAGE

REQUEST: Conditional Use Permit approval to allow for the installation and operation of three (3) Citywide small wireless telecommunication facilities disguised as street light poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street light poles in the City's public right-of-way, which are owned by Southern California Edison, will be removed and replaced with the new street light poles that include small wireless telecommunication facilities. This project is exempt pursuant to CEQA Section 15301 - Existing Facilities.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-131-2018, subject to the recommended Conditions of Approval.

C.4. SITE PLAN NO. SP-053-2018

APPLICANT: AVI MARCIANO

LOCATION: EAST OF MAIN STREET, BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD AT 12891 MAIN STREET

REQUEST: Site Plan approval to construct a new mixed-use building with a commercial tenant space of approximately 3,888 square feet on the Main Street frontage and nine (9) residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony, and a second to reduce one minimum dimension of a passive recreation area. The site is in the CC-2 (Civic Center Main Street) zone. This project is exempt pursuant to CEQA Section 15332 - In-Fill Development Projects.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-053-2018, subject to the recommended Conditions of Approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Council Chamber, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, May 3, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Brietigam
Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: Truong

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

April 19, 2018 MINUTES:

Action: Received and filed.
Motion: Lazenby Second: Salazar
Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar
Noes: (0) None
Absent: (1) Truong

At 7:04 p.m., Commissioners Nguyen and Salazar recused themselves for the following item due to a conflict of interest.

CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-127-2018, TWENTY-FIVE (25) CITYWIDE STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY OWNED BY SOUTHERN CALIFORNIA EDISON.

Applicant: VERIZON WIRELESS
Date: May 3, 2018

Request: Conditional Use Permit approval to allow the citywide installation of twenty-five (25) small wireless telecommunication facilities disguised as

street lights along with a meter pedestal to be installed below finish grade or within the new street light. Each of the existing street lights, owned by Southern California Edison in the public right-of-way, will be removed and replaced with the new street light wireless telecommunication facility. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Tammy Pritchard

Action: Resolution No. 5917-18 was approved.

Motion: Kanzler Second: Lehman

Ayes: (4) Brietigam, Kanzler, Lazenby, Lehman

Noes: (0) None

Absent: (3) Nguyen, Salazar, Truong

At 7:11 p.m., Commissioners Nguyen and Salazar rejoined the meeting.

PUBLIC HEARING –SITE PLAN NO. SP-052-2018 AND TENTATIVE PARCEL MAP NO. PM-2017-141. NORTHWEST CORNER OF IMPERIAL AVENUE AND GILBERT STREET AT 9241 IMPERIAL AVENUE.

Applicant: ROSELL SURVEYING & MAPPING, INC.

Date: May 3, 2018

Request: Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot, improved with a single-family home, into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new, two-story, single-family home will be constructed on each lot. Also, a minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Lot 1. The site is in the R-1 (Single-Family Residential) zone. This project is exempt pursuant to CEQA Sections 15315 – Minor Land Division and 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Robert Monroe, Linda Rogers, Bert Ashland

Action: Resolution No. 5918-18 was approved with minor corrections and an amendment to increase the north and west block wall fence to a height of 7'-0".

Motion: Lazenby Second: Kanzler

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar
Noes: (0) None
Absent: (1) Truong

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2017 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN:

Action: Received and filed. Staff report explained the Southern California Association of Governments (SCAG) state law formula for determining the required number of 747 housing units for the seven year period. Criteria included population growth, income level, and current housing.

Motion: Kanzler Second: Lazenby

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar
Noes: (0) None
Absent: (1) Truong

MATTERS FROM COMMISSIONERS: Chair Brietigam mentioned that a collector bin was deposited at a Mobil service station at Valley View Street and Lampson Avenue. Staff responded that Code Enforcement would be notified. He then commented that the Garden Grove Police force was the most understaffed in the County, with no major increases since the 1960's, and as the population increases there were less resources available. He challenged the City to increase the amount of sworn police officers to 200 by the year 2020.

Commissioner Lazenby added that the excess of police overtime, due to lower numbers, affected public safety.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the May 17th meeting and stated that the June 7th meeting would be a study session on CEQA 101, followed by a Code Enforcement study session on property maintenance on June 21st.

ADJOURNMENT: At 7:43 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, May 17, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar
Noes: (0) None
Absent: (1) Truong

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: At the end of the cul-de-sac on Sorrell Drive just south of Banner Drive, at 11831 Trask Avenue
HEARING DATE: May 17, 2018	GENERAL PLAN: Low Density Residential
CASE NOS.: Lot Line Adjustment No. LLA-016-2018, and Variance No. V-020-2018	ZONE: R-1 (Single-Family Residential)
APPLICANT: George and Beverly Paras	CEQA DETERMINATION: Exempt – CEQA Guidelines § 15061(b)(3) and 15305
PROPERTY OWNER: Same as applicant	APN NO.: 100-352-28 and 31

REQUEST:

The applicant is requesting: (1) Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot, for the purposes of constructing a new single-family dwelling; and (2) Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone.

BACKGROUND:

The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28), as legally described in the attached title report and the submitted lot line adjustment plans. Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Parcel 1 is vacant and Parcel 2 is improved with a detached accessory structure.

Both properties are zoned R-1 (Single-Family Residential) and have General Plan Land Use Designations of Low Density Residential. The site abuts R-1 zoned properties to the north and to the west, across Sorrell Drive, and Trask Avenue to the south. Adjacent to, and above the site, is the Garden Grove SR-22 Freeway.

The applicant is proposing to consolidate the two (2) subject properties for the purposes of developing the site with a single-family residential dwelling.

The property owners acquired Parcel 1 from CalTrans (California Department of Transportation) in 2014 and Parcel 2 from a private property owner in 1999. Over the years, both parcels have undergone several modifications for public roadway improvements, through several recorded instruments, since 1954. As shown in Tract No. 2166 (attached as Exhibit B), Parcel 1 is a portion of the original Lot 9. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway, Lot 9 had been significantly modified and reduced in size to its current state, currently known as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently known as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. A remnant detached accessory structure remains on Parcel 2, which will be removed to accommodate the proposed project.

The property owners, Mr. and Mrs. George and Beverly Paras, currently own the abutting property to the north, located at 13452 Sorrell Drive (APN: 100-352-08), which is improved with a single-family dwelling. For many years, the property owners had witnessed and observed several issues occurring on the abutting vacant property (the two subject properties) such as, but not limited to: dumping, graffiti, drug use, and homeless encampments. Due to the shape and private orientation of the property, inadvertently aided by the adjacent sound wall of the freeway/bridge, the vacant property, which has limited visibility from Trask Avenue, has become a common place for chronic issues and nuisances. The property owners acquired the two (2) properties intending to develop the property with a single-family dwelling, and to improve the blighted area.

DISCUSSION:

LOT LINE ADJUSTMENT:

In order for the project to move forward and in accordance with the State Subdivision Map Act, the applicant is requesting approval of a Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one, for the purpose of constructing a new single-family dwelling.

The ultimate right-of-way of Sorrell Drive is 60 foot (60'-0") in width between property lines, which includes a twelve foot (12'-0") public right-of-way, as measured from the face of curb to the subject property line. Currently, the property with frontage along Sorrell Drive (Parcel 1) does not have the required public right-of-way. As part of this application, the property owner will dedicate the required twelve foot (12'-0") public right-of-way to the City of Garden Grove, which contains an area of 718 square feet.

Parcel 1 (APN: 100-352-31) is 3,083 square feet in area. Parcel 2 (APN: 100-352-28) is 3,286 square feet in area. The combined lot area of the two (2) parcels would be 6,369 square feet. The subject properties are zoned R-1-7, which has a minimum lot size requirement of 7,200 square feet. After consolidation, and after the required public right-of-way dedication of twelve feet (12'-0"), the site will maintain a lot area of 5,651 square feet, which is 1,549 square feet short of the minimum lot size requirement (7,200 square feet) of the zone. Thus, variance approval is necessary to deviate from the minimum lot size requirement of the R-1-7 in order for the project to move forward. Staff has also determined that two (2) additional variances are necessary to facilitate the development of the site with a new single-family dwelling. In summary, the three (3) required variance approvals are as follows:

- (i) a deviation from the minimum 7,200 square foot lot size requirement of the R-1-7 (Single-Family Residential) zone;
- (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and
- (iii) a deviation from the open space requirement of the R-1-7 zone.

Provided the (3) proposed Variances are approved, Staff believes that the consolidation of the lots will be consistent with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and the State Subdivision Map Act. With exception of the three (3) requested variances, the project, along with the future development of the site with a new single-family dwelling, would comply with all development standards of the R-1-7 zone.

VARIANCE:

As part of this application, the applicant prepared and submitted architectural plans demonstrating that the consolidated property was developable with a single-family residential dwelling, in compliance with all Municipal Code requirements and development standards as they pertain to the R-1-7 (Single-Family Residential) zone, with the exception of three (3) development standards. In order for the project to move forward, the applicant is requesting the approval of three (3) variances to allow:

- (i) a deviation from the minimum 7,200 square foot lot size requirement of the R-1-7 (Single-Family Residential) zone;
- (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and
- (iii) a deviation from the open space requirement of the R-1-7 zone.

The R-1-7 zone establishes a minimum lot size of 7,200 square feet. After the proposed Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one lot, and after the required public right-of-way dedication of twelve feet (12'-0"), the resulting lot size will be 5,651 square feet, which is less than the minimum 7,200 square foot lot size

requirement of the R-1-7 zone. Therefore, the consolidated lot would be deficient by 1,549 square feet from the minimum lot area. A variance from the minimum lot area standard set forth in the R-1-7 zone is necessary for the proposed project to move forward.

The R-1-7 zone establishes a minimum rear yard setback requirement, at a depth of 20% of the lot depth, not to exceed 25 feet. The "rear yard setback" is measured from the "rear lot line," as these terms are defined in Chapter 9.04 of the Garden Grove Municipal Code. The location of the Code required minimum rear yard setback for the proposed irregularly shaped lot as determined in accordance with these definitions is illustrated on the attached Exhibit A. Based on the Municipal Code definition of "rear setback" and how the rear setback is measured, a single-family dwelling on the subject lot could not provide a sufficient rear setback (minimum of 11.6 feet) due to the odd shape of the lot. As shown in the attached Exhibit A, a typical single-family dwelling would encroach the Code defined "rear setback" line and provide a 0'-0" rear setback from the Code defined "rear lot line". It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the minimum rear yard setback requirement of the R-1-7 zone. Although a traditional rear setback could not be achieved on the subject lot, the applicant has demonstrated on the submitted architectural plans (see Exhibit A) that a single-family dwelling could still provide a 42'-6" setback from the rearmost part of the property (the easternmost point of the triangular shaped Parcel 2). A variance is required to deviate from the minimum rear yard setback requirement in order for the proposed new lot to be developed.

And finally, the R-1-7 zone requires a minimum of 1,000 square feet of usable open space maintained in the required rear yard. As defined in Chapter 9.04 of the Garden Grove Municipal Code, the "rear yard" is an open space extending across the full width of the lot measured inward from and at right angles to the "rear lot line." The location of the Code required minimum rear yard area for the proposed irregularly shaped lot as determined in accordance with these definitions is illustrated on the attached Exhibit A. Based on the Municipal Code definitions of "rear yard" and "required rear yard depth" and how the location of the minimum 1,000 square feet of open space is determined (within the required rear yard), a typical single-family dwelling on the subject lot could not provide the minimum 1,000 square feet of open space within the rear yard due to the odd shape of the lot. As shown in the attached Exhibit A, a typical single-family dwelling would encroach the entirety of the Code defined "required rear yard" area. It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the open space requirements of the R-1-7 zone. Although the 1,000 square feet of open space could not be located within the Code defined "required rear yard" area, in the traditional sense, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide at least 1,000 square feet of usable open space behind the dwelling and in the easternmost portion of the lot (see Exhibit A). A variance is required to deviate from the open space requirement of the R-1-7 zone in order for the proposed new lot to be developed.

Staff is supportive of the (3) Variances. Proposed reasons supporting the five (5) variance findings required pursuant to State law and Garden Grove Municipal Code Section 9.32.030.D.6 are included in the attached Resolution set forth below:

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

The project involves two (2) legal nonconforming sized lots, which the applicant proposes to consolidate into one larger parcel to facilitate development of a single-family dwelling. The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28). Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Due to a twelve foot (12'-0") public right-of-way dedication along Sorrell Drive, the net developable lot area of consolidated site is reduced by 718 square feet, resulting in a final lot size of 5,651 square feet. The two (2) subject properties (Parcels 1 and 2) have undergone several modifications, through several recorded instruments, since 1954. Parcel 1 is a portion of Lot 9 of Tract No. 2166. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a public cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway by CalTrans (California Department of Transportation), Lot 9 has been significantly modified and reduced in size to its current state, currently referred to as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently referred to as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. Other properties on streets in similar residential zones, in the same zone and/or in the neighborhood of the subject site are not subject to the same public right-of-way dedications and substantial street and highway improvements that significantly alter their shape and reduce their developable area, as it does to the subject site involved in the proposed project.

The R-1-7 zone establishes a minimum lot size of 7,200 square feet. After the proposed Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one lot, and after the required public right-of-way dedication of twelve feet (12'-0"), the resulting lot size will be 5,651 square feet, which is less than the minimum 7,200 square foot lot size requirement of the R-1-7 zone. In order to meet the 7,200 square foot minimum lot size, additional land would need to be acquired. The lots abutting the site are all developed with residential uses, are owned by others, and/or are public rights-of-ways. Thus, further consolidation of abutting properties to meet the 7,200 square foot lot size minimum is not feasible. Although the resulting lot size (5,651 square feet) will be less than

the 7,200 square foot lot size minimum requirement, the project brings the combined property closer into conformance to the minimum lot size requirement of the zone.

The R-1-7 zone establishes a minimum rear yard setback requirement, at a depth of 20% of the lot depth, not to exceed 25 feet. The "rear yard setback" is measured from the "rear lot line," as these terms are defined in Chapter 9.04 of the Garden Grove Municipal Code. Based on the Municipal Code definition of "rear setback" and how the rear setback is measured, a single-family dwelling on the subject lot could not provide a sufficient rear setback (minimum of 11.6 feet) due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the Code defined "rear setback" line and provide a 0'-0" rear setback from the Code defined "rear lot line". It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the minimum rear yard setback requirement of the R-1-7 zone. Although a traditional rear setback could not be achieved on the subject lot, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide a 42'-6" setback from the rearmost part of the property (the easternmost point of the triangular shaped Parcel 2).

Additionally, the R-1-7 zone requires a minimum of 1,000 square feet of usable open space maintained in the required rear yard. As defined in Chapter 9.04 of the Garden Grove Municipal Code, the "rear yard" is an open space extending across the full width of the lot measured inward from and at right angles to the "rear lot line." Based on the Municipal Code definitions of "rear yard" and "required rear yard depth" and how the location of the minimum 1,000 square feet of open space is determined (within the required rear yard), a typical single-family dwelling on the subject lot could not provide the minimum 1,000 square feet of open space within the rear yard due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the entirety of the Code defined "required rear yard" area. It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the open space requirements of the R-1-7 zone. Although the 1,000 square feet of open space could not be located within the Code defined "required rear yard" area, in the traditional sense, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide at least 1,000 square feet of usable open space behind the dwelling and in the easternmost portion of the lot (see Exhibit A).

With exception of the three (3) requested variances (minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Other properties on streets in similar residential zones, in the same zone or in the neighborhood of the subject site,

are typically comprised of common shaped lots that are rectangular, trapezoidal, or triangular. However, the subject site is atypical in shape, which significantly limits the ability to develop the property with a single-family dwelling in a traditional manner and in compliance with all R-1-7 development standards. The foregoing, including the required right-of-way dedications, past significant street and highway improvements that altered the size and shape of the site, that further lot consolidation at this site is impractical, and that the proposed project is otherwise consistent with the standards and intent of the R-1-7 single-family residential zone constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other property in similar zones, the same zone, and neighborhood.

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 subject property.

The granting of the Variance will not give the property owner a special privilege over other property owners in the area. The subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance requests will allow the newly consolidated parcel to deviate from the minimum lot size requirement, the minimum rear yard setback requirement, and the rear yard open space requirement of the R-1-7 (Single-Family Residential) zone, in order to facilitate the development of one single-family residential dwelling on the site. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. Provided the project complies with the Conditions of Approval, the balance of the R-1-7 development standards, and provides 1,000 square feet of usable open space as demonstrated in the submitted plans, the granting of the Variances will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. In addition, the subject site is currently vacant and, due to its shape, private orientation, and the adjacent sound wall of the freeway/bridge, the property has limited visibility from Trask Avenue. As a result, for many years, the vacant site has been utilized for activities such as dumping, graffiti, drug use, and homeless encampments. Development and occupancy of the site will help eliminate these chronic nuisance activities to the benefit of the public welfare and the property in the zone and neighborhood.

4. The granting of such Variance will not adversely affect the City's General Plan.

The applicant is proposing a Lot Line Adjustment to consolidate the two (2) properties into one intending to develop the property with a single-family dwelling, which is a use that is consistent with the intent of the General Plan and the zoning classification as single-family residential developments are permitted in the R-1-7 zone. The proposed Variance request will not cause an adverse effect on the City's General Plan since the Municipal Code, in conjunction with the requirements of the R-1-7 zone, are tools used to implement the goals of the General Plan. Approval of the Variance is consistent with several goals set forth in the General Plan. For example, Goal LU-1 of the General Plan encourages the development of residential lots to help meet the needs of the anticipated growth of the community and the regional housing needs. Land Use Implementation Program 2B (LU-IMP-2B) encourages new development to be similar in scale to the adjoining residential neighborhood to preserve its character. Finally, Goal LU-4 of the General Plan encourages the development of uses that are compatible with neighboring uses. The proposed single-family residential project is consistent with all of these goals, and the proposed Variance is needed to facilitate the project. Therefore, granting of this Variance is in keeping with the spirit and intent of the General Plan.

5. The 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 subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent, as the lots are legally created and will be consolidated to allow the construction of a single-family home, which will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Pursuant to the Conditions of Approval, the rights granted pursuant to the Variance shall continue in effect for only so long as a single-family dwelling structure similar in size, orientation, and location to the structure depicted on the architectural and site plans presented to the Planning Commission in conjunction with its approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018 are approved by the City and constructed and continue to exist on the Site. In the event the necessary building and other permit or permits for such a structure is/are not obtained within one year of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, the Variance shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. In addition, the Conditions of Approval require that a minimum of 1,000 square feet of contiguous and usable open space shall be provided to the rear of the single-family dwelling unit, to the satisfaction of the Planning Services Division, and in a similar fashion as shown in the architectural plans submitted for Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018. Therefore, the granting of

the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

California Environmental Quality Act:

The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 5, Minor Alterations in Land Use Limitations (CEQA Guidelines §15305), and Review for Exemption (CEQA Guidelines §15061(b)(3)) as set forth in the attached Notice of Exemption.

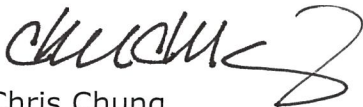
RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 5921-18 approving Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, subject to the conditions of approval.



LEE MARINO
Planning Services Manager



By: Chris Chung
Urban Planner

- | | |
|---------------|--------------------------------------|
| Attachment 1: | Vicinity Map |
| Attachment 2: | Lot Line Adjustment Plans |
| Attachment 3: | Public Right-of-Way Dedication Plans |
| Attachment 4: | Architectural Plans |
| Attachment 5: | Title Report |
| Attachment 6: | Exhibit A |
| Attachment 7: | Exhibit B (Tract No. 2166) |

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
 City of Garden Grove
 P.O. Box 3070
 Garden Grove, CA 92842
 Attn: Planning Services Division

APPLICATION FOR LOT LINE ADJUSTMENT NO. LLA- 17-xx

RECORD OWNERS:

PARCEL NO. 100-352-28
 NAME: GEORGE AND BEVERLY PARAS
 ADDRESS: 13452 SORRELL DRIVE
GARDEN GROVE, CA 92843
 NAME: _____
 ADDRESS: _____

PARCEL NO. 100-352-31
 NAME: BEVERELY PARAS
 ADDRESS: 13452 SORRELL DRIVE
GARDEN GROVE, CA 92843
 NAME: _____
 ADDRESS: _____

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/We) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

APPLICANT/OWNER

APPLICANT/OWNER

By: _____
 Title: George Paras (Owner)
 By: _____
 Title: _____
 By: _____
 Title: _____
 Date: _____
 Contact Person: Jack C. Lee (Engineer)
 Daytime Phone No.: 714-671-1050 ext 118

By: _____
 Title: Beverly Paras (Owner)
 By: _____
 Title: _____
 By: _____
 Title: _____
 Date: _____
 Address: 576 E. Lambert Road
Brea, California 92821

SPACE BELOW FOR OFFICIAL USE ONLY

Date Received	Land Use Designation	CEQA Status	Subdivision Committee Action	Land Use
			APPROVED	APPROVED
			Date:	By: Date:
Zoning	AP Numbers	Filling Fee	Date Filed	Recording Date
			Receipt Number	

City of Garden Grove

Planning Services Division
 (714) 741-5312

EXHIBIT A

LOT LINE ADJUSTMENT NO. LLA- 17-xx

(LEGAL DESCRIPTION BEFORE LLA)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Beverly Paras	100-352-31	PARCEL 1
George and Beverly Paras	100-352-28	PARCEL 2

PARCEL 1 (APN: 100-352-31)

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 65, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 102247-1 AS DESCRIBED IN DEED RECORDED MARCH 25, 2014 AS INSTRUMENT NO. 2014000111203, OF OFFICIAL RECORDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL, S82°01'24"E, 3.35 FEET TO THE TRUE POINT OF BEGINNING (TPOB); THENCE LEAVING SAID NORTHERLY LINE, N22°03'54"W, 3.86 FEET; THENCE N60°10'43"E, 3.73 FEET; THENCE N29°22'00"W, 21.89 FEET; THENCE S61°45'12"W, 3.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET, A RADIAL LINE TO SAID POINT BEARS N60°15'20"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'27", AN ARC LENGTH OF 18.96 FEET; THENCE N42°50'07"W, 14.29' TO THE EASTERLY LINE OF SORRELL DRIVE, 60.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 2166; THENCE ALONG SAID EASTERLY LINE, N00°16'19"E, 18.90 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, S89°43'41"4, 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT, S00°16'19"W, 70.80 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 102247-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL , N82°01'24"W, 26.83 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (APN: 100-352-28)

THAT PORTION OF CERTAIN PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BOUNDED SOUTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT THEREON EASTERLY 80.91 FEET FROM NORTHWESTERLY CORNER THEREOF; THENCE IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND ACQUIRED, DISTANCE SOUTHERLY 87.53 FEET FROM SAID NORTHWESTERLY CORNER.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JULY 20, 2004 AT RECORDING NO. 2004000656987 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JUNE 13, 2006 AT RECORDING NO. 2006000393901 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

CONTAINING AREAS OF APPROXIMATELY 3,083 SQUARE FEET FOR PARCEL 1.
 3,286 SQUARE FEET FOR PARCEL 2.
 COMBINED TOTAL OF APPROXIMATELY 6,369 SQUARE FEET.

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND "C" AND BY THIS REFERENCE MADE A PART HEREOF. SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

EXHIBIT A-1

LOT LINE ADJUSTMENT NO. LLA- 17-xx

(LEGAL DESCRIPTION AFTER LLA)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
George and Beverly Paras	100-352-28 & 31	PARCEL 1

PARCEL 1 (APN: 100-352-28 AND 31)

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 65, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 102247-1 AS DESCRIBED IN DEED RECORDED MARCH 25, 2014 AS INSTRUMENT NO. 201400011203, OF OFFICIAL RECORDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL, S82°01'24"E, 3.35 FEET TO THE TRUE POINT OF BEGINNING (TPOB); THENCE LEAVING SAID NORTHERLY LINE, N22°03'54"W, 3.86 FEET; THENCE N60°10'43"E, 3.73 FEET; THENCE N29°22'00"W, 21.89 FEET; THENCE S61°45'12"W, 3.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET, A RADIAL LINE TO SAID POINT BEARS N60°15'20"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'27", AN ARC LENGTH OF 18.96 FEET; THENCE N42°50'07"W, 14.29' TO THE EASTERLY LINE OF SORRELL DRIVE, 60.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 2166; THENCE ALONG SAID EASTERLY LINE, N00°16'19"E, 18.90 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, S89°43'41"4, 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT, S00°16'19"W, 70.80 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 102247-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N82°01'24"W, 26.83 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF CERTAIN PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BOUNDED SOUTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT THEREON EASTERLY 80.91 FEET FROM NORTHWESTERLY CORNER THEREOF; THENCE IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND ACQUIRED, DISTANCE SOUTHERLY 87.53 FEET FROM SAID NORTHWESTERLY CORNER.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JULY 20, 2004 AT RECORDING NO. 2004000656987 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JUNE 13, 2006 AT RECORDING NO. 2006000393901 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

CONTAINING AREAS OF TOTAL OF APPROXIMATELY 6,369 SQUARE FEET.

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND "C" AND BY THIS REFERENCE MADE A PART HEREOF. SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

EXHIBIT C

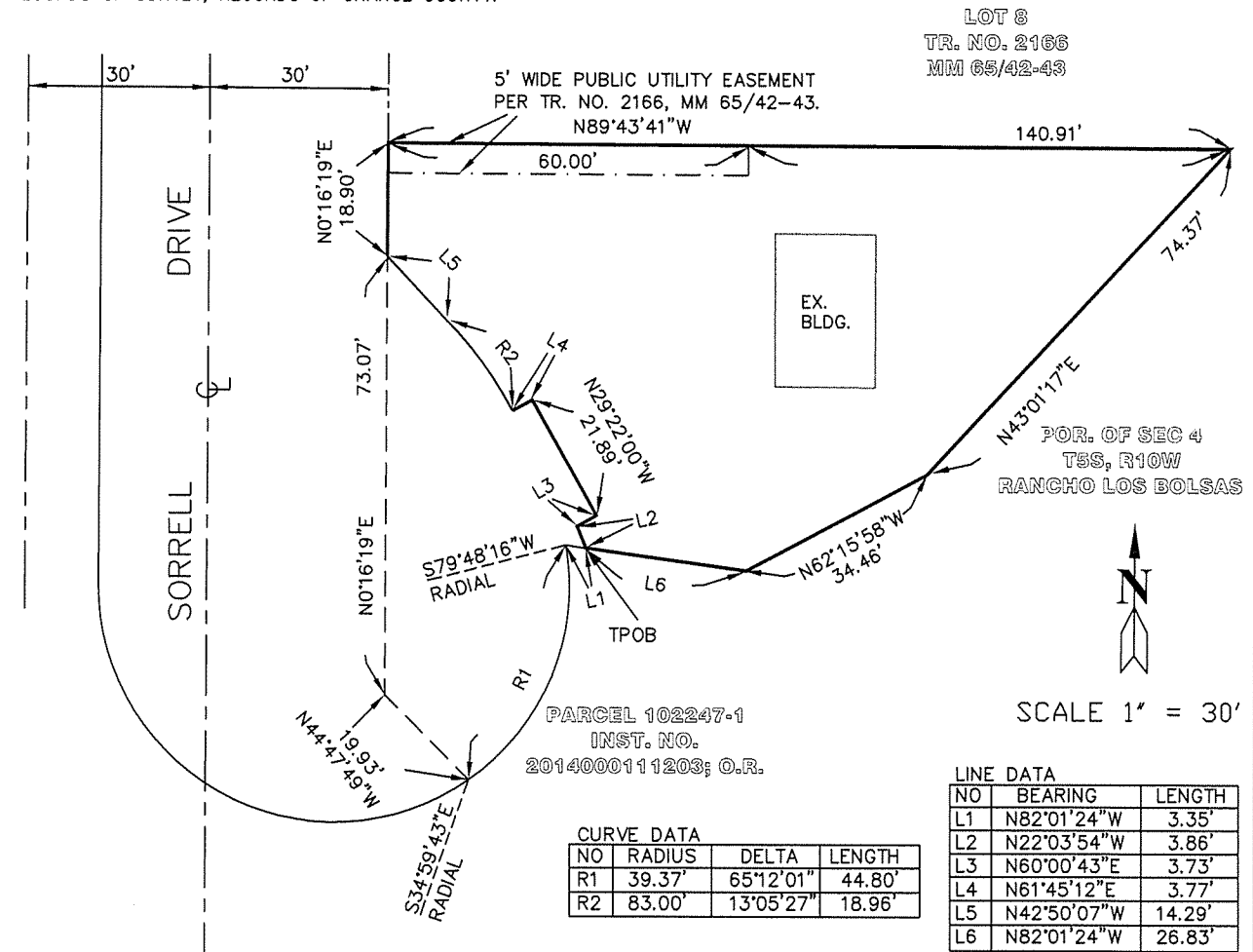
LOT LINE ADJUSTMENT NO. LLA- 17-XX

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Beverly Paras	100-352-31	PARCEL 1
George and Beverly Paras	100-352-28	PARCEL 2

BASIS OF BEARING NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
N89°43'41"W OF THE CENTERLINE OF TRASK AVENUE PER
RECORD OF SURVEY 2009-1130, FILED IN BOOK 242 PG 30 OF
RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY.



LEGEND:

- EXISTING LOT LINE TO REMAIN
- - - - - LOT LINE BEING ADJUSTED
- EX. STREET R/W LINE
- TPOB TRUE POINT OF BEGINNING
- REC'D RECORDED

Recording Requested By:

CITY OF GARDEN GROVE

AND WHEN RECORDED MAIL TO

City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92842
Attn: City Clerk Office

Portion of: (APN: 100-352-31)
ASSESSOR PARCEL NUMBER

This is to certify that this document covers City Business within the meaning of Section 6103 of the Government Code.

City Clerk's No.: _____

By: _____

FOR A VALUABLE CONSIDERATION, receipt of which I hereby acknowledged,

Beverly Paras

does hereby GRANT to CITY OF GARDEN GROVE, a municipal corporation, an easement for public street and highway purposes in, on and over the real property in the City of Garden Grove, County of Orange, State of California, described as:

PER LEGAL DESCRIPTION SHOWN ON EXHIBIT "A" AND DELINEATED ON PLAT MAP SHOWN AS EXHIBIT "B", BOTH OF WHICH ARE ATTACHED HERETO AND MADE A PART THEREOF

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has interest

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, BEFORE ME
_____, PERSONALLY APPEARED

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

STREET DEED

City of Garden Grove

APPROVED AS TO FORM OTHER THAN LEGAL DESCRIPTION

By: _____
City Attorney

Dated: _____

APPROVED AS TO EXECUTION AND DESCRIPTION

By: _____
Right of Way Agent

Dated: _____

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from

_____ to the City of Garden Grove, a governmental agency, is hereby accepted by the undersigned officer on behalf of the Garden Grove City Council pursuant to authority conferred by Resolution of the Garden Grove City Council adopted July 17, 1978, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

By: _____
City Clerk

EXHIBIT "A"
(APN: 100-352-31)
RIGHT-OF-WAY DEDICATION
LEGAL DESCRIPTION

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 65, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS DESCRIBED AS FOLLOWS:

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CONTAINING AN AREA OF APPROXIMATELY 718 SQUARE FEET.

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

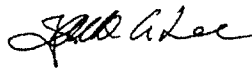
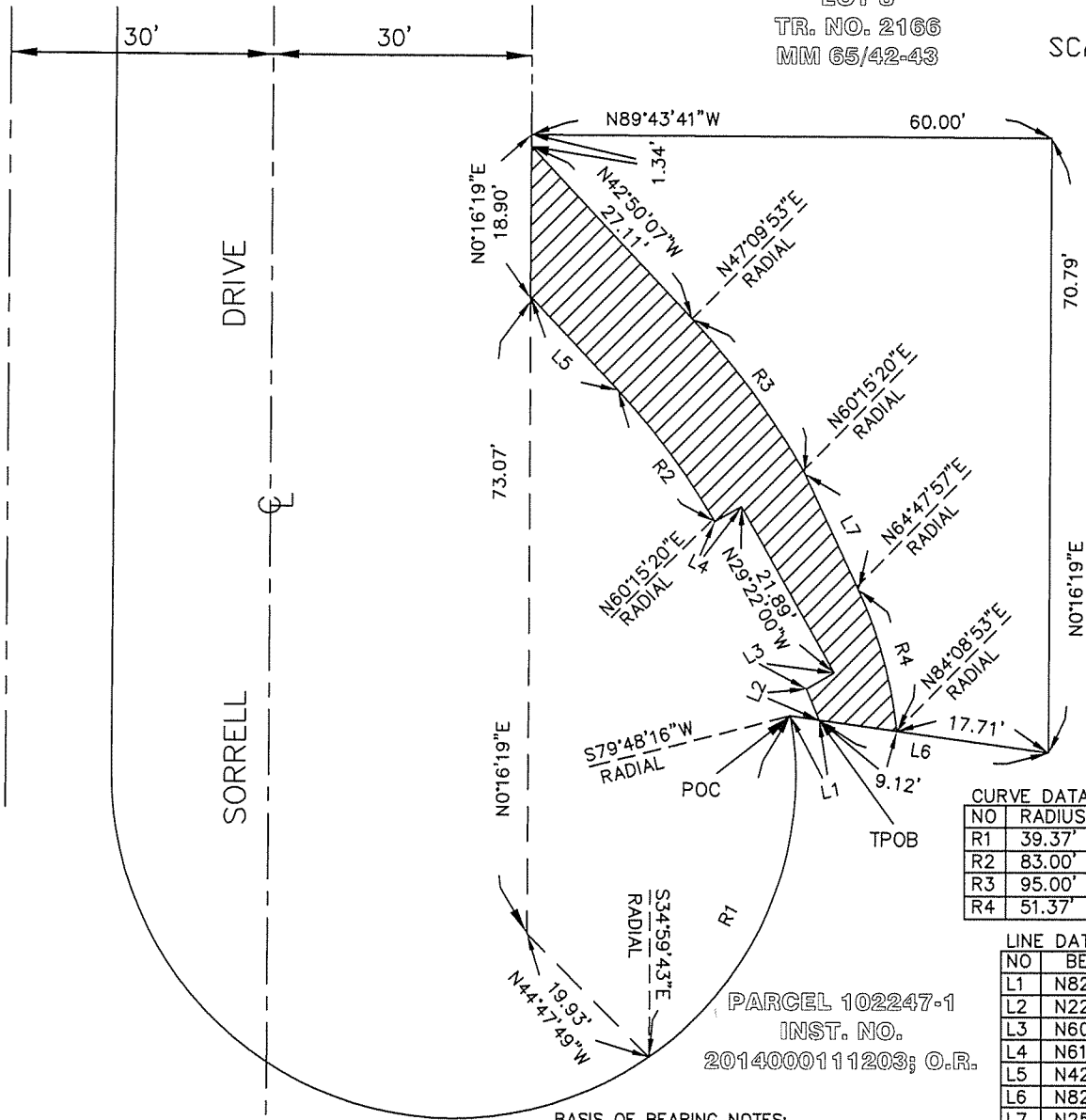


EXHIBIT "B"
 (APN: 100-352-31)
 RIGHT-OF-WAY DEDICATION
 PLAT MAP

LOT 8
 TR. NO. 2166
 MM 65/42-43



SCALE 1" = 20'



CURVE DATA

NO	RADIUS	DELTA	LENGTH
R1	39.37'	65°12'01"	44.80'
R2	83.00'	13°05'27"	18.96'
R3	95.00'	13°05'27"	21.71'
R4	51.37'	19°20'56"	17.35'

LINE DATA

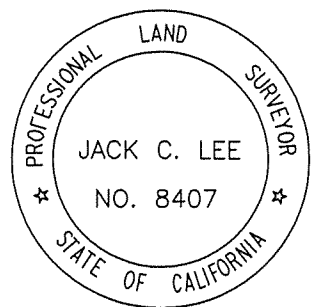
NO	BEARING	LENGTH
L1	N82°01'24"W	3.35'
L2	N22°03'54"W	3.86'
L3	N60°10'43"E	3.73'
L4	N61°45'12"E	3.77'
L5	N42°50'07"W	14.29'
L6	N82°01'24"W	26.83'
L7	N25°12'03"W	14.71'

PARCEL 102247-1
 INST. NO.
 2014000111203; O.R.

BASIS OF BEARING NOTES:

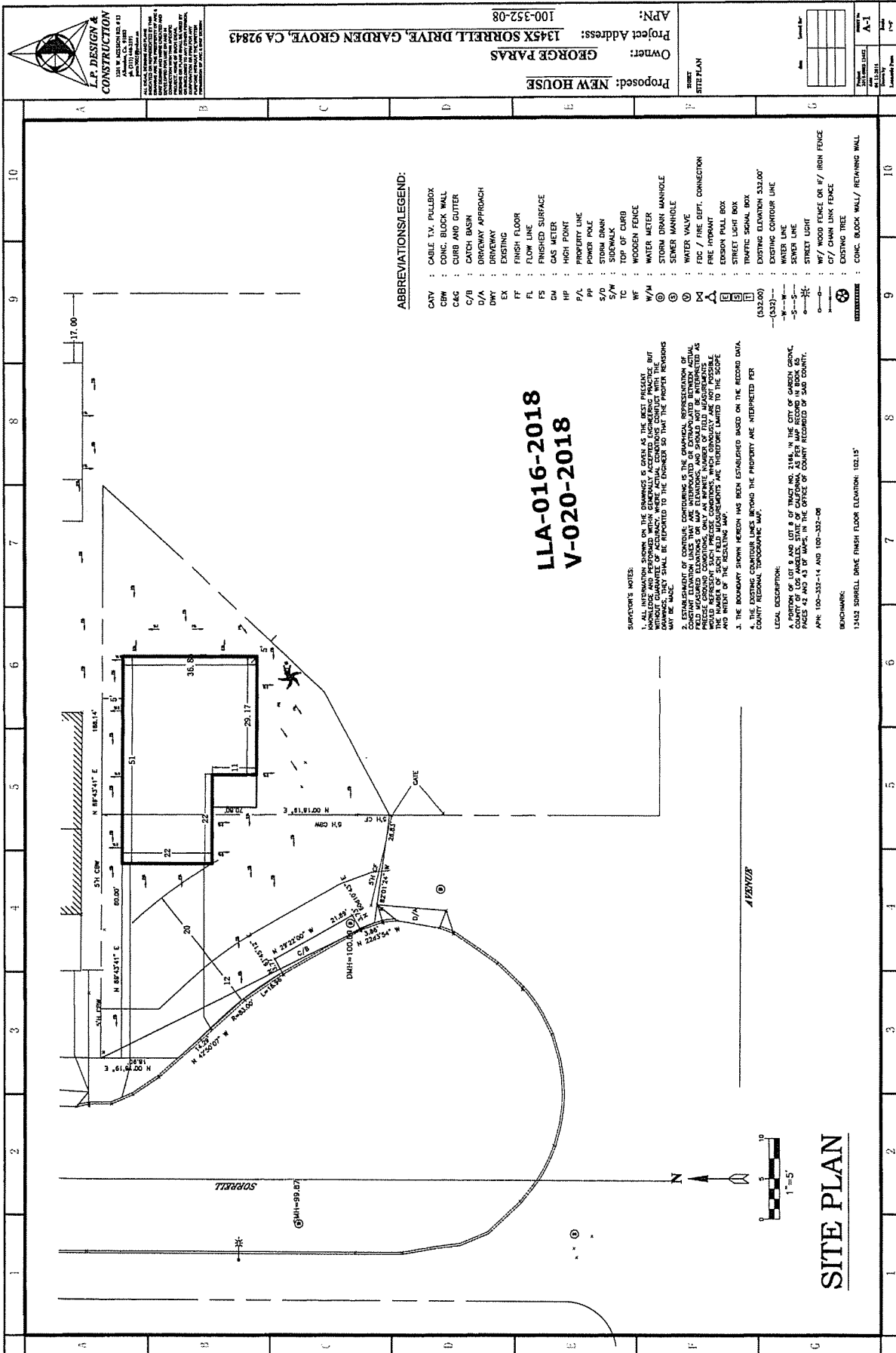
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°43'41"W OF THE CENTERLINE OF TRASK AVENUE PER RECORD OF SURVEY 2009-1130, FILED IN BOOK 242 PG 30 OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY.

- LEGEND:
- EXISTING LOT LINE T
 - - - - - CENTERLINE
 - TPOB TRUE POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - ▨ PROPOSED DEDICATION



CAL LAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD
 BREA, CA 92821
 (714)671-1050
 (714)671-1090 FAX

Jack C. Lee
 Jack C. Lee PLS 8407
 MARCH 26, 2018



**LLA-016-2018
V-020-2018**

ABBREVIATIONS/LEGEND:

- CATV : CABLE T.V. PULLBOX
- CBW : CONC. BLOCK WALL
- CAG : CURB AND GUTTER
- C/B : CATCH BASIN
- D/A : DRIVEWAY APPROACH
- D/W : DRIVEWAY
- EX : EXISTING
- FF : FINISH FLOOR
- FL : FLOW LINE
- FS : FINISHED SURFACE
- GM : GAS METER
- HP : HIGH POINT
- PL : PROPERTY LINE
- PA : POWER POLE
- S/O : SIDEWALK
- S/W : TOP OF CURB
- WF : WOODEN FENCE
- W/M : WATER METER
- ⊙ : STORM DRAIN MANHOLE
- ⊙ : SEWER MANHOLE
- ⊙ : WATER VALVE
- ⊙ : ICE / FINE SEPT. CONNECTION
- ⊙ : ICE / FROST
- ⊙ : EXHOSN PULL BOX
- ⊙ : STREET LIGHT BOX
- ⊙ : STREET LIGHT
- ⊙ : METRIC SIGNAL BOX
- ⊙ : EXISTING CONTOUR LINE (332.00)
- ⊙ : EXISTING CONTOUR LINE (332.00)
- ⊙ : EXISTING CONTOUR LINE
- ⊙ : SEWER LINE
- ⊙ : STREET LIGHT
- ⊙ : W/ 1/2" FENCE OR 1/2" IRON FENCE
- ⊙ : W/ 1/2" CHAIN LINK FENCE
- ⊙ : EXISTING TREE
- ⊙ : CONC. BLOCK WALL / RETAINING WALL

SURVEYOR'S NOTES:

- ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THE FIELD MEASUREMENTS SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
- ESTABLISHMENT OF CONTIGUOUS CONTOURS IS THE GRAPHICAL REPRESENTATION OF CONTOUR ELEVATION LINES THAT ARE INTERPOLATED AT SPACINGS OF 2 FEET BETWEEN MEASURED POINTS. THE NUMBER OF FIELD MEASUREMENTS IS LIMITED BY THE PRECISE GROUND CONDITIONS. ONLY AN APPROXIMATE NUMBER OF FIELD MEASUREMENTS IS SHOWN ON THIS PLAN. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESUBMITTAL.
- THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.
- THE EXISTING CONTOUR LINES BEYOND THE PROPERTY ARE INTERPRETED PER COUNTY RECORD, TOPOGRAHY MAP.

LEGAL DESCRIPTION:
A PORTION OF LOT 8 AND LOT 9 OF TRACT NO. 2184, IN THE CITY OF GARDEN GROVE, CALIFORNIA, AS SHOWN ON THE RECORD MAP OF THE CITY OF GARDEN GROVE, CALIFORNIA, PAGE 42 AND 43 OF VOLUME 14 IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, APN: 100-332-14 AND 100-332-08

BENCHMARK:
1345X SORRELL DRIVE FINISH FLOOR ELEVATION: 102.15'

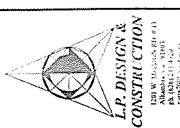
L.P. DESIGN & CONSTRUCTION
 1411 W. SORRELL DR. #10
 GARDEN GROVE, CA 92843
 PHONE: 714.261.1111
 FAX: 714.261.1112
 WWW.LPDESIGN.COM

PROJECT ADDRESS: 1345X SORRELL DRIVE, GARDEN GROVE, CA 92843
 APN: 100-352-08

OWNER: GEORGE PARAS
 PROPOSED: NEW HOUSE

DATE: 11/15/18

SCALE: 1"=5'

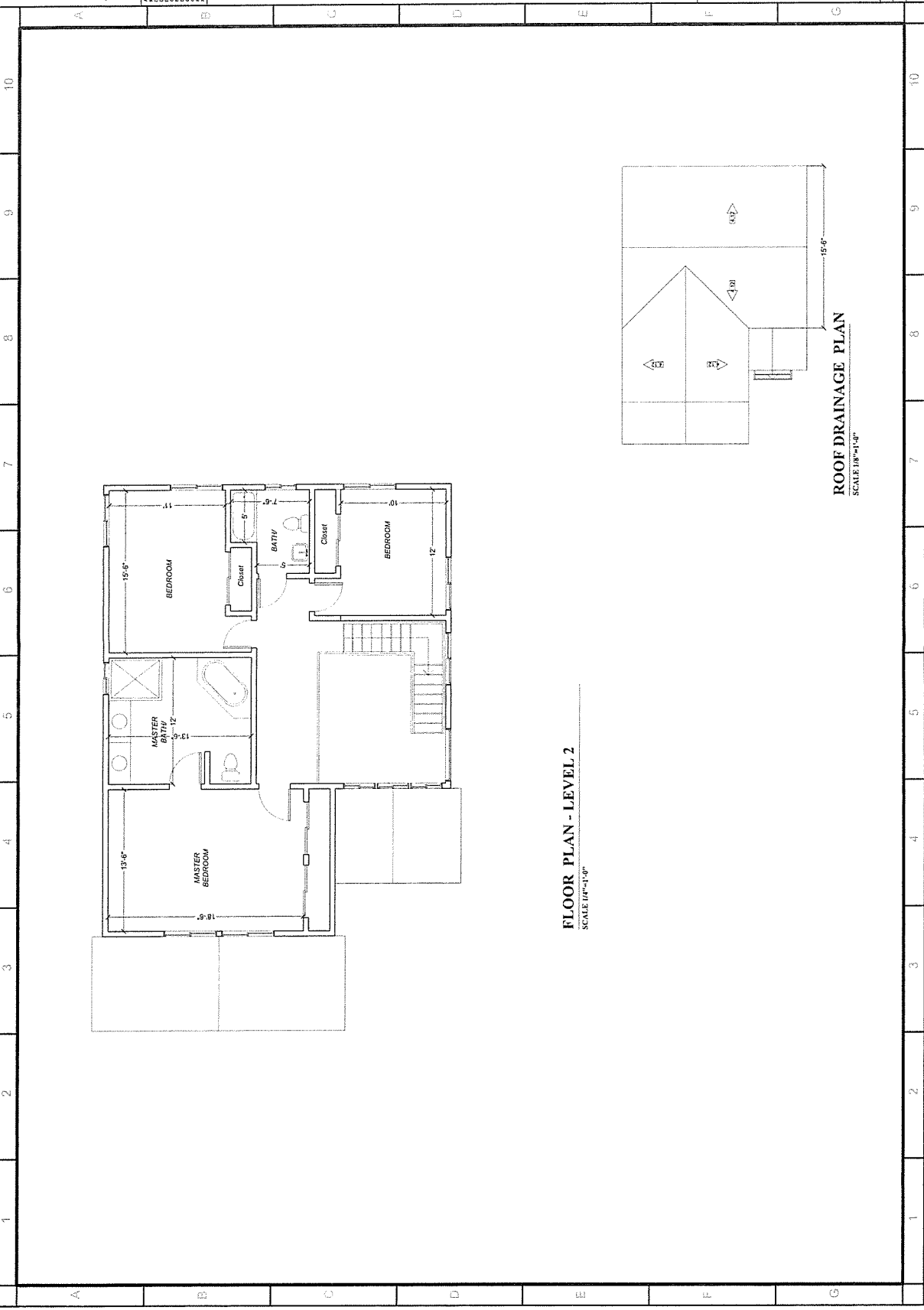


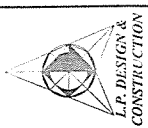
L.P. DESIGN & CONSTRUCTION
 1345X SORRELL DRIVE, GARDEN GROVE, CA 92843
 PHONE: (714) 261-1111
 FAX: (714) 261-1112
 WWW: WWW.LPDC.COM

Proposed: NEW HOUSE
 Owner: **GEORGE PARAS**
 Project Address: **1345X SORRELL DRIVE, GARDEN GROVE, CA 92843**
 APN: **100-352-08**

SHEET: **FLOOR PLAN - LEVEL 2**
ROOF DRAINAGE PLAN

Project No.	100-352-08
Date	11-1-11
Drawn By	
Checked By	
Scale	1/4" = 1'-0"
Sheet No.	A-3

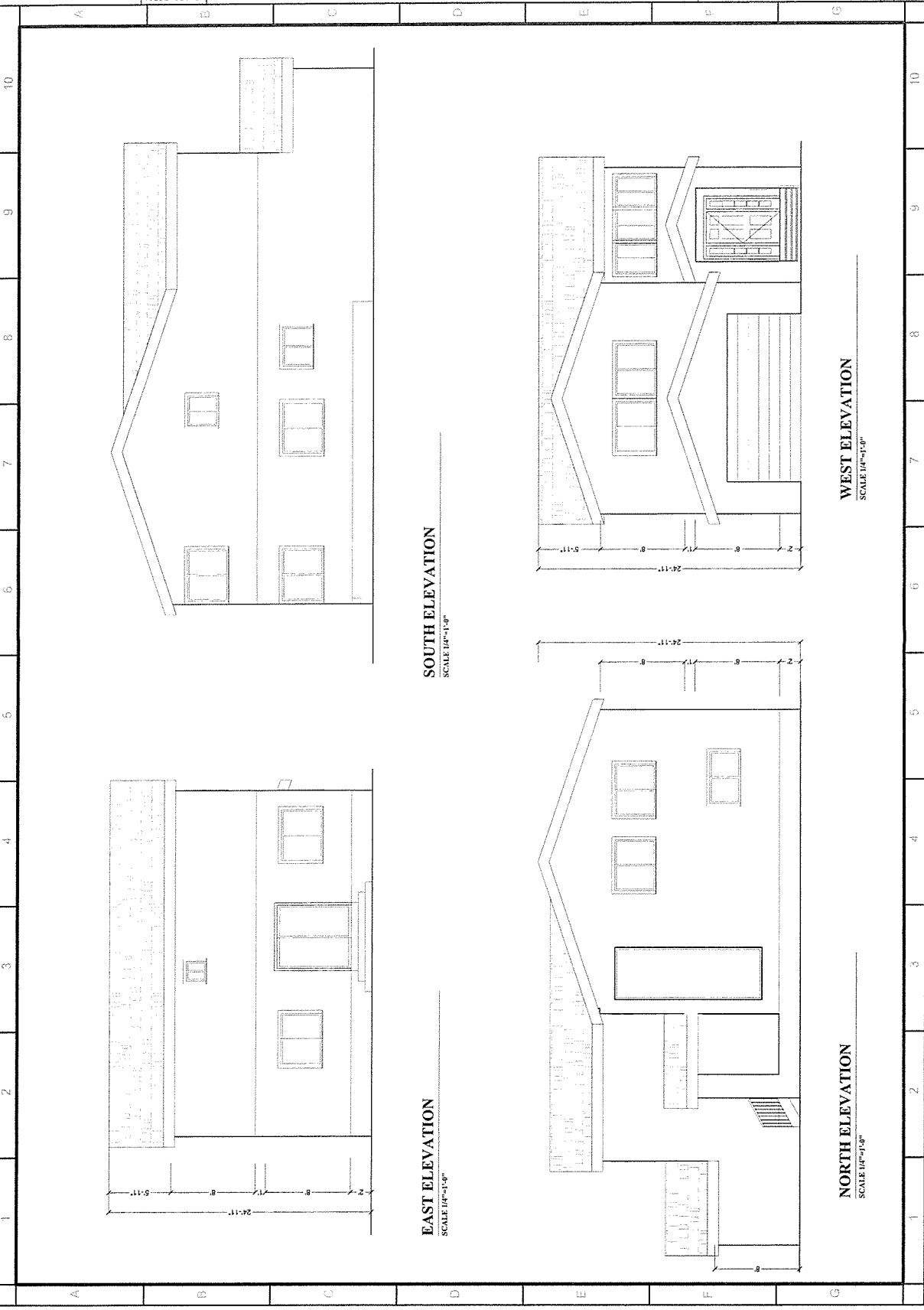




L.P. DESIGN & CONSTRUCTION
 ARCHITECTS
 1000 S. GARDEN GROVE DRIVE, SUITE 200
 GARDEN GROVE, CALIFORNIA 92843
 PHONE: (949) 440-1100
 FAX: (949) 440-1101
 WWW: WWW.LPDCONSTRUCTION.COM

Proposed: NEW HOUSE
 Owner: **GEORGE PARAS**
 Project Address: **1345X SORRELL DRIVE, GARDEN GROVE, CA 92843**
 APN: **100-352-08**

SHEET ELEVATIONS	
Sheet No.	A-4
Project No.	100-352-08
Date	1/1/11



SOUTH ELEVATION
 SCALE 1/4"=1'-0"

EAST ELEVATION
 SCALE 1/4"=1'-0"

WEST ELEVATION
 SCALE 1/4"=1'-0"

NORTH ELEVATION
 SCALE 1/4"=1'-0"



Lawyers Title Company
 16755 Von Karman Avenue Suite 100
 Irvine, CA 92606
 Phone: (949) 223-5575
 Fax: ()

Lawyers Title Company
 16755 Von Karman, Suite 100
 Irvine, CA 92606

Attn: Lucy Tran

Title Officer: Ron Fernando--So
 email: tu53@ltic.com
 Phone No.: (949) 223-5575
 Fax No.: (818) 252-4555
 File No.: 217532886

Your Reference No: 100-352-28 & 31

Property Address: Vacant Land, City of Garden Grove, California

PRELIMINARY REPORT

Dated as of August 21, 2017 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Lawyers Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company**.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

CLTA Standard Owners
ALTA Loan 2006

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

George Para and Beverly Paras, husband and wife as community property as to Parcel 2; and
Beverly Paras a married woman, as her sole and separate property as to Parcel 1;

The land referred to herein is situated in the County of Orange, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

All that certain real property situated in the County of Orange, State of California, described as follows:

PARCEL 1:

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE(S) 42 AND 43, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF PARCEL 102247-1 AS DESCRIBED IN DEED RECORDED MARCH 25, 2014 AT RECORDING NO. 2014000111203 OF OFFICIAL RECORDS, SAID CORNER BEING AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 39.37 FEET, A RADIAL LINE TO SAID CORNER BEARS SOUTH 34° 59' 43" EAST; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 102247-1 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65° 12' 01", AN ARC LENGTH OF 44.80 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 82° 01' 24" EAST 3.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE, NORTH 22° 03' 54" WEST 3.86 FEET; THENCE NORTH 60° 10' 43" EAST 3.73 FEET; THENCE NORTH 29° 22' 00" WEST 21.89 FEET; THENCE SOUTH 61° 45' 12" WEST 3.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 60° 15' 20" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 05' 27", AN ARC LENGTH OF 18.96 FEET; THENCE NORTH 42° 50' 07" WEST 14.29 FEET TO THE EASTERLY LINE OF SORRELL DRIVE, 60.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 2166; THENCE ALONG SAID EASTERLY LINE, NORTH 00° 16' 19" EAST 18.90 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, SOUTH 89° 43' 41" EAST 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 00° 16' 19" WEST 70.80 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 102247-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 82° 01' 24" WEST 26.83 FEET TO THE TRUE POINT OF BEGINNING;

APN 100-352-31

PARCEL 2:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, BOUNDED SOUTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT THEREON EASTERLY, 80.91 FEET FROM THE NORTHWESTERLY CORNER THEREOF; THENCE IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT SOUTHERLY, 87.53 FEET FROM SAID NORTHWESTERLY CORNER.

EXCEPTING THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH

THE SURFACE OF THE UPPER 500 FEET THEREON, AS SET FORTH IN THE DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA RECORDED MARCH 12, 1971, IN BOOK 9569, PAGE 985 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JULY 20, 2004 AT RECORDING NO. 2004000656987 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID PARCEL, SAID POINT LYING DISTANT THEREON SOUTH 89° 43' 41" EAST 24.661 METERS FROM THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 43° 01' 12" WEST 31.770 METERS ALONG THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED MARCH 12, 1971 IN BOOK 9569, PAGE 985 OF OFFICIAL RECORDS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 62° 15' 58" WEST 3.508 METERS TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE SOUTH 00° 16' 19" WEST 1.703 METERS ALONG SAID WESTERLY LINE TO SAID SOUTHEASTERLY LINE; THENCE NORTH 43° 01' 12" EAST 4.562 METERS ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JUNE 13, 2006 AT RECORDING NO. 2006000393901 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID PARCEL, SAID POINT LYING DISTANT THEREON SOUTH 89° 43' 41" EAST 24.661 METERS FROM THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 43° 01' 12" WEST 22.669 METERS ALONG THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED MARCH 12, 1971 IN BOOK 9569, PAGE 985 OF OFFICIAL RECORDS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 62° 15' 58" WEST 10.505 METERS TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE SOUTH 00° 16' 19" WEST 5.101 METERS ALONG SAID WESTERLY LINE TO SAID SOUTHEASTERLY LINE; THENCE NORTH 43° 01' 12" EAST 13.663 METERS ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

APN: 100-352-28

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
 - B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A; or as a result of changes in ownership or new construction occurring prior to date of policy.
 - C. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. Easement(s) in favor of the public over any existing roads lying within said Land.
 3. The reservation for roads, railroads and ditches of a strip of land 15 feet wide, along, adjoining and each side of the quarter section lines, and the reservation of the use and control of Cienegas and Natural Streams of Water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said the Stearns Ranchos Company, recorded October 31, 1892 in Book 77, Page 61 of Deeds.
 4. All easements, offers and dedications as shown on the official map
Tract of: 2166
Affects: Parcel 1
 5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: January 14, 1955
Recording No: Book 2923, Page 305 of Official Records
Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.
Affects: Parcel 1
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Southern California Edison Company
Purpose: Public utilities
Recording Date: March 9, 1955

Recording No: Book 2990, Page 146 of Official Records
Affects: said land more particularly described therein

Affects: Parcel 1

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company
Purpose: Public utilities
Recording Date: March 25, 1955
Recording No: Book 3004, Page 524 of Official Records
Affects: said land more particularly described therein

Affects: Parcel 1

8. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: March 12, 1971
Recording No: Book 9569, Page 985 of Official Records

Affects: Parcel 2

9. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: July 20, 2004
Recording No: 2004000656987 of Official Records

10. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: June 13, 2006
Recording No: 2006000393901 of Official Records

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey No. 2009-1130
Recording Date: Book 242, Page 30 of Record of Surveys

12. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: March 25, 2014
Recording No: 2014000111203 of Official Records

Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land

13. A deed of trust to secure an indebtedness in the amount shown below,
- Amount: \$197,400.00
Dated: March 3, 2016
Trustor/Grantor: George Paras and Beverly Paras, husband and wife as community property
Trustee: Quality Loan Service Corp
Beneficiary: Mortgage Electronic Registration Systems, Inc., ("MERS"), solely as nominee for Nationstar Mortgage LLC, its successors and/or assigns
Loan No.: 0404754848
Recording Date: March 11, 2016
Recording No: 2016-102414 of official records

14. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

REQUIREMENTS SECTION:

Req. No. 1: In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

INFORMATIONAL NOTES SECTION

- Note No. 1: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
- Note No. 2: California insurance code section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds deposited with the company by wire transfer may be disbursed upon receipt. Funds deposited with the company via cashier's check or teller's check drawn on a California based bank may be disbursed on the next business day after the day of deposit. If funds are deposited with the company by other methods, recording and/or disbursement may be delayed. All escrow and sub-escrow funds received by the company will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the company in a financial institution selected by the company. The company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with such financial institution, and the company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by the company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the company or its parent company and earnings on investments made with the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the company for its services in connection with the escrow or sub-escrow.

For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

- Note No. 3: Lawyers Title is a division of Commonwealth Land Title Insurance Company. The insurer in policies of title insurance, when issued in this transaction, will be Commonwealth Land Title Insurance Company.
- Note No. 4: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note No. 5: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:
- Grantor: Orange County Transportation Authority
 Grantee: Beverly Paras, a married man as his sole and separate property
 Recording Date: January 19, 2016
 Recording No: 2016-29938 of official records
- Note No. 6: The Company requires current beneficiary demands prior to closing. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:
- a) If the Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
 - b) If the Company cannot obtain a verbal update on the demand, we will either pay off the expired demand or wait for the amended demand, at our discretion.
 - c) All payoff figures are verified at closing. If the customer's last payment was made within 15 days of closing, our Payoff Department may hold one month's payment to insure the check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).

Note No. 7: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

<u>Tax Identification No.:</u>	<u>100-352-28</u>
Fiscal Year:	2016-2017
1 st Installment:	\$65.11
2 nd Installment:	\$65.11
Exemption:	\$0.00
Code Area:	18-263

Note No. 8: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

<u>Tax Identification No.:</u>	<u>100-352-31</u>
Fiscal Year:	2016-2017
1 st Installment:	\$193.66
2 nd Installment:	\$193.66
Exemption:	\$0.00
Code Area:	18-046

Processor: tw
Date Typed: August 30, 2017

Attachment One (Revised 06-05-14)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.

6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Lawyers Title Company
16755 Von Karman Avenue Suite 100
Irvine, CA 92606
Phone: (949) 223-5575
Fax: ()

Order No. 217532886

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company

LTC – Lawyers Title Company

FNF Underwriter

CLTIC – Commonwealth Land Title Insurance Co.

Available Discounts

DISASTER LOANS (CLTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

EMPLOYEE RATE (LTC and CLTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p><u>Types of Information Collected.</u> You may provide us with certain personal information about you, like your contact information, address, demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p><u>How Information is Collected.</u> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p><u>Use of Collected Information.</u> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p><u>When Information Is Disclosed.</u> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p><u>Choices With Your Information.</u> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p><u>Information From Children.</u> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p><u>Privacy Outside the Website.</u> We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p><u>International Users.</u> By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p><u>The California Online Privacy Protection Act.</u> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p><u>Your Consent To This Privacy Notice.</u> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p><u>Access and Correction; Contact Us.</u> If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances (“opt-out”):

- for our affiliates’ everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF’s headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

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- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

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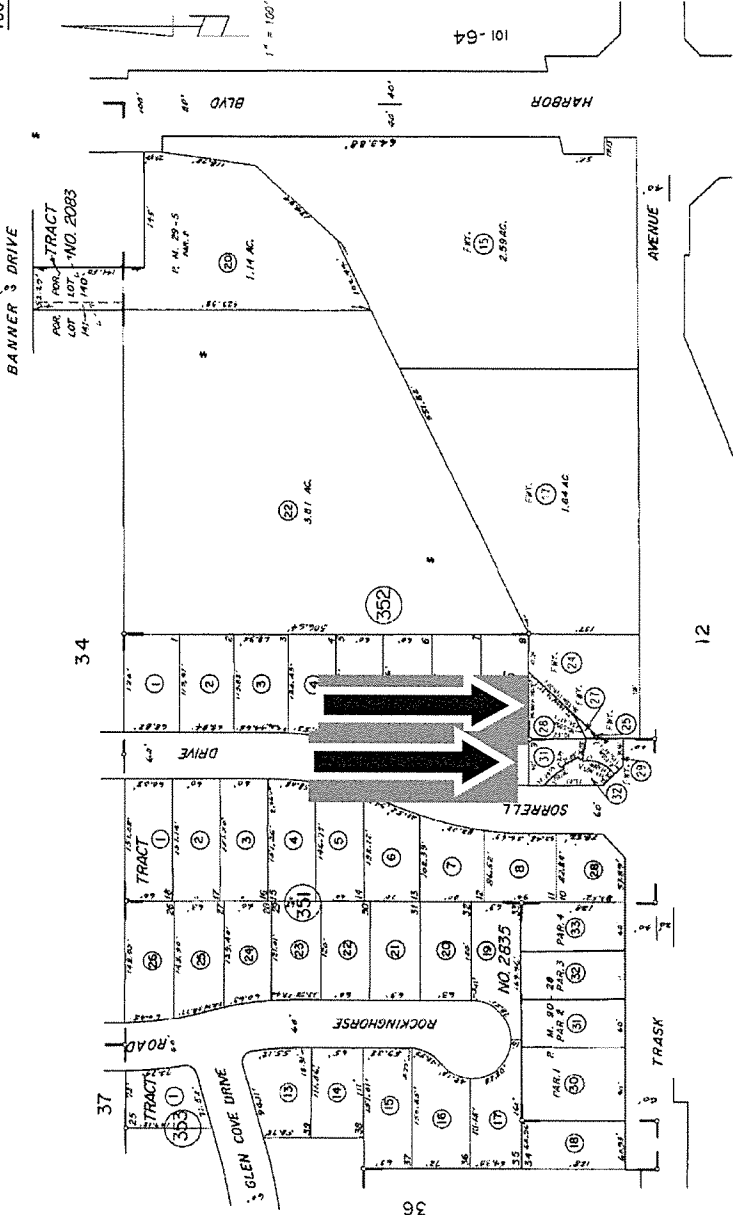
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POR. S 1/2, SE 1/4, NE 1/4, SEC. 4, T 5 S, R 10 W

100-35



NOTE: ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 100 PAGE 35 COUNTY OF ORANGE

TRACT NO. 2083
TRACT NO. 2166
TRACT NO. 2835
PARCEL MAP

M.M. 65-44 to 46 incl.
M.M. 65-42, 43
M.M. 114-20 to 22 incl.
P.M. 29-5, 90-28

MARCH 1955

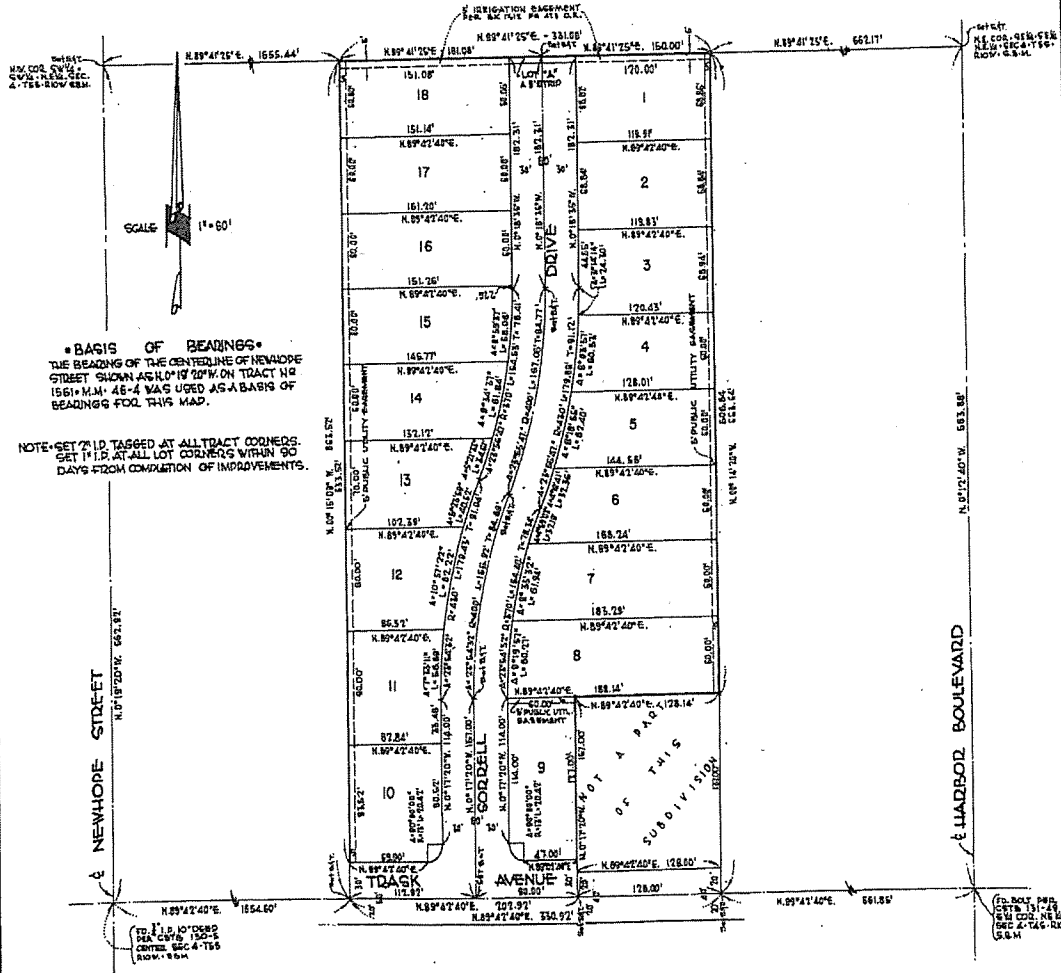
ORIGINAL

SHEET 2 OF 2 SHEETS

TRACT NO 2166

IN UNINCORPORATED TERRITORY
COUNTY OF ORANGE STATE OF CALIFORNIA
JULY RAYMOND L. DUGILEY-PL7191 1954

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AND
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COUNTY OF ORANGE
REGISTERED TITLE CO.
CITY OF ANAHEIM
CALIF.



RESOLUTION NO. 5921-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING LOT LINE ADJUSTMENT NO. LLA-016-2018 AND VARIANCE NO. V-020-2018, FOR PROPERTIES LOCATED AT THE END OF THE CUL-DE-SAC ON SORRELL DRIVE JUST SOUTH OF BANNER DRIVE, AT 11831 TRASK AVENUE, ASSESSOR'S PARCEL NO. 100-352-28 AND 31.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on May 17, 2018, does hereby approve Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, for land located at the end of the cul-de-sac on Sorrell Drive just south of Banner Drive, at 11831 Trask Avenue, Assessor's Parcel No. 100-352-28 and 31, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by George and Beverly Paras.
2. The applicant is requesting (1) Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot, for the purposes of constructing a new single-family dwelling; and Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15061(b)(3) (Review for Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) and of the CEQA Guidelines (14 Cal. Code Regs., Section 15061(b)(3) and 15305).
4. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential).
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 City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 17, 2018, 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 May 17, 2018, and considered all oral and written testimony presented regarding the project; 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 Section 9.32.030 and Government Code Section 66412, are as follows:

FACTS:

The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28), as legally described in the attached title report and the submitted lot line adjustment plans. Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Parcel 1 is vacant and Parcel 2 is improved with a detached accessory structure.

Both properties are zoned R-1 (Single-Family Residential) and have General Plan Land Use Designations of Low Density Residential. The site abuts R-1 zoned properties to the north and to the west, across Sorrell Drive, and Trask Avenue to the south. Adjacent to, and above the site, is the Garden Grove SR-22 Freeway.

The applicant is proposing to consolidate the two (2) subject properties for the purpose of developing the site with a single-family residential dwelling. The applicant submitted architectural plans to the City for a proposed single-family dwelling, which were presented to the Planning Commission for information concurrently with its consideration of the requested Lot Line Adjustment and Variances, which plans show the size and shape of the structure and the structure's proposed footprint and orientation on the proposed consolidated new lot.

The property owners acquired Parcel 1 from CalTrans (California Department of Transportation) in 2014 and Parcel 2 from a private property owner in 1999. Over the years, both parcels have undergone several modifications for public roadway improvements, through several recorded instruments, since 1954. As shown in Tract No. 2166 (attached as Exhibit B), Parcel 1 is a portion of the original Lot 9. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway, Lot 9 has been significantly modified and reduced in size to its current state, currently referred to as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently referred to as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. A remnant detached accessory structure remains on Parcel 2, which will be removed to accommodate the proposed project.

The property owners, Mr. and Mrs. George and Beverly Paras, currently own the abutting property to the north, located at 13452 Sorrell Drive (APN: 100-352-08), which is improved with a single-family dwelling. For many years, the property owners had witnessed and observed several issues occurring on the abutting vacant property (the two subject properties) such as, but not limited to: dumping, graffiti, drug use, and homeless encampments. Due to the shape and private orientation of the property, inadvertently aided by the adjacent sound wall of the freeway/bridge, the vacant property, which has limited visibility from Trask Avenue, has become a common place for chronic issues and nuisances. The property owners acquired the two (2) properties intending to develop the property with a single-family dwelling, and to improve the blighted area.

The applicant has requested the following three (3) variances from the development standards for the R-1-7 (Single Family Residential) zone in order to facilitate the construction of a single-family dwelling on the site: (i) a deviation of 1,549 square feet from the minimum 7,200 square foot lot size requirement to permit a lot of 5,651 square feet in area after the right of way dedication made pursuant to Lot Line Adjustment No. LLA-016-2018; (ii) a deviation from the rear yard setback requirement of 20% of lot depth not to exceed 25 feet in order to facilitate development of a single-family dwelling structure that encroaches in the rear yard setback; and (iii) a deviation from the open space requirement to allow the minimum 1,000 square feet of usable open space to be maintained outside of the rear yard area. Approval of each of these variances is necessary in order to approve the requested lot line adjustment.

FINDINGS AND REASONS:

Lot Line Adjustment:

1. The parcels, as the result of the Lot Line Adjustment, will conform to the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and State Subdivision Map Act.

The subject parcels have a General Plan Land Use Designation of Low Density Residential and are zoned R-1 (Single-Family Residential). The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28). Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. As part of this application, a twelve foot (12'-0") public right-of-way dedication is required, which reduces the net developable area of consolidated site by 718 square feet, resulting in a final lot size of 5,651 square feet. The consolidation of the two (2) properties into one will facilitate the development of a single-family dwelling on the site. Approval of the Lot Line Adjustment and Variance is consistent with several goals set forth in the General Plan. For example, Goal LU-1 of the General Plan encourages the development of residential lots to help meet the needs of the anticipated growth of the community and the regional housing needs. Land Use Implementation Program 2B (LU-IMP-2B) encourages new development to be similar in scale to the

adjoining residential neighborhood to preserve its character. Finally, Goal LU-4 of the General Plan encourages the development of uses that are compatible with neighboring uses. The proposed Lot Line Adjustment and proposed single-family residential project is consistent with all of these goals, and the proposed Variances are needed to facilitate the project. Therefore, approval of the Lot Line Adjustment along with the granting of this Variance is in keeping with the spirit and intent of the General Plan. With the approval of the proposed Variances to the minimum lot size, rear setback, and rear yard open space requirements of the R-1-7 (Single-Family Residential) zone, all site improvements will conform to the City's General Plan and Zoning Ordinance.

Variance:

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

The project involves two (2) legal nonconforming sized lots, which the applicant proposes to consolidate into one larger parcel to facilitate development of a single-family dwelling. The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28). Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Due to a twelve foot (12'-0") public right-of-way dedication along Sorrell Drive, the net developable lot area of consolidated site is reduced by 718 square feet, resulting in a final lot size of 5,651 square feet. The two (2) subject properties (Parcels 1 and 2) have undergone several modifications, through several recorded instruments, since 1954. Parcel 1 is a portion of Lot 9 of Tract No. 2166. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a public cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway by CalTrans (California Department of Transportation), Lot 9 has been significantly modified and reduced in size to its current state, currently referred as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently referred to as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. Other properties on streets in similar residential zones, in the same zone and/or in the neighborhood of the subject site are not subject to the same public right-of-way dedications and substantial street and highway improvements that significantly alter their shape and reduce their developable area, as it does to the subject site involved in the proposed project.

The R-1-7 zone establishes a minimum lot size of 7,200 square feet. After the proposed Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one lot, and after

the required public right-of-way dedication of twelve feet (12'-0"), the resulting lot size will be 5,651 square feet, which is less than the minimum 7,200 square foot lot size requirement of the R-1-7 zone. In order to meet the 7,200 square foot minimum lot size, additional land would need to be acquired. The lots abutting the site are all developed with residential uses, are owned by others, and/or are public rights-of-ways. Thus, further consolidation of abutting properties to meet the 7,200 square foot lot size minimum is not feasible. Although the resulting lot size (5,651 square feet) will be less than the 7,200 square foot lot size minimum requirement, the project brings the combined property closer into conformance to the minimum lot size requirement of the zone.

The R-1-7 zone establishes a minimum rear yard setback requirement, at a depth of 20% of the lot depth, not to exceed 25 feet. The "rear yard setback" is measured from the "rear lot line," as these terms are defined in Chapter 9.04 of the Garden Grove Municipal Code. Based on the Municipal Code definition of "rear setback" and how the rear setback is measured, a single-family dwelling on the subject lot could not provide a sufficient rear setback (minimum of 11.6 feet) due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the Code defined "rear setback" line and provide a 0'-0" rear setback from the Code defined "rear lot line". It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the minimum rear yard setback requirement of the R-1-7 zone. Although a traditional rear setback could not be achieved on the subject lot, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide a 42'-6" setback from the rearmost part of the property (the easternmost point of the triangular-shaped Parcel 2).

Additionally, the R-1-7 zone requires a minimum of 1,000 square feet of usable open space maintained in the required rear yard. As defined in Chapter 9.04 of the Garden Grove Municipal Code, the "rear yard" is an open space extending across the full width of the lot measured inward from and at right angles to the "rear lot line." Based on the Municipal Code definitions of "rear yard" and "required rear yard depth" and how the location of the minimum 1,000 square feet of open space is determined (within the required rear yard), a typical single-family dwelling on the subject lot could not provide the minimum 1,000 square feet of open space within the rear yard due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the entirety of the Code defined "required rear yard" area. It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the open space requirements of the R-1-7 zone. Although the 1,000 square feet of open space could not be located within the Code defined "required rear yard" area, in the traditional sense, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide at least 1,000 square feet of usable open space behind the dwelling and in the easternmost portion of the lot.

With exception of the three (3) requested variances (minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Other properties on streets in similar residential zones, in the same zone or in the neighborhood of the subject site, are typically comprised of common shaped lots that are rectangular, trapezoidal, or triangular. However, the subject site is atypical in shape, which significantly limits the ability to develop the property with a single-family dwelling in a traditional manner and in compliance with all R-1-7 development standards. The foregoing, including the required right-of-way dedications, past significant street and highway improvements that altered the size and shape of the site, that further lot consolidation at this site is impractical, and that the proposed project is otherwise consistent with the standards and intent of the R-1-7 single-family residential zone constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other property in similar zones, the same zone, and neighborhood.

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 subject property.

The granting of the Variance will not give the property owner a special privilege over other property owners in the area. The subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance requests will allow the newly consolidated parcel to deviate from the minimum lot size requirement, the minimum rear yard setback requirement, and the rear yard open space requirement of the R-1-7 (Single-Family Residential) zone, in order to facilitate the development of one single-family residential dwelling on the site. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. Provided the project complies with the Conditions of Approval, the balance of the R-1-7 development standards, and provides 1,000 square feet of usable open space as demonstrated in the submitted plans, the granting of the Variances will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. In addition, the subject site is currently vacant and, due to its shape, private orientation, and the adjacent sound wall of the freeway/bridge, the property has limited visibility from Trask Avenue. As a result, for many years, the vacant site has been utilized for activities such as dumping, graffiti, drug use, and homeless encampments. Development and occupancy of the site will help eliminate these chronic nuisance activities to the benefit of the public welfare and the property in the zone and neighborhood.

4. The granting of such Variance will not adversely affect the City's General Plan.

The applicant is proposing a Lot Line Adjustment to consolidate the two (2) properties into one intending to develop the property with a single-family dwelling, which is a use that is consistent with the intent of the General Plan and the zoning classification as single-family residential developments are permitted in the R-1-7 zone. The proposed Variance request will not cause an adverse effect on the City's General Plan since the Municipal Code, in conjunction with the requirements of the R-1-7 zone, are tools used to implement the goals of the General Plan. Approval of the Variance is consistent with several goals set forth in the General Plan. For example, Goal LU-1 of the General Plan encourages the development of residential lots to help meet the needs of the anticipated growth of the community and the regional housing needs. Land Use Implementation Program 2B (LU-IMP-2B) encourages new development to be similar in scale to the adjoining residential neighborhood to preserve its character. Finally, Goal LU-4 of the General Plan encourages the development of uses that are compatible with neighboring uses. The proposed

single-family residential project is consistent with all of these goals, and the proposed Variance is needed to facilitate the project. Therefore, granting of this Variance is in keeping with the spirit and intent of the General Plan.

5. The 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 subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent, as the lots are legally created and will be consolidated to allow the construction of a single-family home, which will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Pursuant to the Conditions of Approval, the rights granted pursuant to the Variance shall continue in effect for only so long as a single-family dwelling structure similar in size, orientation, and location to the structure depicted on the architectural and site plans presented to the Planning Commission in conjunction with its approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018 are approved by the City and constructed and continue to exist on the Site. In the event the necessary building and other permit or permits for such a structure is/are not obtained within one year of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, the Variance shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. In addition, the Conditions of Approval require that a minimum of 1,000 square feet of contiguous and usable open space shall be

provided to the rear of the single-family dwelling unit, to the satisfaction of the Planning Services Division, and in a similar fashion as shown in the architectural plans submitted for Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018. Therefore, the granting of the Variance will not give the property owner a special privilege 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 THE 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 Variance possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. The Lot Line Adjustment possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.40.190.
3. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following Conditions of Approval, attached as "Exhibit A", shall apply to Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018.

EXHIBIT "A"

Lot Line Adjustment No. LLA-016-2018 Variance No. V-020-2018

11831 Trask Avenue
Assessor's Parcel Nos. 100-352-28 and 31

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Said Notice of Agreement shall be recorded at the same time the Lot Line Adjustment is recorded. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, George and Beverly Paras, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. 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 by the Planning Commission.
2. Variance No. V-020-2018 authorizes (i) a deviation of 1,549 square feet from the minimum 7,200 square foot lot size requirement for the R-1-7 (Single Family Residential) zone to permit a lot of 5,651 square feet in area after the right of way dedication made pursuant to Lot Line Adjustment No. LLA-016-2018, (ii) a deviation from the rear yard setback requirement for the R-1-7 zone of 20% of lot depth not to exceed 25 feet in order to facilitate development of a single-family dwelling structure that encroaches in the rear yard setback, and (iii) a deviation from the open space requirement for the R-1-7 zone to allow the minimum 1,000 square feet of usable open space to be maintained outside of the rear yard area, in order to facilitate the construction of a single-family dwelling on the site. The rights granted the applicant pursuant to Variance No. V-020-2018 shall continue in effect for only so long as a single-family dwelling structure similar in size, orientation, and location to the structure depicted on the architectural and site plans presented to the Planning Commission in conjunction with its approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018 are approved by the City and constructed and continue to exist on the Site. In the event the necessary building and other permit or permits for such a structure is/are not obtained within one year of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, Variance No. V-020-2018 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with

the then-currently applicable development standards. Approval of this Lot Line Adjustment and Variance shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

3. Minor modifications to the Lot Line Adjustment and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

5. The Lot Line Adjustment shall comply with all provisions of the City of Garden Grove Public Works Engineering Services Division.
6. The applicant/property owner shall submit an updated title report along with copies of the recorded instruments listed in the title report. All owners of record per the Title Report shall sign the Lot Line Adjustment application with their signatures notarized. This shall also include, if applicable, any lien holders, holders of bank notes/loans against subject properties and/or others holding financial interest in said properties per the title report.
7. The applicant/property owner shall ensure the consolidated property, as a result of Lot Line Adjustment No. LLA-016-2018, involving the two (2) subject properties (Assessor's Parcel Nos. 100-352-28 and 100-352-31), is re-conveyed to a property owner(s) recorded on title, through the appropriate means (i.e., quitclaim deed, grant deed), meeting the requirements of and to the satisfaction of the Engineering Division.
8. The applicant/property owner shall submit copies of the reference maps used to prepare the legal description and the plat.
9. The applicant/property owner shall provide legal descriptions based on the proposed Lot Line Adjustment plot maps. The surveyor or engineer's signature and wet seal are required on the legal descriptions and plot maps.
10. The applicant/property owner shall provide traverse closures and area calculations.

Planning Services Division

11. A minimum of 1,000 square feet of contiguous and usable open space shall be provided to the rear of the single-family dwelling unit, to the satisfaction of the Planning Services Division, and in a similar fashion as shown in the architectural plans submitted for Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018.
12. As part of any plans submitted to the City for a proposal to construct a single-family dwelling on the newly consolidated property, pursuant to the approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, the existing detached accessory structure located on Parcel 2 (Assessor's Parcel No. 100-352-28) shall be demolished.
13. Any plans submitted to the Building & Safety Division for building plan check, to develop the property, shall be for the construction of a single-family dwelling that, with the exception of the three (3) variances (for minimum lot size, minimum rear yard setback, and rear yard open space) approved under Variance No. V-020-2018, shall comply with all development standards of the R-1-7 (Single-Family Residential) zone.
14. 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 Lot Line Adjustment No. LLA-016-2018 and/or Variance No. V-020-2018 (collectively, the "Project entitlements"). 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.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: Existing street lights in the public right-of-way owned by Southern California Edison
HEARING DATE: May 17, 2018	GENERAL PLAN: Various
CASE NO.: Conditional Use Permit No. CUP-130-2018	ZONE: Various
APPLICANT: Verizon Wireless	APN: Various
OWNER: Southern California Edison	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of twelve (12) citywide small wireless telecommunication facilities disguised as street light poles or attached to wood utility poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street lights and wood utility poles in the City's public right-of-way are owned by Southern California Edison. The street lights will be removed and replaced with the new street light poles, and the wood utility poles will remain in-place. Both will include small wireless telecommunication facilities.

BACKGROUND:

The subject sites are parkways located within the City's public right-of-way at various citywide locations. The sites are improved with existing street light and wood utility poles owned and operated by Southern California Edison; however, the wood utility poles require authorization from the Joint Pole Authority to attach any new equipment. A map showing the location of the twelve (12) proposed sites has been included in the this package.

The subject sites are zoned in R-1 (Single-Family Residential), R-2 (Limited Multiple Residential), R-3 (Multiple-Family Residential), C-1 (Neighborhood Commercial), C-2 (Community Commercial), OS (Open Space), Adaptive Reuse (AR), and PUD (Planned Unit Development) and have General Plan Land Use Designations of Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Light Commercial, Heavy Commercial, Parks/Open Space, Industrial/Residential Mixed Use 2, Residential/Commercial Mixed Use 2, and International West Mixed Use, Industrial. The following is a street light pole table that provides information on ownership, pole management, location, site identification, pole identification, pole type, and luminaire.

OWNER/ POLE MANAGEMENT	LOCATION	SITE ID	POLE ID	POLE TYPE/ LUMINAIRE
Southern California Edison	Public right-of-way, east side of Cerulean Avenue, between Valley View Street and Cerulean Avenue	SCL GG 9	2095630E	Street Pole/ Single
Southern California Edison	Public right-of-way, east side of Monroe Street, between Central Avenue and Imperial Avenue	SCL GG 29	2249585E	Street Pole/ Single
Southern California Edison	Public right-of-way, median, south of Traylor Way and Brookhurst Street	SCL GG 39	1985490E	Street Pole/ Double
Southern California Edison	Public right-of-way, median, south of Blue Spruce Avenue and Harbor Boulevard	SCL GG 51	4716490E	Street Pole/ Double
Southern California Edison	Public right-of-way, median, east of Laird Street and Garden Grove Boulevard	SCL GG 93	4469873E	Street Pole/ Double
Southern California Edison/ Joint Pole Authority	Public right-of-way, northwest corner of Chapman Avenue and Knott Street	SCL GG 4	1409444E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, north side of Lampson Avenue and east of Lamplighter Street	SCL GG 5	4876803E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, northwest corner of Stanford Avenue and Springdale Street	SCL GG 10	N/T	Utility Pole/ No Luminaire
South California Edison/ Joint Pole Authority	Public right-of-way, north side of Stanford Avenue and west of Nutwood Street	SCL GG 26	1468969E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, southwest corner of 13 th Street and Brookhurst Street	SCL GG 38	2145998E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, northeast corner of Kern Avenue and Kerry Street	SCL GG 42	1677090E	Utility Pole/ Single
Southern California Edison/ Joint Pole Authority	Public right-of-way, south side of Buaro Street, between Stanford Avenue and Dunklee Lane	SCL GG 50	1044613E	Utility Pole/ No Luminaire

Based on the given location of the proposed wireless telecommunication facilities, Staff measured the distances from each Planning Commissioner's property/residence to each proposed wireless telecommunication facility and determined that none of the Planning Commissioners were within the five hundred foot radius (500') which would denote a conflict of interest.

The authority of cities to regulate the placement of wireless telecommunication facilities within the public right-of-way is limited by applicable state and federal law; however, a city may exercise reasonable control as to the time, place, and manner of construction within the right-of-way, may impose aesthetic requirements on proposed facilities, and may require a use permit. Pursuant to Chapter 9.24 of the Garden Grove Municipal Code, Conditional Use Permit approval is required for all new stealth wireless telecommunication facilities.

DISCUSSION:

Small wireless telecommunication facilities or small cell facilities are commonly placed in the public right-of-way on existing street light poles, traffic signals, utility poles, or on new street light poles. The equipment is light weight, low power, and typically provides a coverage radius of up to approximately five hundred feet (500'). Small wireless telecommunication facilities complement and supplement the broader macro cell facilities in that they can fill gaps in coverage and provide increased network capacity, ensure connectivity, or meet the demand for heavily populated areas that need more network capacity by using an 'existing facility'.

Of the twelve (12) small wireless telecommunication facilities, Verizon Wireless is proposing to remove and replace five (5) existing citywide street light poles located within the public right-of-way that are owned and operated by Southern California Edison. The new 32'-6" tall small wireless telecommunication facilities will be disguised as functioning street light poles. In addition, Verizon Wireless is proposing to attach equipment to seven (7) existing citywide wood utility poles located within the public right-of-way that are owned and operated by Southern California Edison; however, the wood utility poles require authorization from the Joint Pole Authority to attach any new equipment. Both designs will include related below grade or concealed meter, attached equipment, and site improvements.

Street Light Poles

The disguised street light poles will be installed within the City's public right-of-way. The design will not require any type of at-grade enclosure or equipment. The applicant will be required to obtain all required building permits, Public Works encroachment permits, and traffic lane closure permits along with City approval of a vehicular traffic control plan.

The proposed new street light poles will have a pole height of 29'-6" with an ultimate height to the top of the antenna of 32'-6". Each proposed new small wireless telecommunication facility will consist of a directly installed antenna approximately one foot (1'-0") tall concealed by a 3'-9" shroud, two (2) remote radio units about two feet (2'-0") tall, two (2) power supply units mounted (one on each side of the pole) along with a below grade or internally concealed meter, as

well as other related equipment. All new street light poles will include a visible radio frequency and site identification placard. The luminaire design and LED light will be consistent with the City's luminaire replacement program.

The proposed new street light poles will be erected within a few feet of the existing street light poles. There will be a disruption of power as the applicant disconnects the existing pole and energizes the new street light pole. The existing pole will be removed as well as any related equipment, sub-structure, and concrete foundation. The existing foundation trench will be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.

Wood Utility Poles

The wood utility poles will remain in-place within the City's public right-of-way. The design will not require any type of at-grade enclosure or equipment. The applicant will be required to obtain all required building permits, Public Works encroachment permits, and traffic lane closure permits along with City approval of a vehicular traffic control plan.

The existing wood utility poles vary in height, from 34'-1" to 49'-3". Six (6) of the proposed new small wireless telecommunication facilities will consist of an attached antenna canister approximately one-foot (1'-0") tall, two (2) remote radio units about two feet (2'-0") tall, and two (2) power supply units, all mounted onto an alley arm mount assembly. One (1) of the proposed new small wireless telecommunication facilities will consist of a directly installed antenna canister approximately five feet (5'-0") tall on top of the pole and two (2) remote radio units about two feet (2'-0") tall, and two (2) power supply units, all mounted onto an alley arm mount assembly. All seven (7) will include a below grade or internally concealed meter, as well as other related equipment.

All wood utility poles will include a visible radio frequency and site identification placard. Those wood utility poles with existing luminaires will be designed with new luminaires and an LED light that will be consistent with the City's luminaire replacement program.

City staff has reviewed various design options for placing the new small wireless telecommunication facilities within the City's public right-of-way and believes that the attached design is the most appropriate design offered by the applicant. Conditions of approval have been incorporated to ensure that the new street light poles will be consistent in appearance with existing citywide street light poles. All attached equipment (i.e., antenna, shroud, remote radio units, power supply units, mounting equipment, and other attached equipment) will be factory painted to match the pole's color to aid with aesthetically blending all visible equipment as one.

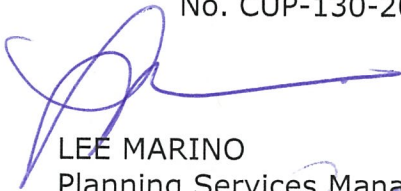
The location and design for the small wireless telecommunication facilities have been selected to achieve the functional and operational requirements set by Verizon Wireless. The small wireless telecommunication facilities will help expand the service provider's coverage area within the City, help fill gaps that currently exist in their network, and help customers who are prone to experience connectivity issues.

Situating these facilities at these locations will help reduce the burden on the provider's network and accommodate an increase in customer demand. Lastly, the request would comply with the Federal Communication Commission standards for radio frequency emissions.

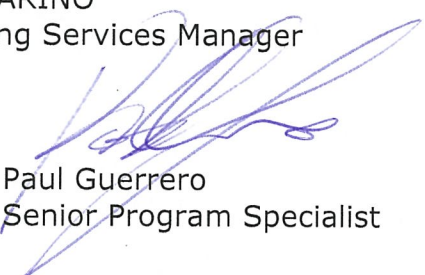
RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 5922-18 approving Conditional Use Permit No. CUP-130-2018, subject to the recommended conditions of approval.

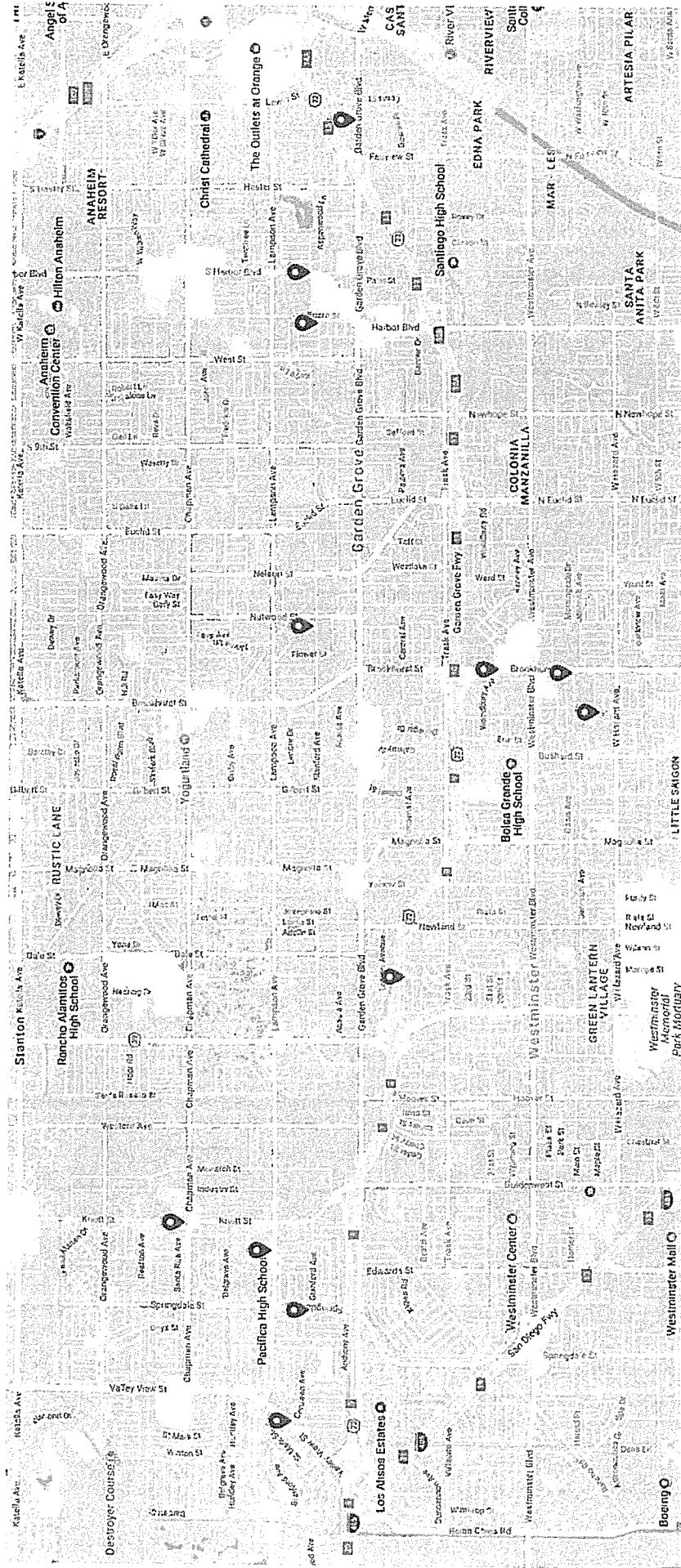


LEE MARINO
Planning Services Manager



By: Paul Guerrero
Senior Program Specialist

Garden Grove Second Batch Map



Submitted 13 Mar 2018

verizon
 THE WIRELESS COMMUNICATIONS GROUP
 100 CALIFORNIA STREET, SUITE 1000
 SAN FRANCISCO, CA 94111

ALL UTILITIES SHOWN ARE AS NOTED ON THE RECORD PLANS FOR THE PROJECT.
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

INFRASTRUCTURE
 2700 CALIFORNIA STREET, SUITE 1000
 SAN FRANCISCO, CA 94115
 (415) 774-4300

SITE NAME:
 SCL GARDEN
 GROVE 29
POLE# 2248585E

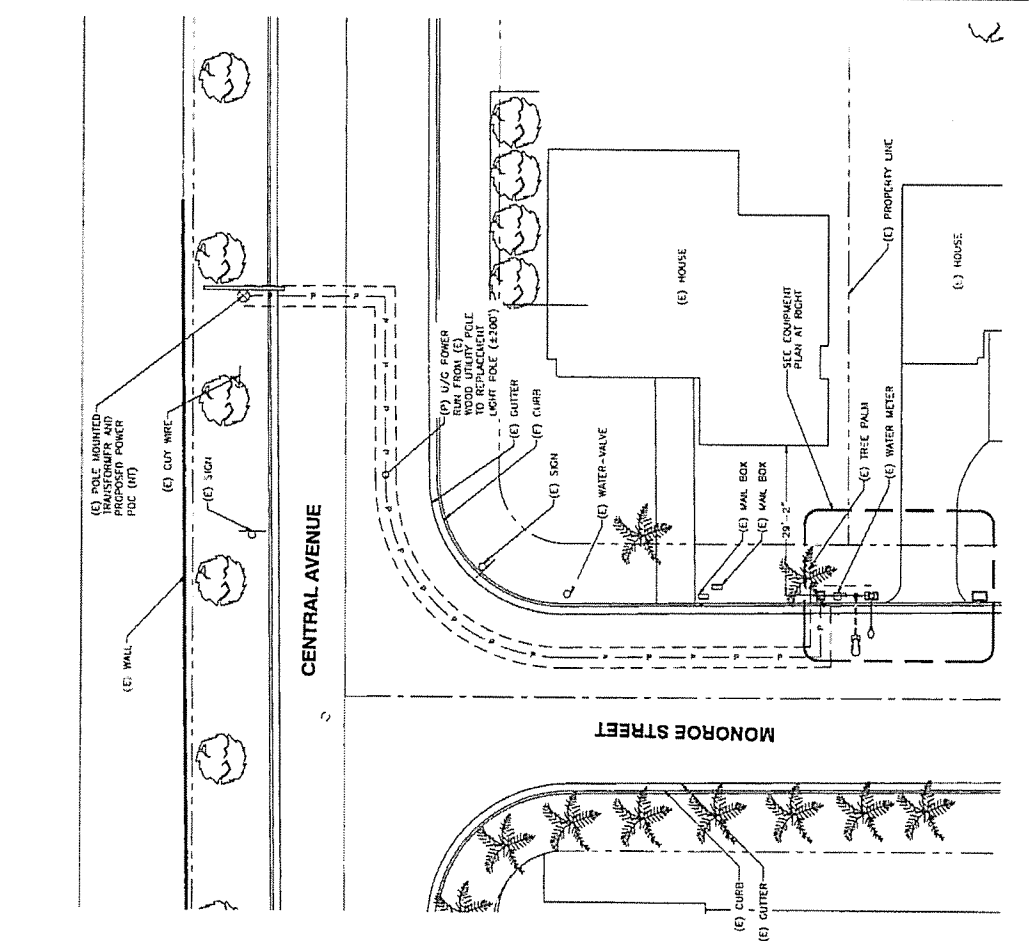
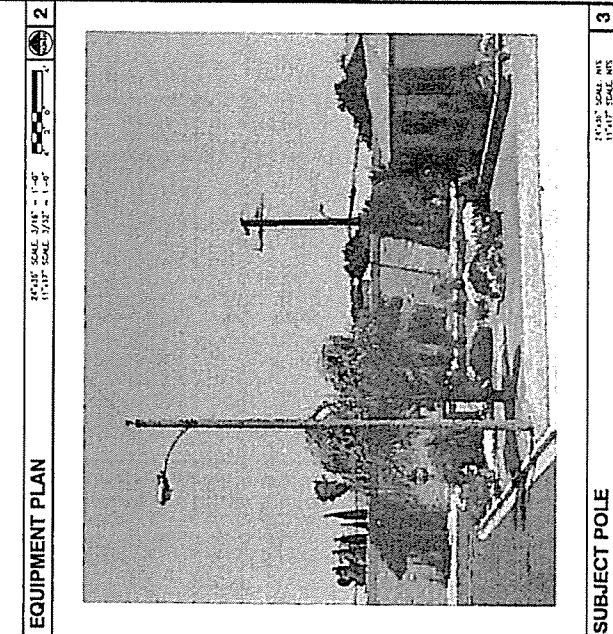
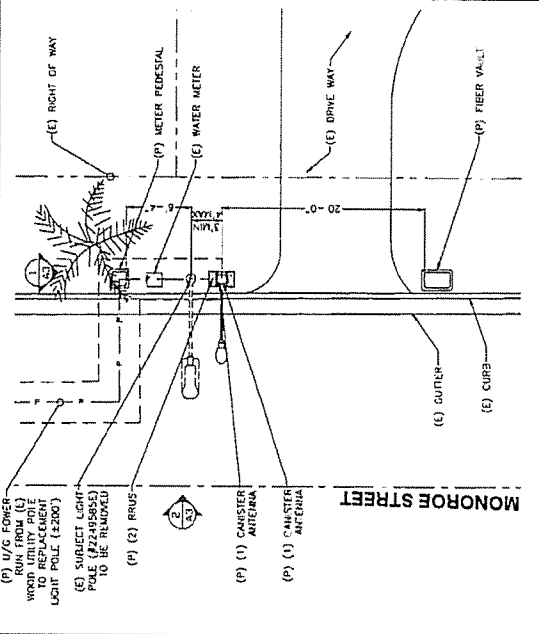
SITE ADDRESS:
 PAR 13099 MONROE ST
 GARDEN GROVE, CA 92641

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED
2	11/11/11	ISSUED

IF AS A CONDITION OF THE CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ENLARGED PLAN
 SHEET TITLE

A2
 SHEET NUMBER

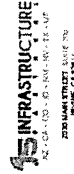


NOTE: CONTRACTOR TO CONTACT DGC BEFORE PROCEEDING WITH CONSTRUCTION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES ARE NOT DAMAGED/DISTURBED

NOTE: EXISTING OVERHEAD FED FROM THE STREET TO THE SUBJECT POLE TO BE REMOVED AND WIRE PULLED UNDERGROUND



THIS DRAWING IS THE PROPERTY OF VERIZON WIRELESS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS IS STRICTLY PROHIBITED.



SITE NAME:
SCL GARDEN
GROVE 29
POLE# 22495886

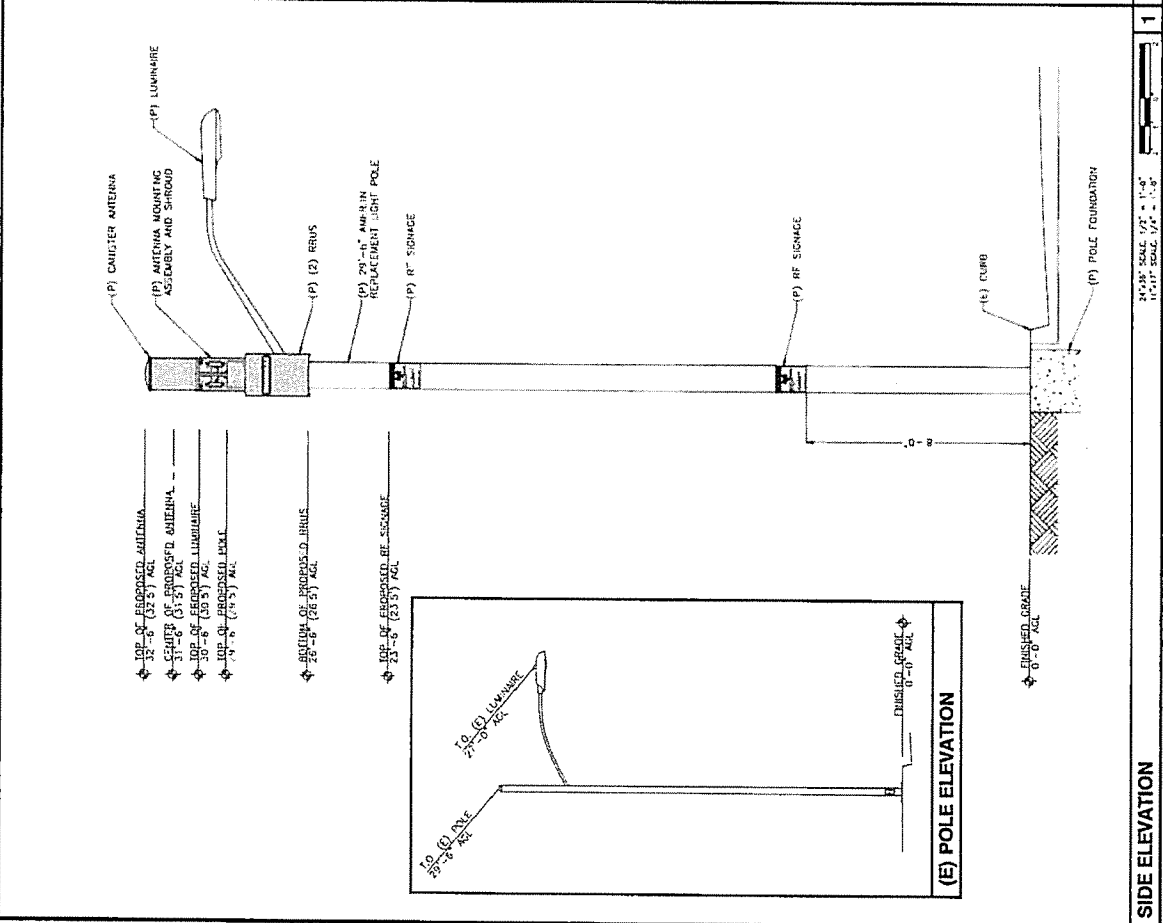
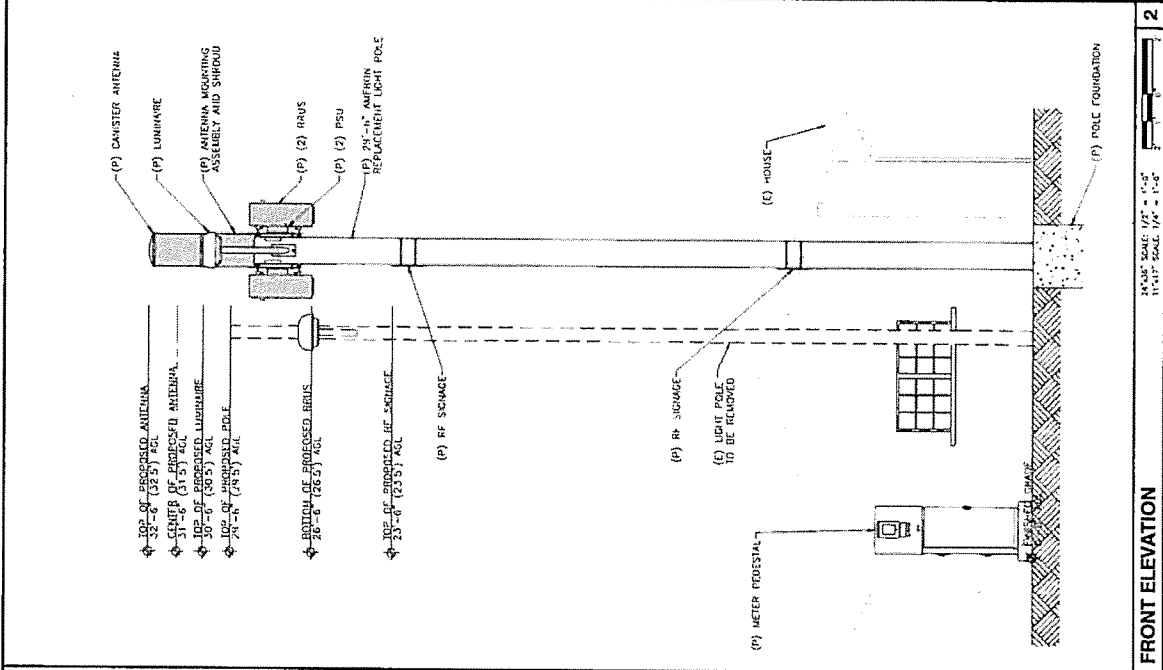
SITE ADDRESS:
PO BOX 100000
GARDEN GROVE, CA 92744

NO.	DATE	DESCRIPTION
1	11/17	ISSUED

THIS IS A PORTION OF THE JOB AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED HEREON.

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3





1000 WALKER CANYON BLVD
 ALBUQUERQUE, NM 87102
 505.955.1234

PROPOSED AND EXISTING UTILITY LOCATIONS
 SHALL BE SHOWN ON ALL SHEETS AND SHALL BE
 VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING THE LOCATION OF ALL UTILITIES.



INFRASTRUCTURE
 4200 WALKER CANYON BLVD, SUITE 100
 ALBUQUERQUE, NM 87102

SITE NAME:
SCL GARDEN
GROVE 42
POLE# 1677090E

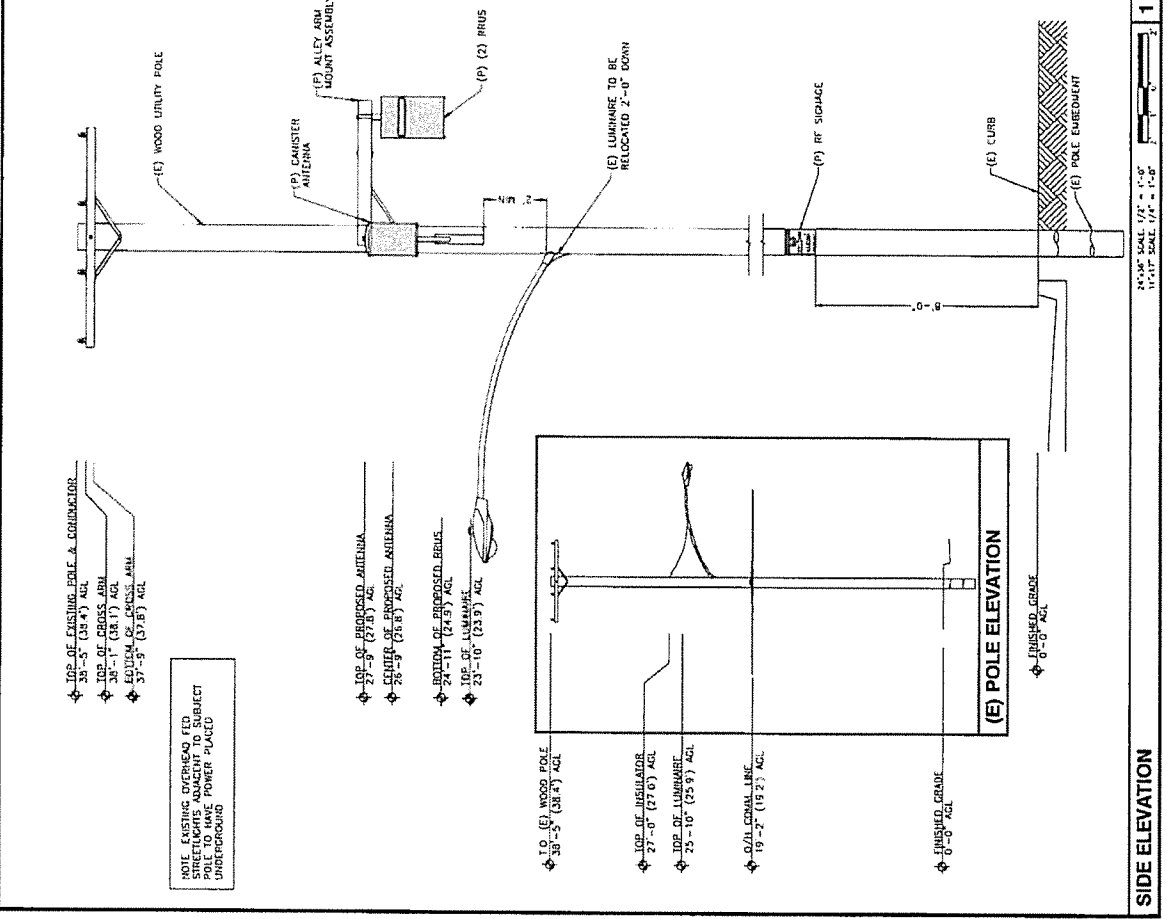
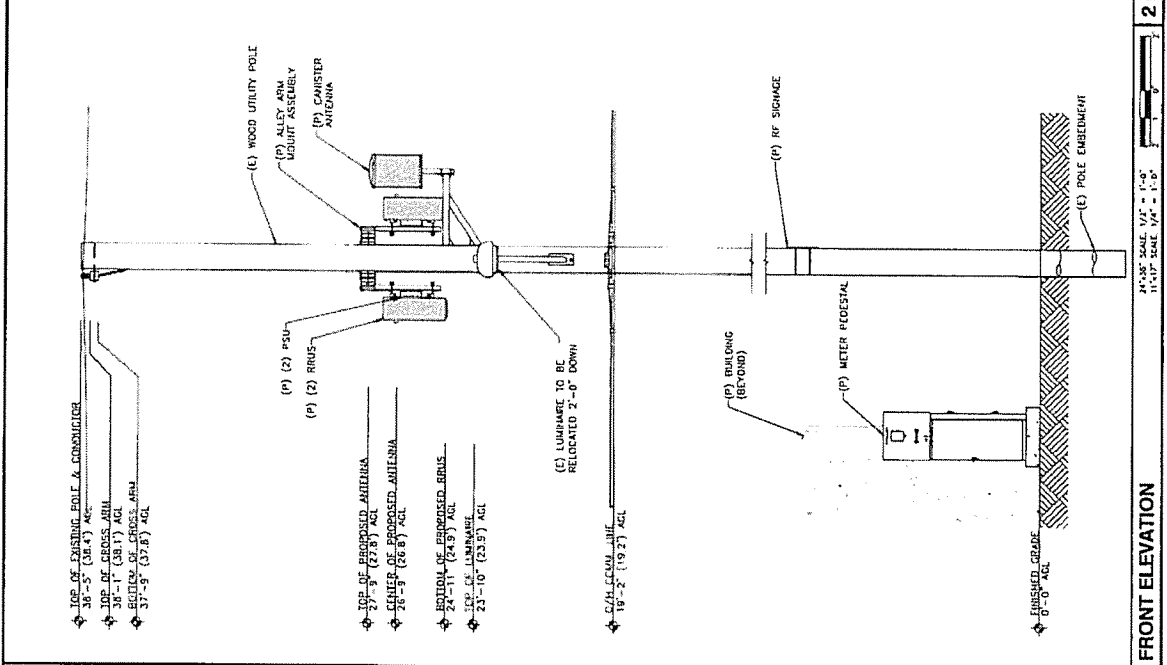
FIELD ADDRESS:
 1677090E, SCL GARDEN GROVE 42
 ALBUQUERQUE, NM 87102

NO.	DATE	DESCRIPTION
1	10/15/14	ISSUED FOR PERMITS
2	10/15/14	ISSUED FOR CONSTRUCTION

AS A CONDITION OF USE FOR ANY PERMIT,
 THE USER SHALL BE RESPONSIBLE FOR
 VERIFYING THE LOCATION OF ALL UTILITIES
 PRIOR TO CONSTRUCTION.

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3



NOTE: EXISTING OVERHEAD FED
 STREETS/LIGHTS ADJACENT TO SUBJECT
 POLE TO HAVE POWER PLACED
 UNDERGROUND



SITE: SCL SANTA ANA 93
POLE# 4469873E

A/F 13392 W. GARDEN GROVE BLVD.
GARDEN GROVE, CA 92843
33°46'28.02" N, 117°53'57.24" W
(33.77445, -117.899233)

SHT	DRAWING INDEX	REV
T1	TITLE SHEET	0
T2	GENERAL NOTES & 1-A CERTIFICATION	0
LS1	TOPOGRAPHIC SURVEY	0
A1	SITE PLAN	0
A2	ENLARGED PLAN	0
A3	ELEVATIONS	0
D1	REPLACEMENT POLE SPECIFICATIONS	0

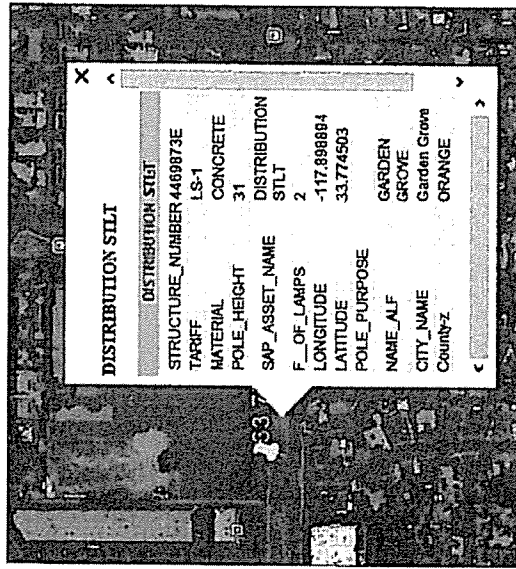
APPROVALS	
PRINT NAME	SIGNATURE
LANDLORD	
CK/MANAGER	
PROJECT MANAGER	
ZONING MANAGER	
SITE ACQ REP	
RF ENGINEER	

CODE COMPLIANCE

PER CALIFORNIA BUILDING STANDARDS CODE, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS GOVERNS THE DESIGN AND CONSTRUCTION OF ALL BUILDING RELEVANT CODE SECTIONS ARE (BUT NOT LIMITED TO):

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA HISTORICAL BUILDINGS CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 LOS ANGELES BUILDING CODE
- 2016 LOS ANGELES MECHANICAL CODE
- ANSI/TIA-222-G-2009

VICINITY MAP



STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF ANTENNA MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

PROPRIETARY INFORMATION. THE INFORMATION CONTAINED WITHIN THIS SET OF DRAWINGS IS PROPRIETARY TO VERIZON. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON IS STRICTLY PROHIBITED.

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE INSTALLATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR VERIZON WIRELESS WIRELESS TELECOMMUNICATIONS NETWORK. VERIZON WIRELESS CONTRACTOR TO INSTALL:

- VERIZON CONTRACTOR TO PLACE (1) CARRIER ANTENNA AND (2) BRUS D/HTO POLE.
- VERIZON CONTRACTOR TO PLACE (1) 17700X14 FT (6) BRUS PULL BOX AND (1) CONCRETE PAD MOUNTED METER PEDESTAL.

PROJECT INFORMATION

SITE ADDRESS: A/F 13392 W. GARDEN GROVE BLVD, GARDEN GROVE, CA 92843
PROPERTY OWNER: SOUTHERN CALIFORNIA Edison
UTILITY: STATE STC, RIVERSIDE, CA 91709
CONTACT PHONE: PHILIP HICKERSON (951) 697-3888
ALTERNATION: GARDEN GROVE
LATITUDE: 33.77445
LONGITUDE: -117.89923
PROPOSED USE: TELECOMMUNICATION FACILITY
ACCESSIBILITY REQUIREMENTS: THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS DISABLED CHALLENGED ACCESS IS NOT REQUIRED PER CBC (LIMITED ACCESS SPACES)

APPLICANT: VERIZON WIRELESS, 1545 SAND CANYON AVE, IRVINE, CA 92618
SITE ACQ / ZONING CONTACT: LAURA CASTRO, J5 INFRASTRUCTURE PARTNERS, LCOSTR@J5IP.COM, (714) 772-0716
PROJECT MANAGER: TAMI PRITCHARD, J5 INFRASTRUCTURE PARTNERS, TPRI@J5IP.COM, (949) 201-9240
ENGINEER CONTACT: JASON D'ENER, J5 INFRASTRUCTURE PARTNERS, JOD@J5IP.COM, (949) 201-9240
RF ENGINEER: JANE ZHAO, VERIZON WIRELESS, JZHAO@VERIZONWIRELESS.COM, PHONE: (949) 204-3175
CONSTRUCTION MANAGER: TOM KOFFY, VERIZON WIRELESS, TKOFFY@VERIZONWIRELESS.COM, PHONE: (949) 204-4756

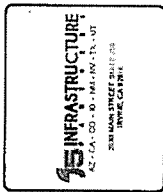
GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS.
 SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. YOU ARE RESPONSIBLE FOR SAME.

UNDOING OR OVOID SERVICE ALERT OF SOUTHERN CALIFORNIA Edison
 800-227-2600
 48 HOURS BEFORE YOU DO



1530 BARD COURT, SUITE 100
 IRVINE, CALIFORNIA 92618
 VERIZON WIRELESS
 800-227-2600
 WWW.VERIZONWIRELESS.COM



SITE NAME: SCL SANTA ANA 93
POLE# 4469873E
SITE ADDRESS: A/F 13392 W. GARDEN GROVE BLVD, GARDEN GROVE, CA 92843

NO.	REVISION	DATE	DESCRIPTION

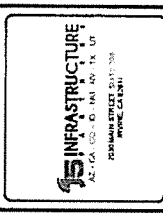
IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TRANSMIT THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T1



1000 SAND CANYON LANE
IRVING, TEXAS 75039
TEL: 972.346.7000
WWW.VERIZON.COM



SITE NAME:
SCL SANTA ANA 93
POLE# 4468873E

SITE ADDRESS:
47133 W. GARDEN GROVE BLVD
GARDEN GROVE, CA 92646

NO.	DATE	DESCRIPTION
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GENERAL NOTES & 1-A CERTIFICATION

SHEET NO. **T2**

3-A ACCURACY CERTIFICATION

CELSIUS ENGINEERING GROUP

1. ANDREW J. HOLWAY, HEREBY CERTIFY THE GEODETIC COORDINATES, AT THE CENTER OF EXISTING POLE ARE:

DATE: 01/23/2017
BY: SCL SANTA ANA 93
LOCATION: 47133 W. GARDEN GROVE BLVD, GARDEN GROVE, CA 92646

GEODETIC COORDINATES: (NORTH AMERICAN DATUM 1983)

EASTING: 379674.027 N (1177465)
NORTHING: 177333.247 N (1176923)

AND I FURTHER CERTIFY THAT THE ELEVATION CALLS PRODUCED HEREON ARE ABOVE MEAN SEA LEVEL (M-MSL), NORTH AMERICAN VERTICAL DATUM (NAD83)

THE BENCHMARK DATUM REFERENCED HEREON:

GROUND ELEVATION @ BASE OF EXISTING POLE
 * 113.95 FEET (M.S.L.) (NAV83)
 * 143.07 FEET (M.S.L.) (NAV83)
 * 144.83 FEET (M.S.L.) (NAV83)

AND I FURTHER CERTIFY THAT THE MEASURED HEIGHTS ARE AS STATED ABOVE THE GROUND LINE (A.G.L.)

HEIGHT OF EXISTING LUMINAIRE
 * 35'-1" (A.G.L.)
 * 36'-10" (A.G.L.)

THE ACCURACY STANDARDS FOR THIS "3-A ACCURACY CERTIFICATION" ARE AS FOLLOWS:

GEODETIC COORDINATE LOCATIONS:
 FIFTEEN (15) FEET HORIZONTALLY
 THREE (3) FEET VERTICALLY (M.S.L.)

THE MEASURED HEIGHTS OF THE FEATURES LOCATED:
 ONE (1) FOOT +/- VERTICALLY (A.G.L.)

GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE GPS RECEIVERS AND SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BENCHMARK REFERENCE: LEICA SMARTNET GNSS NETWORK

10015 Mulholland Blvd., Suite E & F, Irvine, CA 92618 | Phone: 949.210.9900 | Fax: 949.263.2777

1

18. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS DURING THE ENTIRE CONSTRUCTION PERIOD. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH VOLTAGE ELECTRIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKERS TO DANGER, PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED TO BE WORN TO AVOID ANY UNNECESSARY EXPOSURE LEVELS.

19. THE CONTRACTOR SHALL NOT USE OR INSTALL ANY MATERIAL CONTAINING ASBESTOS OR LEAD PAINT CONTINENT THE USE OF SUCH MATERIAL IS STRICTLY PROHIBITED.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON PLANS, AND TO AVOID OR PROTECT DAMAGED EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANY.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANY.

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2

GENERAL UPGRADE NOTES

1. FOR THE PURPOSE OF THIS CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - GENERAL CONTRACTOR (CONTRACTOR) AND ANY LOWER TIER CONTRACTOR.
 OWNER - VERIZON WIRELESS

2. THE CONTRACTOR SHALL VISIT THE CELL SITE PRIOR TO THE SUBMISSION OF BOBS WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS WITH THE ATTENTION OF THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS, OMISSIONS, OR WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SITUATION SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND LOCAL JURISDICTIONAL ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY ALONGING THE PERFORMANCE OF THE WORK.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY IMPROVEMENTS, PAVEMENT CURBS, LANDSCAPING AND SIGNAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY REMOVE ALL EXISTING MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS, REMOVED FROM THE EXISTING FACILITY AREHUSAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

7. AT ANY TIME DURING THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE SITE. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

8. AS MAY BE REQUIRED BY THE GOVERNING AGENCY OR PROPERTY OWNER THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCE, WATER, OR TOILET FACILITIES.

9. THE EXISTING CELL SITE IS ASSUMED TO BE IN FULL COMMERCIAL OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND EQUIPMENT. THE CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATIONS OF THE CELL SITE. THE CONTRACTOR MUST BE COORDINATED WITH THE OWNER. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDDAY.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MEANS AND METHODS TO COMPLETE ALL UNFINISHED AS INDICATED IN THIS DOCUMENT

2. ALL DIMENSIONS, SECTIONS AND DETAILS OF THE EXISTING STRUCTURES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL RELEVANT INFORMATION PRIOR TO CONSTRUCTION OR FABRICATION. NOTIFY THE CONTRACTOR IMMEDIATELY IN WRITING OF ANY DISCREPANCIES. ALL NEW WORK SHALL ACCORDANCE EXISTING CONDITIONS.

3. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BRACINGS AND/OR PROTECTIVE STRUCTURES TO MAINTAIN THE STABILITY OF THE EXISTING STRUCTURE TO PROPERTY ON THE SITE CAUSED BY THE CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.

4. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

5. COORDINATE WORK INDICATED ON THESE DRAWINGS WITH THE NEW EQUIPMENT EXISTING EQUIPMENT, WAVELENGTH ETC

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO BEGINNING ANY MATERIALS OR CONCRETE WORK.

7. ALL BEARING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION.

8. CONTRACTOR SHALL COORDINATE ALL RAW STEEL AS REQUIRED DURING CONSTRUCTION PROCESS.



THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF VERIZON WIRELESS COMMUNICATIONS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND AT THE LOCATION SPECIFIED HEREON.



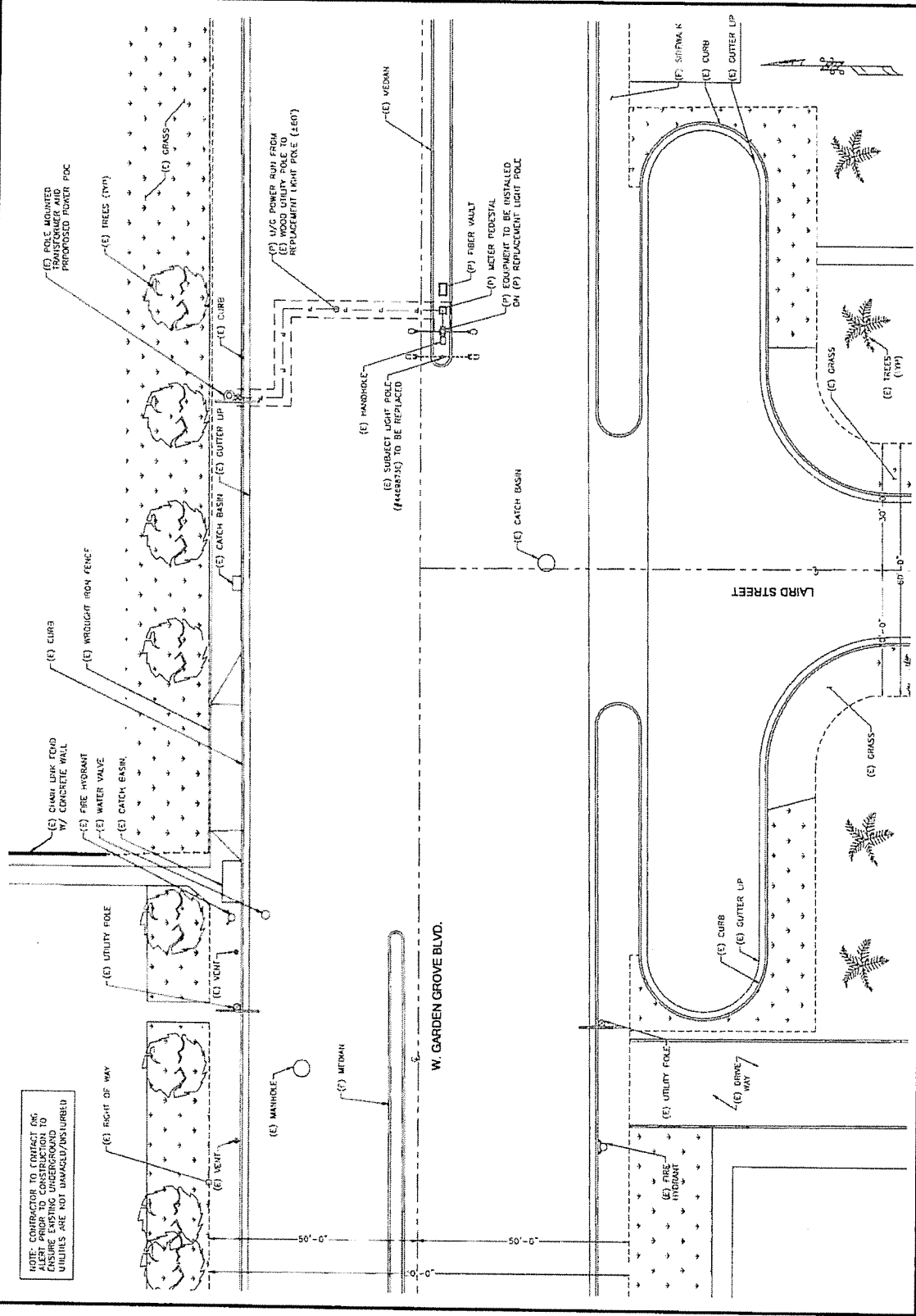
SITE NAME:
SCL SANTA ANA 93
POLE# 4469873E

SITE ADDRESS:
4611332 W GARDEN GROVE BLVD
GARDEN GROVE, CA 92743

NO.	DATE	DESCRIPTION

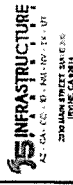
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1





THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF VERIZON COMMUNICATIONS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND AT THE LOCATION SPECIFIED HEREON.



SITE NAME:
SCL SANTA ANA 93
POLE# 4469873E

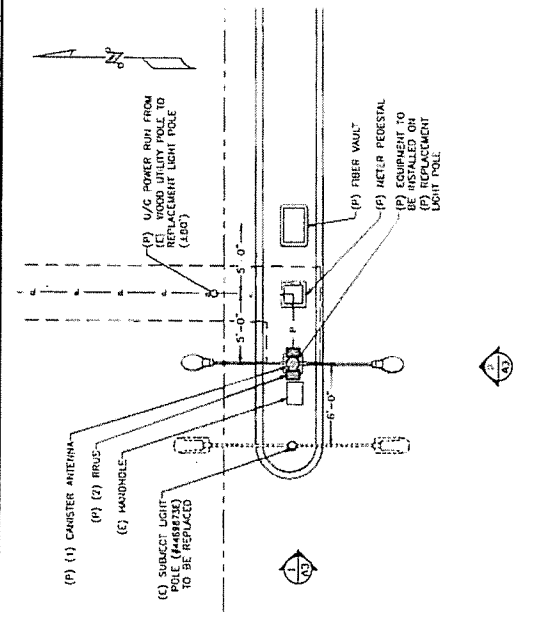
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AF 13382 W. GARDEN GROVE BLVD
GARDEN GROVE, CA 92643

NO.	DATE	DESCRIPTION
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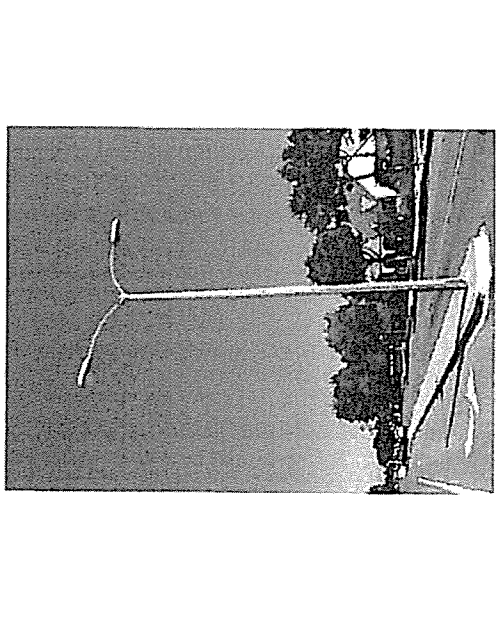
IF A SECTION OF THE SHEET IS FOUND TO BE UNREADABLE, THE USER SHOULD CONTACT THE PROJECT ENGINEER TO ALTER THE DOCUMENT.

SHEET TITLE:
ENLARGED PLAN

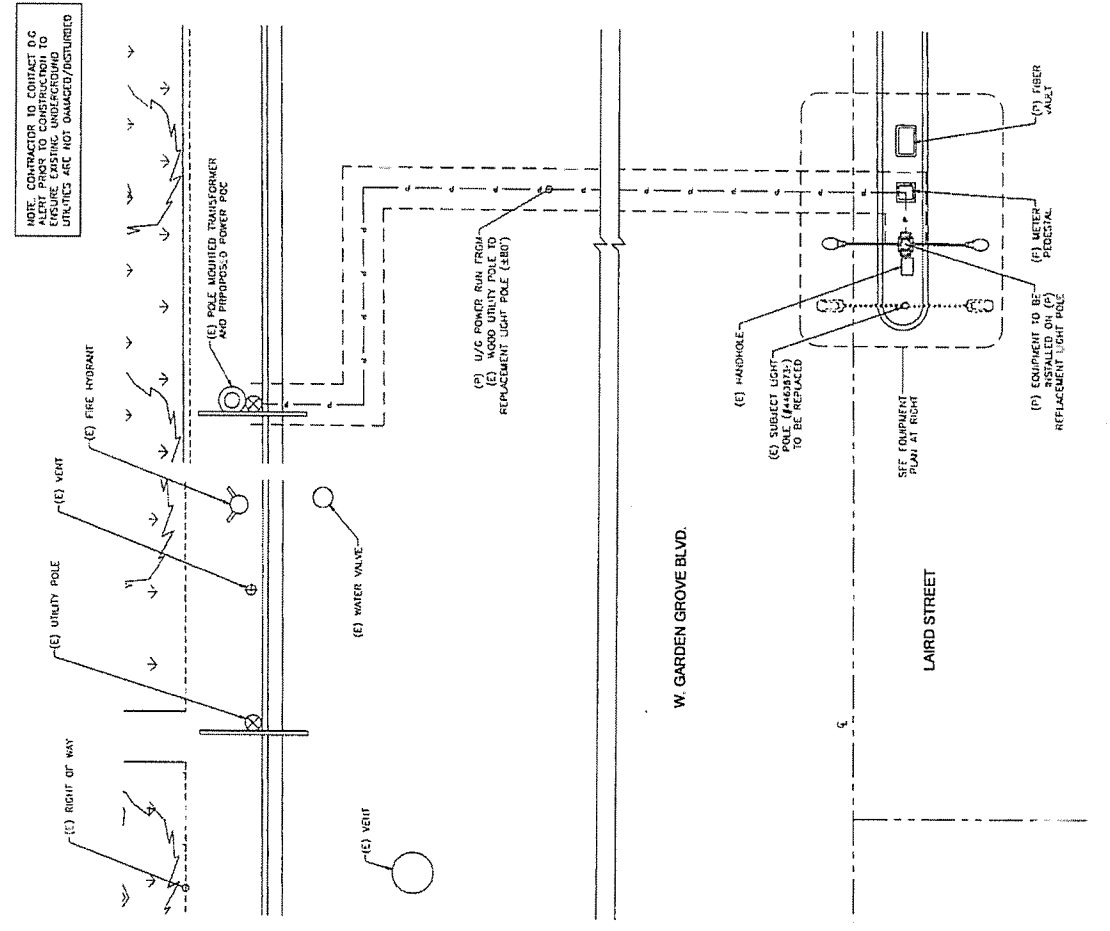
SHEET NUMBER:
A2



EQUIPMENT PLAN



SUBJECT POLE



ENLARGED SITE PLAN

RESOLUTION NO. 5922-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-130-2018, FOR INSTALLATION OF TWELVE (12) SMALL WIRELESS TELECOMMUNICATION FACILITIES WITHIN THE CITY OF GARDEN GROVE PUBLIC RIGHT-OF-WAY AT VARIOUS LOCATIONS THROUGHOUT THE CITY.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on May 17, 2018, does hereby approve Conditional Use Permit No. CUP-130-2018, for the installation of twelve (12) small wireless telecommunication facilities and related equipment and improvements within the City of Garden Grove public right-of-way at various locations throughout the City.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-130-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Verizon Wireless ("Applicant"). The Applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of twelve (12) citywide small wireless telecommunication facilities disguised as street light poles or attached to wood utility poles, along with related below grade or an internally concealed meter, attached equipment, and site improvements. The existing street lights and wood utility poles in the City's public right-of-way are owned by Southern California Edison. The street lights will be removed and replaced with the new street light poles and the wood utility poles would remain in-place. Both include small wireless telecommunication facilities.
2. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that the proposed project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Reg., Section 15301).
3. The properties on which the facilities will be installed have General Plan Land Use designations of Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Light Commercial, Heavy Commercial, Parks/Open Space, Industrial/Residential Mixed Use 2, Residential/Commercial Mixed Use 2, and International West Mixed Use, Industrial, and are zoned R-1 (Single-Family Residential), R-2 (Limited Multiple Residential), R-3 (Multiple-Family Residential), C-1 (Neighborhood Commercial), C-2 (Community Commercial), OS (Open Space), Adaptive Reuse (AR), and PUD (Planned Unit Development). The sites are improved as the City of Garden Grove public right-of-way.
4. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject properties have been reviewed.
5. The report submitted by City Staff was reviewed.

6. Pursuant to a legal notice, a public hearing was held on May 17, 2018, and all interested persons were given an opportunity to be heard.
7. The Planning Commission gave due and careful consideration to the matter during its meeting of May 17, 2018.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject sites are parkways located within the City’s public right-of-way at various citywide locations. The sites are improved with existing street light and the wood utility poles that are owned and operated by Southern California Edison.

The subject sites are zoned in R-1 (Single-Family Residential), R-2 (Limited Multiple Residential), R-3 (Multiple-Family Residential), C-1 (Neighborhood Commercial), C-2 (Community Commercial), OS (Open Space), Adaptive Reuse (AR), and PUD (Planned Unit Development) and have General Plan Land Use Designations of Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Light Commercial, Heavy Commercial, Parks/Open Space, Industrial/Residential Mixed Use 2, Residential/Commercial Mixed Use 2, and International West Mixed Use, Industrial. Below is a street light pole table that provides information on ownership, pole management, location, site identification, pole identification, pole type, and luminaire.

OWNER/ POLE MANAGEMENT	LOCATION	SITE ID	POLE ID	POLE TYPE/ LUMINAIRE
Southern California Edison	Public right-of-way, east side of Cerulean Avenue, between Valley View Street and Cerulean Avenue	SCL GG 9	2095630E	Street Pole/ Single
Southern California Edison	Public right-of-way, east side of Monroe Street, between Central Avenue and Imperial Avenue	SCL GG 29	2249585E	Street Pole/ Single
Southern California Edison	Public right-of-way, median, south of Traylor Way and Brookhurst Street	SCL GG 39	1985490E	Street Pole/ Double
Southern California Edison	Public right-of-way, median, south of Blue Spruce Avenue and Harbor Boulevard	SCL GG 51	4716490E	Street Pole/ Double
Southern California Edison	Public right-of-way, median, east of Laird Street and Garden Grove Boulevard	SCL GG 93	4469873E	Street Pole/ Double

Southern California Edison/ Joint Pole Authority	Public right-of-way, northwest corner of Chapman Avenue and Knott Street	SCL GG 4	1409444E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, north side of Lampson Avenue and east of Lamplighter Street	SCL GG 5	4876803E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, northwest corner of Stanford Avenue and Springdale Street	SCL GG 10	N/T	Utility Pole/ No Luminaire
South California Edison/ Joint Pole Authority	Public right-of-way, north side of Stanford Avenue and west of Nutwood Street	SCL GG 26	1468969E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, southwest corner of 13 th Street and Brookhurst Street	SCL GG 38	2145998E	Utility Pole/ No Luminaire
Southern California Edison/ Joint Pole Authority	Public right-of-way, northeast corner of Kern Avenue and Kerry Street	SCL GG 42	1677090E	Utility Pole/ Single
Southern California Edison/ Joint Pole Authority	Public right-of-way, south side of Buaro Street, between Stanford Avenue and Dunklee Lane	SCL GG 50	1044613E	Utility Pole/ No Luminaire

Verizon Wireless is proposing to install and operate twelve (12) Citywide small wireless telecommunication facilities disguised as street light poles or attached to existing wood utility poles, along with related below grade or internally concealed meters, attached equipment, and site improvements.

Street Light Poles

Of the twelve (12) small wireless telecommunication facilities, five (5) will consist of a directly installed antenna, UE relay, and remote radio head, concealed by a shroud, a below grade or internally concealed meter, and other related equipment. All proposed new street light poles will include a visible radio frequency and site

identification placard. The luminaire design and LED light will be consistent with the City's luminaire replacement program.

The proposed new street light poles will be erected within a few feet of the existing street light poles. The existing pole will be removed as well as any related equipment, sub-structure, and concrete foundation. The existing foundation trench will be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.

Wood Utility Poles

Of the twelve (12) proposed new small wireless telecommunication facilities, six (6) of them are proposed to be installed on existing wood utility poles; these poles will remain in-place, and will consist of an attached antenna canister, remote radio units, and power supply units, all mounted onto an alley arm mount assembly. One (1) wireless telecommunication facility is proposed to be installed on an existing wood utility pole, this pole will remain in-place, and will consist of a directly installed antenna canister, remote radio units, and power supply units, all mounted onto an alley arm mount assembly. All seven (7) facilities will include below grade or internally concealed meters, as well as other related equipment. All wood utility poles will include a visible radio frequency and site identification placard. The luminaire design and LED light will be consistent with the City's luminaire replacement program.

FINDINGS AND REASONS:

1. The proposed use will be consistent with the City's adopted General Plan.

The Applicant is proposing to install and operate small wireless telecommunication facilities within the public right-of-way to complement and supplement the broader macro cell facilities. The facilities will fill gaps in coverage and provide increased network capacity, ensure connectivity, and meet the demand for those heavily populated areas by using an 'existing facility' use subject to a Conditional Use Permit. General Plan Land Use Element Policy LU-1.10 promotes future patterns of urban development and the better use of existing and planned public facilities. With the Conditional Use Permit request, the Applicant is proposing to meet the future needs of the City in a manner consistent with this policy. The proposed development will create an environment and a use that is consistent with the goals of the General Plan provided that the operation of the facilities complies with the conditions of approval.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. The street light pole's will be designed to match the City's existing street light poles appearance and the wood utility poles will be designed to match the existing utility poles in order to mitigate any potential aesthetic impacts. Telecommunication facilities are conditionally permitted in the R-1 (Single-Family Residential), R-2 (Limited Multiple Residential), R-3 (Multiple-Family Residential), C-1 (Neighborhood Commercial), C-2 (Community Commercial), OS (Open Space), Adaptive Reuse (AR), and PUD (Planned Unit Development) zones.

Finally, the use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The conditions of approval will ensure the public health, safety, and welfare. The antennas and equipment are required to adhere to all FCC regulations prohibiting such facilities from interfering with public safety. Therefore, the project will not create a menace to the public health, safety, or welfare.

3. That the proposed sites are adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The Applicant is proposing to install and operate twelve (12) citywide small wireless telecommunication facilities. Of the twelve (12), five (5) existing citywide street light poles located within the public right-of-way will be removed and replaced with new 32'-6" tall small wireless telecommunication facilities disguised as functioning street light poles.

In addition, the Applicant is proposing to attach equipment to seven (7) existing citywide wood utility poles located within the public right-of-way. The poles vary in height, from 34'-1" to 49'-3". However, the wood utility poles require authorization from the Joint Pole Authority to attach any new equipment. Six (6) of the seven (7) poles will remain in-place, and will consist of an attached antenna canister, remote radio units, and power supply units, all mounted onto an alley arm mount assembly. One pole will remain in-place, and will consist of a directly installed antenna canister on top of the pole with the remote radio units and power supply units, mounted onto an alley arm mount assembly. All seven (7) poles will include below grade or

internally concealed meters, as well as other related equipment. All wood utility poles will include a visible radio frequency and site identification placard. Those wood utility poles with existing luminaires will be designed with new luminaires and LED lights that will be consistent with the City's luminaire replacement program. The sites, with the existing site improvements and modifications, are all of adequate size to accommodate the proposed uses within the surrounding area.

4. That the proposed sites are adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The sites are located along, and are adequately served by, principal, major, primary, or secondary arterials or local residential streets and are accessible from the public right-of-way. The sites are also adequately served by the necessary electric utilities and other public service facilities required.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit (CUP-130-2018) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-130-2018.

EXHIBIT "A"

Conditional Use Permit No. CUP-130-2018

City of Garden Grove Public Right-of-Ways

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall submit a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval No. CUP-130-2018," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the applicant, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "Applicant" shall mean and refer to the project applicant, Verizon Wireless, the owner(s) and operators(s) of the wireless telecommunication facility, and each of their respective successors and assigns, including all subsequent purchasers and/or operators of the wireless telecommunication facilities. The Applicant, wireless telecommunication facility, and operators of such business shall adhere to the Conditions of Approval for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of twelve (12) small wireless telecommunication facilities in the City's public right-of-way as identified on the site plan, elevations, and detail plans reviewed by the Planning Commission at the public hearing. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the approved site plan, elevations, detailed plans and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved site plan or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature, shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All Conditions of Approval shall be implemented at the Applicant's expense, except where specified in the individual condition.

Business License Division

6. Applicant shall ensure that all contractors and subcontractors have a valid business license to do business in the City of Garden Grove.

Police Department

7. In order to facilitate the City's rules regarding the regulation, placement, and construction and operation of the Wireless Communication Facilities ("WCF"), and its interaction with, the City's Public Safety Communications Equipment, the Applicant and all successors shall agree as follows:
 - a. The Applicant recognizes that the frequencies used by the WCF located in the City of Garden Grove public right-of-way may be close to the frequencies used by the City of Garden Grove for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-Safety Communications Officials-International, Inc. (APCO) and as endorsed by the Federal Communications Commission (FCC). Applicant shall comply with such Good Engineering Practices as may be amended from time to time by the FCC in its Rules and Regulations and shall comply with all FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).
 - b. In the event the WCF is identified as causing radio frequency interference with the City's Public Safety Communications Equipment, the following steps shall be taken:
 - i. Upon notification by the City of interference with Public Safety Communications equipment, the Applicant shall utilize the hierarchy and procedures set forth in the Best Practices Guide. If the Applicant fails to cooperate with the City in applying the procedures set forth in the Best Practices Guide in order to eliminate the interference, then the City may take such steps under law, including the initiation of appropriate proceedings with the FCC, to eliminate the interference.
 - ii. If there is a determination of radio frequency interference with the City's Public Safety Communications Equipment, the party which caused the interference shall be responsible for reimbursing the City for all costs associated with ascertaining and resolving the

interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference.

8. The Applicant shall provide a 24-hour phone number to which interference problems can be reported. This condition will also apply to all existing facilities operated by the provider in the City of Garden Grove.
9. The Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the City's designated representative upon activation of the facility.
10. The Applicant shall ensure that any lessee or other users of the WCF shall comply with the terms and conditions of this permit and the Applicant shall be responsible for the failure of any lessee or other users under the control of the Applicant to comply.

Fire Department

11. The Applicant shall provide the appropriate Fire Department notes on the building plans that will be submitted to Building and Safety Division for plan check review.
12. The Applicant shall complete a Fire Department Hazardous Materials packet, and submit a copy to the City with the initial plan check submittal packet.
13. The Applicant and subsequent operator(s) shall place and display a hazardous materials placard(s)/sign(s), to NFPA 704 Standards, on the access to the below grade equipment, wireless telecommunication facility and/or new street light pole.

Public Works - Engineering Division

14. The Applicant shall obtain an encroachment permit from the City prior to any construction in the public right-of-way.
15. Permit fees shall be calculated based on the current fee schedule at the time of permit issuance.
16. Any required lane closures should occur outside of peak travel periods.
17. The Applicant shall submit traffic lane closure permits along with a vehicular traffic control plan for approval.
18. The Applicant shall remove the old poles or fixtures that no longer provide any service as well as any related equipment, sub-structure, and concrete foundation.

19. No at or above-ground meter and/or equipment shall be placed on the City of Garden Grove public right-of-way.
20. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
21. New utilities shall have a minimum two-foot (2'-0") horizontal clearance from driveway approaches and curbs.

Public Works - Traffic Division

22. The Applicant shall submit plans and pole specifications to include the material of the pole for Public Works Traffic Division approval.

Public Works - Water Division

23. New utilities shall have a minimum five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.
24. Any new or existing water valve located within new concrete sidewalk improvements shall be reconstructed per City Standard B-753.
25. Any existing meter and services that need to be relocated within the project area shall be relocated at Applicant's expense.

Building and Safety Division

26. The Applicant shall comply with all current California Building Codes, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Energy Code.
27. The Applicant shall submit plans for Building and Safety Division approval.
28. The Applicant shall submit foundation and anchorage design calculations for Building and Safety Division approval.
29. The Applicant shall submit concrete pole design calculations including the additional weight of the proposed antenna for Building and Safety Division approval.
30. The Applicant shall submit design and connection details of attachments of antenna to new concrete pole for Building and Safety Division approval.

31. The Applicant shall ensure that all sheets of plans be stamped and signed by a registered design professional.

Planning Services Division

32. The Applicant shall be responsible for maintenance and up-keep of the wireless telecommunication facilities.
33. The Applicant shall be responsible for maintaining free from graffiti, debris, and litter, those areas of the sites on which the wireless telecommunication facilities are installed on, and over, which Applicant has control. Graffiti shall be removed within 120 hours of notification/application.
34. The wireless telecommunication facilities authorized by this approval shall be designed and constructed consistent with the site plan, elevations, and detail plans submitted by the Applicant and reviewed by the Planning Commission in conjunction with its approval of Conditional Use Permit No. CUP-130-2018. Subject to the foregoing, a general description of the facilities is as follows:
 - Five (5) antenna structures will be designed and disguised as new street light poles that will have a pole height of 29'-6" with an ultimate height to the top of the antenna of 32'-6" from finish grade. Each such new small wireless telecommunication facility will consist of a directly installed antenna approximately one foot (1'-0") tall concealed by a 3'-9" shroud, two (2) remote radio units about two feet (2'-0") tall, two (2) power supply units mounted (one on each side of the pole) along with a below grade or internally concealed meter, as well as other related equipment. All new street light poles will include a visible radio frequency and site identification placard.
 - Seven (7) of the new wireless telecommunication facilities will be attached to existing wood utility poles. The wood utility poles will remain in-place within the City's public right-of-way with varying heights, from 34'-1" to 49'-3". Six (6) of the proposed new small wireless telecommunication facilities will consist of an attached antenna canister approximately one foot (1'-0") tall, two (2) remote radio units about two-feet (2'-0") tall, and two (2) power supply units, all mounted onto an alley arm mount assembly. One (1) of the new small wireless telecommunication facilities will consist of a directly installed antenna canister approximately five feet (5'-0") tall on top of the pole and two (2) remote radio units about two feet (2'-0") tall, and two (2) power supply units, all mounted onto an alley arm mount assembly. All seven (7) will include below grade or internally concealed meters, as well as other related equipment.
35. The antenna structures shall be designed and disguised as new street light poles that will have a pole height of 29'-6" with an ultimate height to the top of the antenna of 32'-6" from finish grade. Each proposed new small

wireless telecommunication facility will consist of a directly installed antenna approximately one foot (1'-0") tall concealed by a 3'-9" shroud, two (2) remote radio units about two feet (2'-0") tall, two (2) power supply units mounted (one on each side of the pole) along with a below grade or internally concealed meter, as well as other related equipment. All new street light poles shall include a visible radio frequency and site identification placard.

The wood utility poles will remain in-place within the City's public right-of-way with varying heights, from 34'-1" to 49'-3". Six (6) of the proposed new small wireless telecommunication facilities shall consist of an attached antenna canister approximately one foot (1'-0") tall, two (2) remote radio units about two feet (2'-0") tall, and two (2) power supply units, all mounted onto an alley arm mount assembly. One (1) of the proposed new small wireless telecommunication facilities will consist of a directly installed antenna canister approximately five feet (5'-0") tall on top of the pole and two (2) remote radio units about two feet (2'-0") tall, and two (2) power supply units, all mounted onto an alley arm mount assembly. All seven (7) will include below grade or internally concealed meter, as well as other related equipment.

In order to maintain the street light pole appearance, the following conditions shall apply:

- a. The street light pole shall match the existing street light pole colors.
 - b. All attached equipment (i.e., antenna, shroud, remote radio units, power supply units, mounting equipment, and other attached equipment) shall be factory painted to match the new street light or wood utility pole's color.
 - c. The luminaire design and LED light shall be consistent with the City's luminaire replacement program.
 - d. There shall be no climbing pegs on the street light or wood utility pole below a height of 15'-0", except when temporarily installed to service the antennas.
 - e. All new street light and wood utility poles shall include a visible radio frequency and site identification placard.
36. The Applicant shall submit a material sample of the colors to the Planning Services Division for review and approval as part of the plan check submittal application.
37. The Conditional Use Permit (CUP) grants the right to the Applicant to construct and use a telecommunication facility at the locations described in the submitted site plan. The City, however, has concerns about the potential

adverse aesthetic and other health and safety impacts of the antennas, and utility and/or mechanical equipment on the surrounding community. It is possible that future technological improvements may make the proposed telecommunication facilities unnecessary or obsolete or outdated aesthetically, therefore, the particular antenna and related equipment shall be reviewed ten (10) years from the date of this approval. At that time, the telecommunication provider operating the facilities shall agree to, and update, each facility as may be required by the Community and Economic Development Director or his/her designee in accordance with applicable law.

38. The City reserves the right to periodically reevaluate the antennas, and utility and/or mechanical equipment in terms of the continued need for these structures in their current size, height, and configuration, and the actual impacts on the neighborhood, community, and environment.
39. The City reserves the right to require an administrative review for compliance with the conditions of approval at any time.
40. In order to address concerns regarding radio emissions, the following conditions shall be complied with:
 - a. Radio frequency emissions from the WCF shall not exceed the radio frequency emission guidelines of the Federal Communication Commission (FCC) as such guidelines may be amended from time to time.
 - b. Prior to January 1, 2018, and each January 1st thereafter, the operator of the WCF shall file with the City of Garden Grove Community and Economic Development Department for approval, a certification of compliance prepared by an independent third party, qualified to measure radio frequency emissions.
41. In the event that the wireless telecommunication facilities are abandoned or their use is discontinued, the Applicant shall remove all improvements within sixty (60) days of abandonment or discontinuance of the use, whichever occurs first.
42. The Applicant shall replace the dead sod or ground cover areas in the City parkway landscape areas in which the wireless telecommunication facilities are located with new sod or ground cover and ensure that the irrigation system is operating to ensure landscape maintenance.
43. The Applicant shall ensure that the existing foundation trench be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.
44. Hours and days of construction shall be as set forth in the City of Garden Grove's Municipal Code Section 8.47.010, referred to as the Noise Control Ordinance.

45. There shall be no other antennas or mechanical equipment installed on the street light poles without obtaining approval from the Planning Services Division.
46. During construction, if paleontological or archeological resources are found, all attempts shall be made to preserve in place or leave in an undisturbed state in compliance with applicable laws and regulations.
47. A copy of the Resolution No. 5922-18 approving Conditional Use Permit No. CUP-130-2018 shall be kept at the local Verizon Wireless Offices at all times and be made available upon request by City Staff and/or Police Department.
48. It shall be the Applicant's responsibility to verify that any building or site improvements do not cross over, encroach into, or cause issue with any recorded easements on the subject property or the adjacent properties.
49. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the rights grant by this approval of Conditional Use Permit No. CUP-130-2018 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
50. 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 CUP-130-2018. 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.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.3.	SITE LOCATION: Existing street lights in the public right-of-way owned by Southern California Edison
HEARING DATE: May 17, 2018	GENERAL PLAN: Various
CASE NO.: Conditional Use Permit No. CUP-131-2018	ZONE: Various
APPLICANT: Sprint	APN: Various
OWNER: Southern California Edison	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of three (3) citywide small wireless telecommunication facilities disguised as street light poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street light poles in the City’s public right-of-way, that are owned by Southern California Edison, will be removed and replaced with the new street light poles, and include small wireless telecommunication facilities.

BACKGROUND:

The subject sites are parkways located within the City’s public right-of-way at various citywide locations. The sites are improved with existing street light poles owned and operated by Southern California Edison. A map showing the location of the three (3) proposed sites has been included in this report.

The subject sites are zoned in R-1 (Single-Family Residential), OS (Open Space), PUD (Planned Unit Development), and HCSP-SDS (Harbor Corridor Specific Plan – Swing District South) and have General Plan Land Use Designations of Low Density Residential, Light Commercial, and International West Mixed Use. Below is a street light pole table that provides information on ownership, location, and identification.

OWNER	LOCATION	SITE ID	POLE ID	LUMINAIRE
Southern California Edison	Public right-of-way, east side of Palm Street, between Harbor Boulevard and El Rey Place	9CAB012322B	4649049E	Single
Southern California Edison	Public right-of-way, south side of Patterson Drive, east of Knott Street	9CAB005276B	OG90XS646B	Single
Southern California Edison	Public right-of-way, northwest corner of Lampson Avenue and Hilton Lane	9CAB012299A	OG90XSC67A	Single

Based on the given location of the proposed wireless telecommunication facilities, Staff measured the distances from each Planning Commissioner's residence to each proposed wireless telecommunication facility and determined that none of the Planning Commissioners were within the five hundred foot radius (500'-0") which would denote a conflict of interest.

The authority of cities to regulate the placement of wireless telecommunication facilities within the public right-of-way is limited by applicable state and federal law; however, a city may exercise reasonable control as to the time, place, and manner of construction within the right-of-way, may impose aesthetic requirements on proposed facilities, and may require a use permit. Pursuant to Chapter 9.24 of the Garden Grove Municipal Code, Conditional Use Permit approval is required for all new stealth wireless telecommunication facilities.

DISCUSSION:

Small wireless telecommunication facilities or small cell facilities are commonly placed in the public right-of-way on existing street light poles, traffic signals, utility poles, or on new street light poles. The equipment is light weight, low power, and typically provides a coverage radius of up to approximately five hundred feet (500'). Small wireless telecommunication facilities complement and supplement the broader macro cell facilities in that they can fill gaps in coverage and provide increased network capacity, ensure connectivity, or meet the demand for heavily populated areas that need more network capacity by using an 'existing facility'.

Sprint is proposing to remove and replace three (3) existing citywide street light poles, located within the public right-of-right that are owned and operated by Southern California Edison. The new small wireless telecommunication facilities will be disguised as functioning street light poles varying in height from 28'-2" to 34'-8", along with related below grade or concealed meter, attached equipment, and site improvements.

The disguised street light poles will be installed within the City's public right-of-way. The design will not require any type of at-grade enclosure or equipment. The applicant will be required to obtain all required building permits, Public Works encroachment permits, and traffic lane closure permits along with City approval of a vehicular traffic control plan.

The proposed new street light poles will have a pole height of 22'-9" or 29'-3" with an ultimate height to the top of the antenna of 28'-2" or 34'-8" from finish grade. Each proposed new small wireless telecommunication facility will consist of a directly installed antenna, UE relay, and remote radio head, combined height approximately five feet (5'-0") tall concealed by a 5'-5" shroud along with a below grade or internally concealed meter, as well as other related equipment. All new street light poles will include a visible radio frequency and site identification placard. The luminaire design and an LED light will be consistent with the City's luminaire replacement program.

The proposed new street light poles will be erected within a few feet of the existing street light poles. There will be a disruption of power as the applicant disconnects the existing pole and energizes the new street light pole. The existing pole will be removed as well as any related equipment, sub-structure, and concrete foundation. The existing foundation trench will be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.

The City staff has reviewed various design options for placing the new small wireless telecommunication facility within the City's public right-of-way and believes that the attached design is the most appropriate design offered by the applicant. Conditions of approval have been incorporated to ensure that the new street light poles will be consistent in appearance with existing Citywide street light poles. All attached equipment (i.e., antenna, shroud, remote radio units, power supply units, mounting equipment, and other attached equipment) will be factory painted to match the pole's color to aid with aesthetically blending all visible equipment as one.

The location and design for the small wireless telecommunication facilities have been selected to achieve the functional and operational requirements set by Sprint. The small wireless telecommunication facilities will help expand the service provider's coverage area within the City, help fill gaps that currently exist in their network, and help customers who are prone to experience connectivity issues. Situating these facilities at these locations will help reduce the burden on the provider's network and accommodate an increase in customer demand. Lastly, the request would comply with the Federal Communication Commission standards for radio frequency emissions.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

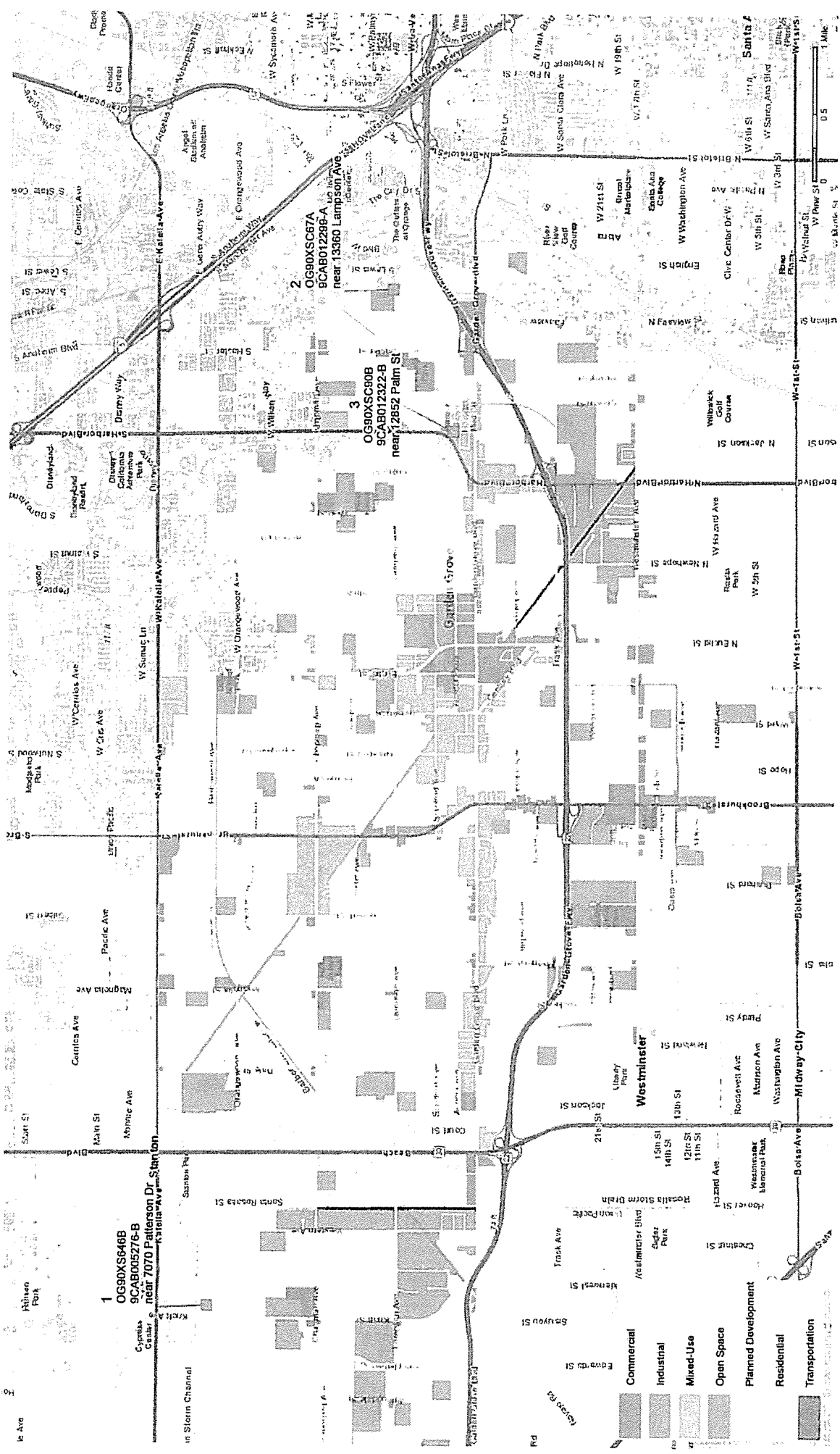
- Adopt Resolution No. 5923-18 approving Conditional Use Permit No. CUP-131-2018, subject to the recommended conditions of approval.



LEE MARINO
Planning Services Manager



By: Paul Guerrero
Senior Program Specialist



Garden Grove - Proposed Street Light Replacements

Replacement Poles



mobilite
 intelligent infrastructure
 MOBILITE GIS | Mar 15, 2018

This document is proprietary and confidential in some cases. The information shown on this map is for planning purposes only and is not intended for use in engineering, construction, and utility issues.
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APPROVED

By Berto Barajas at 2:10 pm, Feb 06, 2018

Streight design drawings conceptually approved
All ground base equipment to be approved by local jurisdiction.

Approved power route from IMS and district planner is also required for final CD approval.

11"=17' PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

IF YOU DIG IN ANY STATE
CALL YOUR LOCAL
TUNE CALL CENTER -
IT'S THE LAW

THE APPLICANT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE FACILITY.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A MAINTENANCE SCHEDULE MUST BE ESTABLISHED TO PREVENT DISTURBANCE OF EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE. POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SHRAGE IS (N).

SITE INFORMATION

SITE ID: 9CAB012322B
CASCADE ID: 069D05C90B
LATITUDE: 33.77633700
LONGITUDE: -117.91480500
CROSS STREET: PALM ST. & EL REY PL.
CITY, STATE, ZIP: GARDEN GROVE, CA 92840
COUNTY: ORANGE COUNTY
JURISDICTION: CITY OF GARDEN GROVE
PROPERTY OWNER: PUBLIC RIGHT-OF-WAY
APPLICANT: MOBILITE, LLC
2955 RED HILL AVENUE, STE. 200,
COSTA MESA, CA 92626
TEL: 714.440.7800
PHONE: 949.440.7800
EMAIL: barbara.breedert@mobilitie.com

ENGINEER

JOSE FRUAS
PE #147-347-3093
PROJECT NUMBER: 9CAB012322B
GARDEN GROVE, CA 92840

DO NOT SCALE DRAWINGS

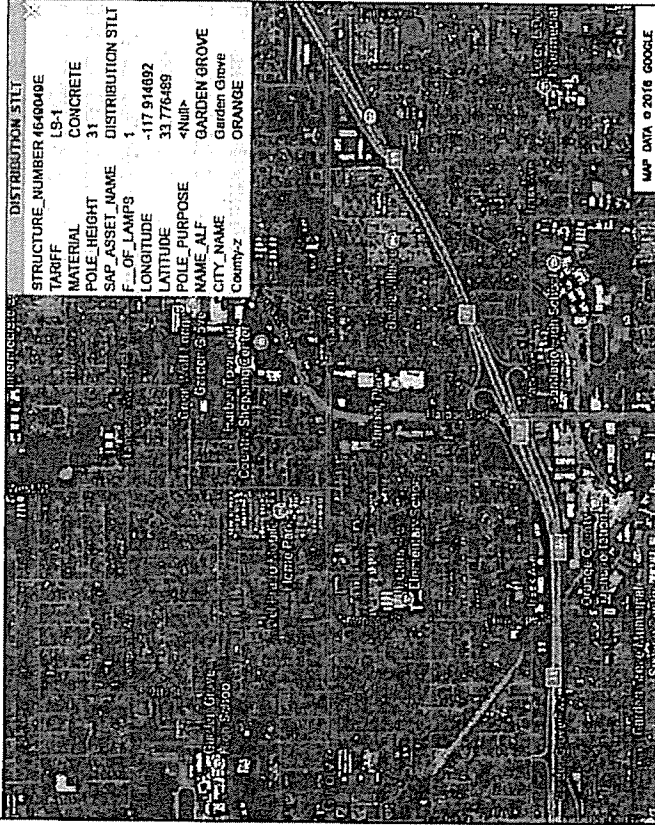
CONTRACTORS SHALL VERIFY ALL PLANS. (S) DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

mobilitie

intelligent infrastructure
SITE ID-CANDIDATE LETTER/CASCADE ID-CANDIDATE LETTER:
9CAB012322B/OG90XSC90B
STREETLIGHT ID/STRUCTURE NUMBER:
4649049E

COORDINATES OF POLE LOCATION:
33.77633700/-117.91480500
NEAREST ADDRESS
12852 PALM ST
CITY, STATE ZIP:
GARDEN GROVE, CA 92840

VICINITY MAP



STRUCTURE_NUMBER	DISTRIBUTION_STILL
4649049E	LS-1
CONCRETE	31
MATERIAL	DISTRIBUTION_STILL
POLE_HEIGHT	1
SAP_ASSET_NAME	-117.914892
F_OF_LANES	33.776489
LONGITUDE	<Null>
LATITUDE	GARDEN GROVE
POLE_PURPOSE	Garden Grove
NAME_ALF	ORANGE
CITY_NAME	
County	

PROJECT DESCRIPTION

END USER PROPOSES TO REPLACE EXISTING CONCRETE POLE AND INSTALL EQUIPMENT ON A NEW CONCRETE POLE WITHIN AN EXISTING RIGHT-OF-WAY.
THE SCOPE WILL CONSIST OF THE FOLLOWING:
- REMOVE EXISTING CONCRETE LIGHT POLE
- INSTALL A NEW CONCRETE LIGHT POLE WITH PROPOSED BACKHAUL TRANSPORT EQUIPMENT

CODES

2015 INTERNATIONAL BUILDING CODE
2014 NATIONAL ELECTRICAL CODE
TIA/EIA-222-C-2 OR LATEST EDITION
LOCAL BUILDING/PLANNING CODE

DRAWING INDEX

SHEET NO:	TITLE SHEET	SHEET TITLE
T-1	GENERAL NOTES	GENERAL ORDER #5
GN-1	GENERAL NOTES	
GN-2	GENERAL NOTES	
GN-3	GENERAL NOTES	
SP-1	EXHIBIT PHOTO & SITE PLAN	
SP-2	OVERALL SITE PLAN	
EV-1	POLE ELEVATIONS	
EV-2	POLE ELEVATIONS	
PL-1	PLUMBING & RESER DIAGRAM	
ED-1	EQUIPMENT DETAILS	
ED-2	POLE SPECIFICATIONS	
EX-1	EXAMINATION DETAILS	
E-1	ELECTRICAL	
G-1	GROUNDING	
TC-1	VEHICULAR TRAFFIC CONTROL PLAN	

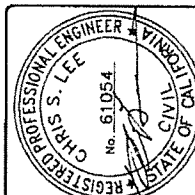
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PROJECT NO: 069D05C90B
DRAWN BY: CD
CHECKED BY: JF

DATE COMMENTS
1 15/17/17
1 15/17/17 CONTRACTOR DRAWING

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS THEY ARE LICENSED UNDER THE COMPETENCY ACT TO ACT AS THE ENGINEER.



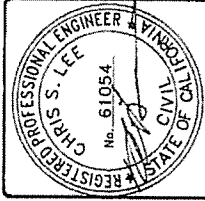
069D05C90B
GARDEN GROVE, CA 92840
(M) CONCRETE LIGHT POLE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

PROJECT NO.:	0084352008
DRAWN BY:	CM
CHECKED BY:	JF
DATE:	11/17/07
DATE:	11/17/07
DATE:	11/17/07
DATE:	11/17/07

IT IS A VIOLATION OF THE LAW FOR ANY PROFESSIONAL ENGINEER TO SEAL OR SIGN THIS DOCUMENT, TO EXERCISE HIS LICENSE.



0084352008
GARDEN GROVE, CA 92640
(M) CONCRETE LIGHT POLE

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1


- UL - UNDERWRITERS LABORATORIES
 - NED - NATIONAL ELECTRICAL CODE
 - NECA - NATIONAL ELECTRICAL CONTRACTORS ASSOC.
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
 - IBC - INTERNATIONAL BUILDING CODE
 - NFPA - NATIONAL FIRE PROTECTION AGENCY
 - ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
 - IEEE - INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
 - ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
- REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFORM WITH MOBILITE CM ANY SIZES AND LOCATIONS WHEN NEEDED.
- SERVICES: CONTRACTOR SHALL NOT INTERRUPT (E) SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
 - CONTRACTOR SHALL CONFORM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' OPERATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE MOBILITE CM, PRIOR TO BEGINNING ANY WORK.
 - MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL WIRING SHALL BE COPPER WITH THIN INSULATION, UNLESS OTHERWISE NOTED.
 - OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
 - IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
 - ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE MOBILITE CM AND LOCAL ELECTRICAL INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.


- STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN (E) CONCRETE.
- CONTRACTOR SHALL REPAIR, TO NEW CONDITION, ALL (E) WALL SURFACES DAMAGED BY CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
- CONTRACTOR SHALL SEAL PENETRATIONS THROUGH ONE RATED ASSEMBLIES OR MATERIALS WITH ULL LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE NEW PENETRATION IS PLACED.
- CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS TO THE OWNER'S SATISFACTION. CONTRACTOR SHALL MAINTAIN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SURFACES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BOND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH LOCAL REGULATORY AGENCIES. CONTRACTOR SHALL RECORD, KEEPING, MAINTAINING, AND REPORTING TO THE OWNER AND REGULATORY AUTHORITIES.
- ALL CONSTRUCTION WORK IS TO ADHERE TO APPLICANT'S INTEGRATED CONSTRUCTION STANDARDS UNLESS STATE OR LOCAL CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH STATE BUILDING STANDARDS CODE AND STANDARDS FOR ELECTRICAL INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVED PLANS AND SPECIFICATIONS WHEN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS. A SCOPE OF WORK ORDER AND SPECIFICATIONS FOR THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE MOBILITE CM PRIOR TO PROCEEDING WITH THE WORK.
- ADQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR THE DURATION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE FOR THE DURATION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND ANY OTHER APPLICABLE CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED SUBMITTALS. CONTRACTOR SHALL NOTIFY MOBILITE CM AS SOON AS POSSIBLE AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS, TESTS, AND REQUIREMENTS. CONTRACTOR SHALL COMMUNICATE INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL (E) CONDITIONS OF ELECTRICAL EQUIP., ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND ANY OTHER APPLICABLE CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED SUBMITTALS. CONTRACTOR SHALL NOTIFY MOBILITE CM AS SOON AS POSSIBLE AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

- GENERAL CONSTRUCTION NOTES:
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST ADOPTED EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND LATEST MOBILITE CONSTRUCTION STANDARDS. THE SPECIFICATION IS THE FILLING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION OF THE DRAWINGS AND THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITE CM PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE (M) WORK AND SHALL MAKE PROVISIONS FOR ALL CONDITIONS AFFECTING THE (M) WORK. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED, AS SHOWN, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITE CM PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED SUBMITTALS. CONTRACTOR SHALL NOTIFY MOBILITE CM AS SOON AS POSSIBLE AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS AND LATEST MOBILITE CONSTRUCTION STANDARDS. THE SPECIFICATION IS THE FILLING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION OF THE DRAWINGS AND THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITE CM PRIOR TO THE COMMENCEMENT OF WORK.
- ANTENNAS AND MOUNTING BRACKETS, GPS ANTENNAS AND KU ANTENNAS
- INTEGRATED LOAD CENTER
- UNF COAX AND HANGERS
- UNF ANTENNAS
- CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING ACCEPTED INDUSTRY-STANDARD SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SCHEDULING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED SUBMITTALS. CONTRACTOR SHALL NOTIFY MOBILITE CM AS SOON AS POSSIBLE AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED SUBMITTALS. CONTRACTOR SHALL NOTIFY MOBILITE CM AS SOON AS POSSIBLE AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE MOBILITE CM AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT (E) SURFACES, EQUIPMENT, IMPROVEMENTS, PAVING, ETC., AND IMMEDIATE REPAIR TO ANY DAMAGE TO ANY PART OF THE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.
- IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PHE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING





PROJECT NO: 000826000

DRAWN BY: CD

CHECKED BY: WF

DATE: 11/17/17

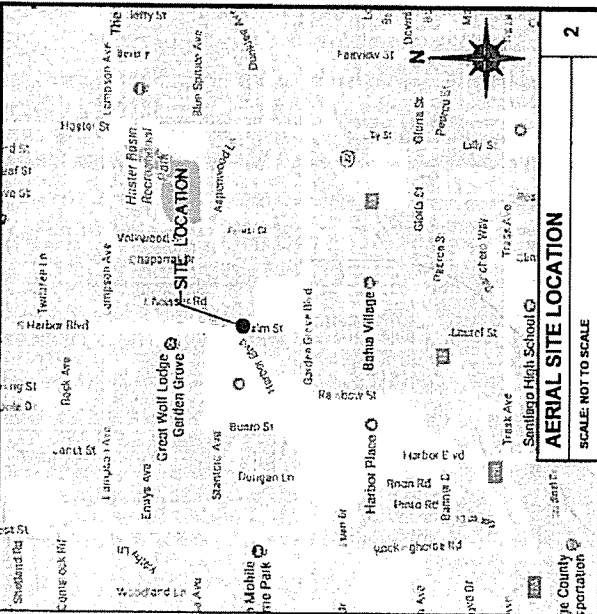
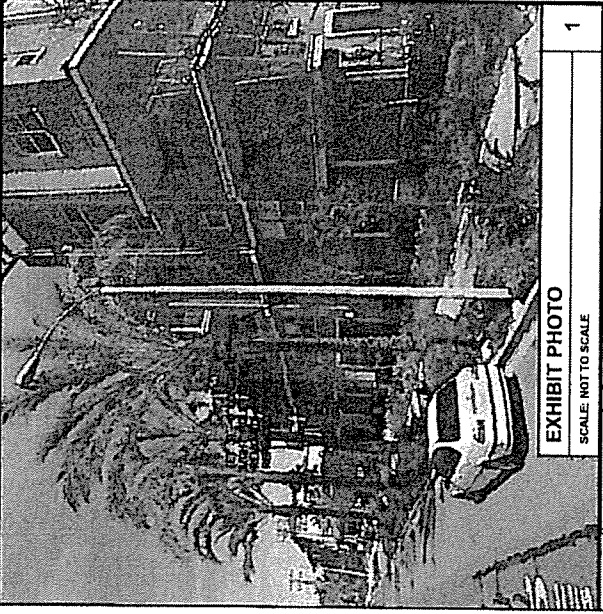
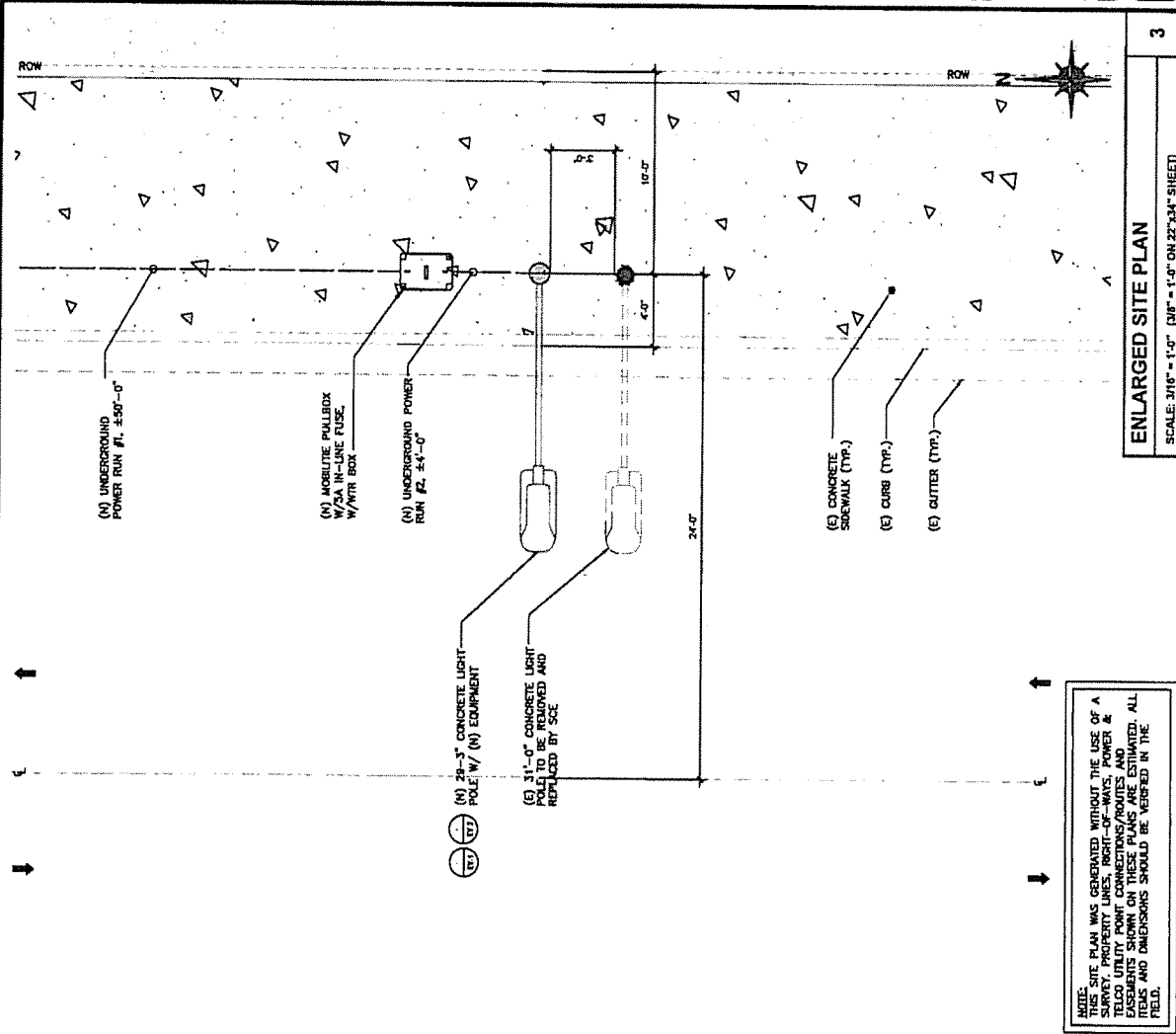
CLIENT COMMENTS: CONSTRUCTION BUILDING

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
STATE OF CALIFORNIA
CIVIL ENGINEER

000025000
GARDEN GROVE, CA 92640

SHEET TITLE
EXHIBIT PHOTO & SITE PLAN

SHEET NUMBER
SP-1

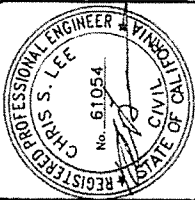


mobile
multiple solutions

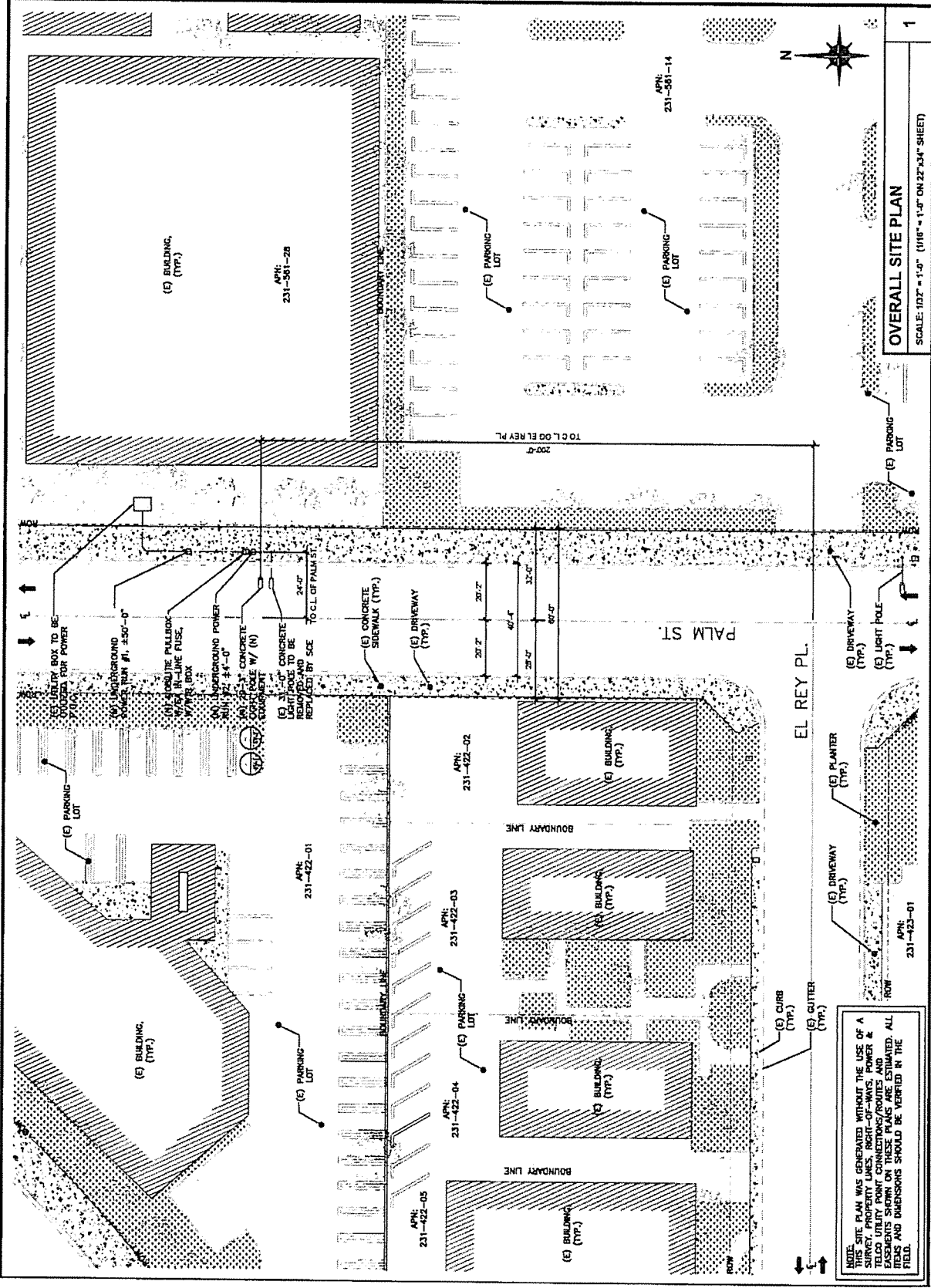


PROJECT NO:	00045300
DRAWN BY:	CS
CHECKED BY:	JF
DATE:	
BY DATE:	DATE COMMENT:
1 10/1/01	CONSTRUCTION NUMBER:

IT IS A WARRANTY OF THE L&P FOR ANY PROFESSIONAL ENGINEER OR ARCHITECT TO CHECK TO ACT IN THIS DOCUMENT



00045300 GARDEN GROVE, CA 92640 IN CONCRETE LIGHT POLE
SHEET TITLE OVERALL SITE PLAN
SHEET NUMBER SP-2



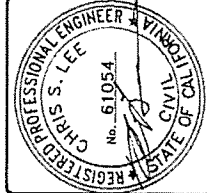
OVERALL SITE PLAN
SCALE: 103" = 1'-0" (1/16" = 1'-0" ON 22" X 34" SHEET)

1

PROJECT NO: 000R15C000
DRAWN BY: CB
CHECKED BY: JF

1 05/04/15 QUIT COMMENTS
2 10/07/15 CONSTRUCTION ISSUES

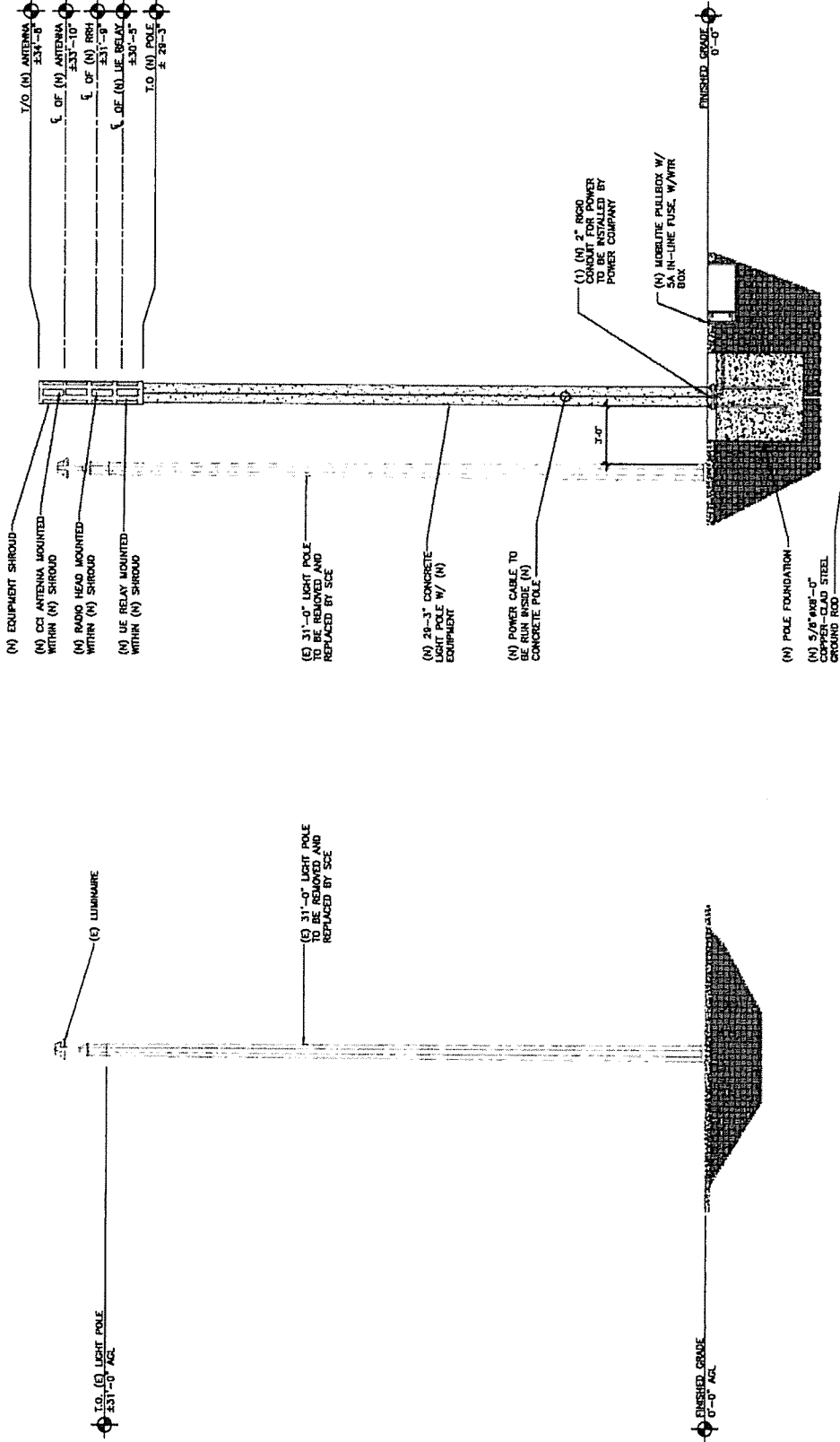
IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THE CONTENTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. TO PROTECT THE PUBLIC INTEREST, THE ENGINEER HAS REVIEWED THIS DOCUMENT.



000R15C000
GARDEN GROVE, CA 92640
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-1



EXISTING REAR ELEVATION

NEW REAR ELEVATION

POLE ELEVATIONS

SCALE: 3/16" = 1'-0" (36" = 1'-0" ON 22"x34" SHEET)

1

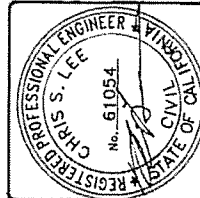
mobilitie
INTEGRATED INFRASTRUCTURE



PROJECT NO: 00883808
DRAWN BY: CR
CHECKED BY: JF

1 05/04/16 CLIENT COMMENTS
2 07/07/17 CONSTRUCTION DRAWINGS

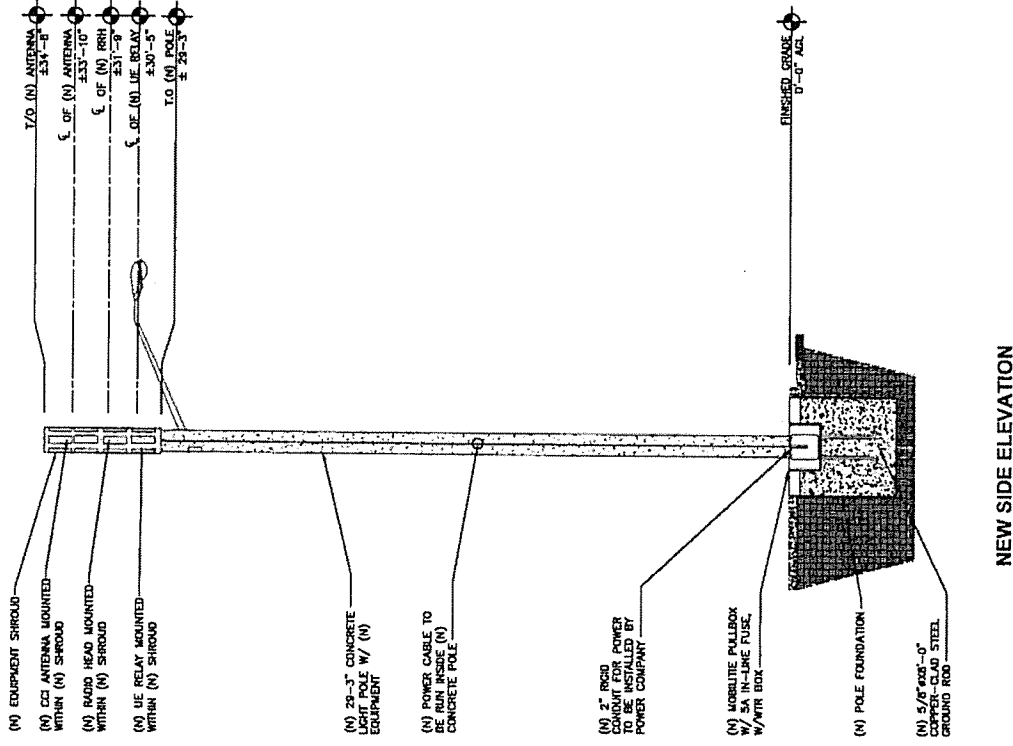
IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THE INFORMATION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE PROJECT MANAGER.



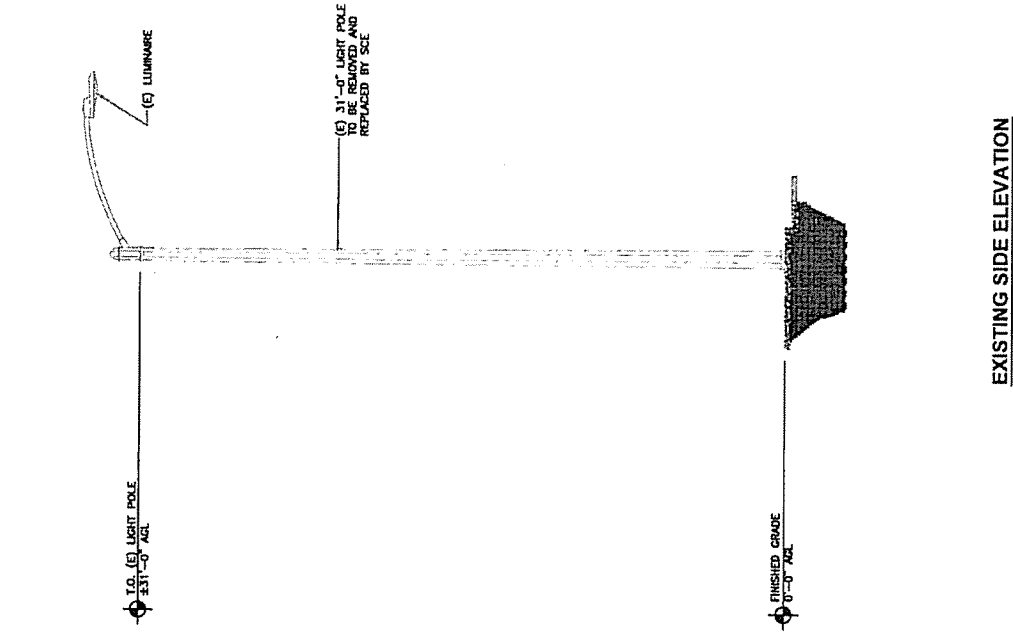
060453088
GARDEN GROVE, CA 92640
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-2



NEW SIDE ELEVATION

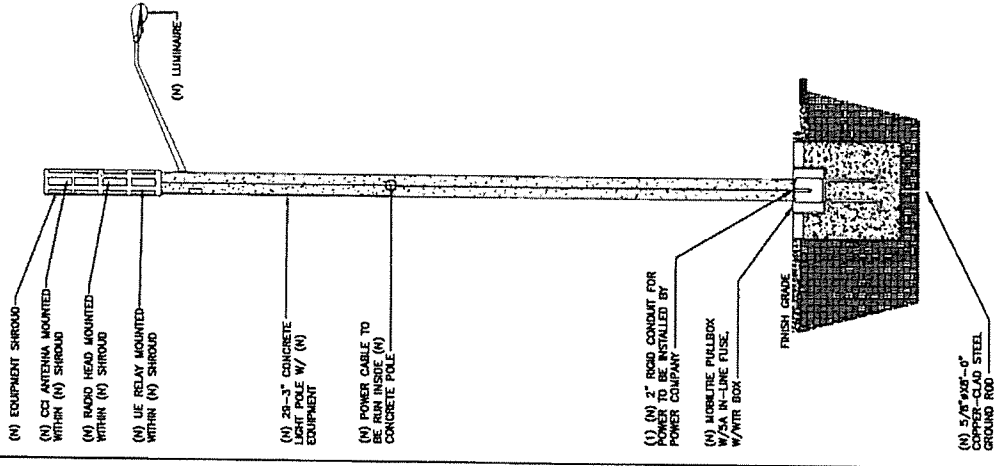


EXISTING SIDE ELEVATION

POLE ELEVATIONS
SCALE: 3/16" = 1'-0" (36" = 1'-0" ON 22"x34" SHEET)

1

NOTES:
 1. CABLING DIAGRAM IS FOR CLARITY OF CABLE ROUTE AND TERMINATION ONLY. CONTRACTOR SHALL INSTALL CABLES WITH MINIMAL VISUAL IMPACT. CONCRETE LIGHT POLE, SEE ELEVATION FOR DIMENSIONS FOR EQUIPMENT AND ANTENNA LOCATIONS.



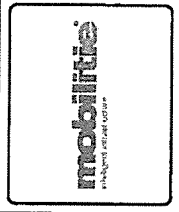
- CABLING NOTES:**
- A) WOOD, CONCRETE AND EXISTING METALLIC POLES MUST BE INSTALLED IN EXPOSED LOCATIONS
 - B) IN EARTH INSTALL PVC CONDUIT FOR BACKHAUL AND ELECTRICAL SERVICE. TRANSITION TO RISER AT GRADE
 - C) UTILIZE 3/4" COAX BLOCKS WITH UG SCREWS TO SUPPORT CABLES TO WITHIN 12" OF THE EQUIPMENT BEING SERVED AND ON INTERVALS NOT TO EXCEED 6'
 - D) FOR UNDERGROUND IRV/PUBLIC BACKHAUL, ROUTE THE UTILITY POLE RISER SEAL EXPOSED END OF CONDUIT WITH A CABLE TERMINATION FITTING.
 - E) BY APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN UNDERGROUND LOCATIONS TO THE AC DISTRIBUTION BOX. EXAMPLE: UTILITY-REQUIRED DISCONNECT ON POLE W/ AC DISTRIBUTION BOX ON OPPOSITE SIDE OF POLE.
 - F) (M) METALLIC POLES SHALL BE INSTALLED WITH SUCH THAT HAND HOLES EXIST AT ALL EQUIPMENT LOCATIONS.
 - G) WITH CLIENT APPROVAL IN SELECT CASES TO FACILITATE IMPROVED APPEARANCE, 3/4" COAXIAL CABLES MAY BE INSTALLED IN TRENCHES SUCH THAT THE ELECTRICAL FEED AND BACKHAUL (IF UNDERGROUND) CIRCUIT ENTER THE POLE THROUGH THE POLE BASE. IF A DISCONNECTING MEANS SEPARATE FROM THE AC UTILITY, WITH APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN LOCATIONS NOT TO EXCEED 30' TO EXTEND THE ELECTRICAL SERVICE CONDUIT TO THE AC DISTRIBUTION BOX.

PLUMBING DIAGRAM
 SCALE: 3/16" = 1'-0" (30" = 1'-0" ON 27"x34" SHEET)

BILL OF MATERIALS
 SCALE: NOT TO SCALE

QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LENGTH	CABLE	DIMENSIONS (HxWxD)	WEIGHT
1	ANTENNA	ALPHA WIRELESS	AW4377-5-2	-	-	38.75" x 1.75" DIA	4.8 LBS
1	UE RELAY	ARSPAN	#162-590-27-1-12-D	-	-	15.1" x 7" DIA	4.8 LBS
1	ANTENNA	ALPHA WIRELESS	AW4377-5-2	-	-	38.75" x 1.75" DIA	4.8 LBS
1	ANTENNA	ALPHA WIRELESS	AW4377-5-2	-	-	38.75" x 1.75" x 8.5"	24.7 LBS
1	ANTENNA	ALPHA WIRELESS	AW4377-5-2	-	-	38.75" x 1.75" x 8"	18.0 LBS
1	ANTENNA	ALPHA WIRELESS	AW4377-5-2	-	-	38.75" x 1.75" x 8"	18.0 LBS

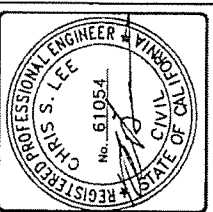
BILL OF MATERIALS
 SCALE: NOT TO SCALE



PROJECT NO: 00083608
 DRAWN BY: CD
 CHECKED BY: JF

DATE: 8/17/21
 CLIENT COMMENTS
 CONTRACTOR DRAWING

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT, TO ALTER THIS DOCUMENT,



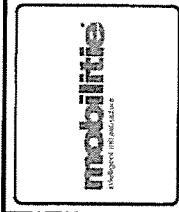
00083608
 GARDEN GROVE, CA 92640
 (M) CONCRETE LIGHT POLE

SHEET TITLE
PLUMBING & RISER DIAGRAM

SHEET NUMBER
PL-1

NOT USED
 SCALE: NOT TO SCALE

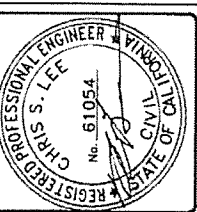
PLUMBING DIAGRAM
 SCALE: 3/16" = 1'-0" (30" = 1'-0" ON 27"x34" SHEET)



PROJECT NO: 0000000000
 DRAWN BY: CBI
 CHECKED BY: JC

1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION
6	DATE	DESCRIPTION
7	DATE	DESCRIPTION
8	DATE	DESCRIPTION
9	DATE	DESCRIPTION

THIS IS A REVISION OF THE PLAN FOR ANY REVISIONS TO BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, TO AVOID THE DOCUMENT.



0000000000
 GARDEN GROVE, CA 92840
 (R) CONCRETE LIGHT POLE

EQUIPMENT DETAILS

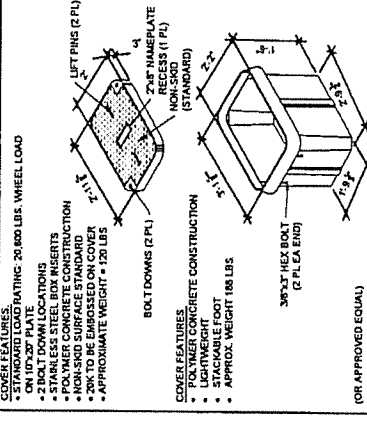
SHEET NUMBER
 EQ-1

COVER FEATURES:

- STANDARD LOAD RATING: 20,000 LBS. WHEEL LOAD
- STANDARD 12" DIA. HOLES FOR DOWN ARM LOCATIONS
- STAINLESS STEEL BOX INSERTS
- POLYMER CONCRETE CONSTRUCTION
- STANDARD STAINLESS STEEL HOLES TO BE SURFACED TO CODE
- APPROXIMATE WEIGHT: 120 LBS

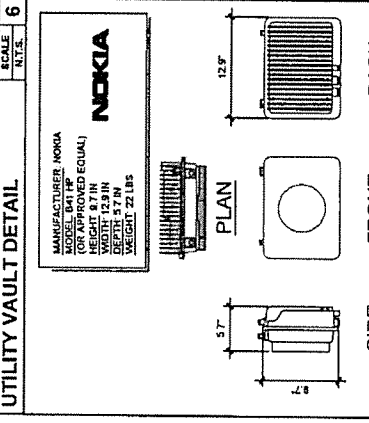
COVER FEATURES:

- POLYMER CONCRETE CONSTRUCTION
- STAINLESS STEEL HOLES TO BE SURFACED TO CODE
- STACKABLE FOOT
- APPROX. WEIGHT 180 LBS



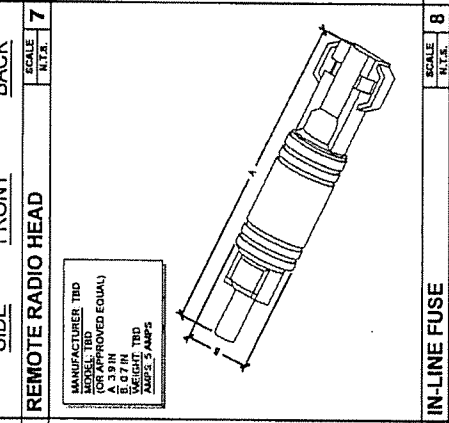
UTILITY VAULT DETAIL
 (OR APPROVED EQUAL)

SCALE: N.T.S. 6 NOT USED



REMOTE RADIO HEAD

SCALE: N.T.S. 7 NOT USED

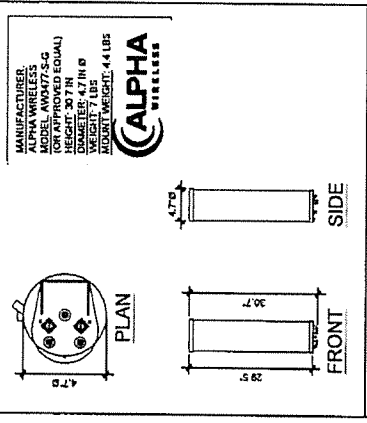


SCALE: N.T.S. 8 NOT USED

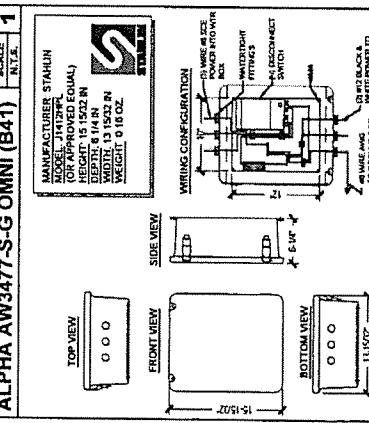
SCALE: N.T.S. 9 NOT USED

MANUFACTURER: FAITH TECHNOLOGIES
 MODEL: TBD
 (OR APPROVED EQUAL)
 HEIGHT: 48 IN
 DIAMETER: 14.8 IN
 WEIGHT: TBD

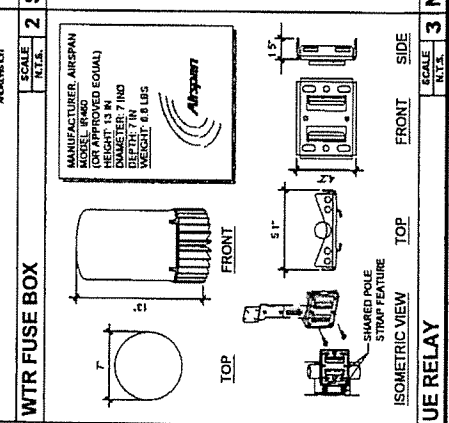
CONCRETEFab
 Corporation



MANUFACTURER: NOKIA
 MODEL: TBD
 (OR APPROVED EQUAL)
 HEIGHT: 12.5 IN
 DIAMETER: 12.5 IN
 WEIGHT: TBD



MANUFACTURER: NOKIA
 MODEL: TBD
 (OR APPROVED EQUAL)
 HEIGHT: 12.5 IN
 DIAMETER: 12.5 IN
 WEIGHT: TBD



SCALE: N.T.S. 4

SCALE: N.T.S. 2

MANUFACTURER: ALPHA WIRELESS
 MODEL: J1420PPL
 (OR APPROVED EQUAL)
 HEIGHT: 30.7 IN
 DIAMETER: 4.7 IN
 WEIGHT: 4.4 LBS



MANUFACTURER: STAHUN
 MODEL: J1420PPL
 (OR APPROVED EQUAL)
 HEIGHT: 15.1502 IN
 WIDTH: 6.14 IN
 DEPTH: 13.1502 IN
 WEIGHT: 0.18 OZ



SCALE: N.T.S. 10 NOT USED

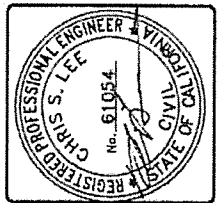
SCALE: N.T.S. 11 NOT USED

SCALE: N.T.S. 5

SCALE: N.T.S. 3

PROJECT NO:	00000000
DRAWN BY:	CB
CHECKED BY:	JF
DATE:	
SCALE:	
CONTRACT NO.:	
CONTRACT NAME:	

REV.	DATE	DESCRIPTION	DRN.	APPR.
A	09/07	REDRAWN, ADDED POLE P/N	AC.	
B	05/08	UPDATED FOR CIRACLE	T.L.	
C	02/10	A/B WERE ASSIGNED, NOW A307	J.C.	
D	08/15	UPDATED TO NEW DMC STDS.	L.P.	



SOUTHERN CALIFORNIA EDISON
GARDEN GROVE, CA 92640
(N) CONCRETE/EMT POLE
EQUIPMENT DETAILS
EQ-2

REV.	DATE	DESCRIPTION	DRN.	APPR.
A	09/07	REDRAWN, ADDED POLE P/N	AC.	
B	05/08	UPDATED FOR CIRACLE	T.L.	
C	02/10	A/B WERE ASSIGNED, NOW A307	J.C.	
D	08/15	UPDATED TO NEW DMC STDS.	L.P.	

"T" LEVEL CONCRETE CODES		"M" LEVEL CONCRETE CODES	
ENTRY	INFO.	OPTION CLASS	ENTRY
COATING	S	MIX	81
HH COVER	66248E	FINISH	5
DOOR SCRS	5CE	BASEPLATE	63250E
DRILL IN MOD	M0024	COLLAR	NONE
		POLE TOP CON.	M0098
		CAST-IN MOD	M0053000

POLE DESIGNATION	OVERALL HEIGHT ABOVE GRADE	BOLT CIRCLE	BASE O.D.	ULTIMATE G.L. MOMENT WEIGHT (ft.-lbs.)
BP300X09	29'-3"	29'-6"	16"	11-13/15'
				65,000
				2900

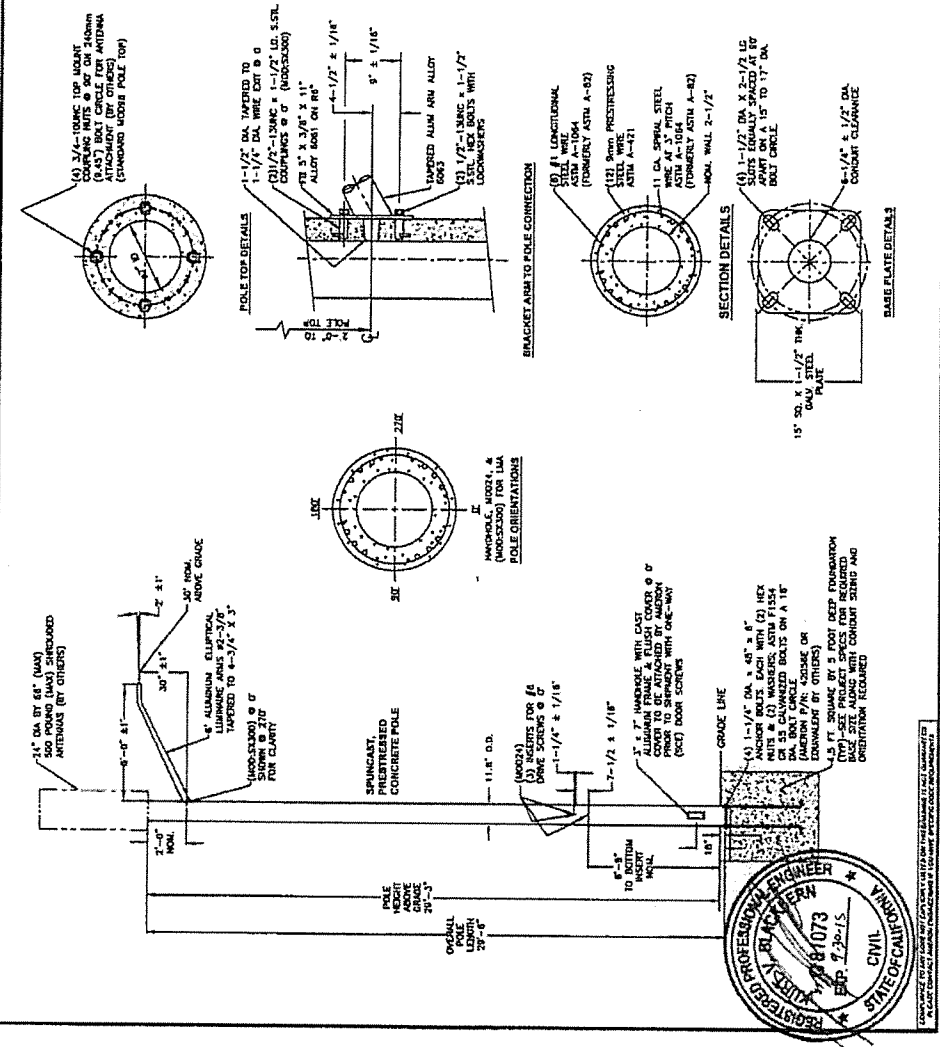
300MM NON-TAPERED BASE PLATE ROUND POLE

NOTES:
 1. FINISH: SEE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH WITH BRACKET ARM TO POLE CONNECTION.
 2. ASTM C-150 TYPE III GRAY CEMENT.
 3. FC @ 28 DAYS=7,000 PSI, USING SPIN CYLINDER TEST.
 4. FC @ 28 DAYS=1,000 PSI, USING ASTM C-31 CYLINDER TEST.
 5. POLES MANUFACTURED TO ASTM C-108-13 SPECIFICATIONS.
 6. THE POLE DESCRIBED ON THIS DRAWING IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY A SINGLE SIDE MOUNTED TAPERED ELLIPTICAL ALUMINUM ARM (NOT TO EXCEED 6' OFFSET, 3.7 SQ. FT. EPA, 24 LBS.) WITH THE ARM HOLDING A DOWNWARD FACING AREA OR PENDENT LUMINAIRE (NOT TO EXCEED 24 SQ. FT. AREA). THE POLE TOP (NOT TO EXCEED 43 SQ. FT. EPA, 224 LBS.) SHALL BE CENTERED 3" ABOVE THE POLE TOP (NOT TO EXCEED 43 SQ. FT. EPA, 224 LBS.) AREA DESIGNATED PER THE 2010 IBC/IBC 104 (CRITERIA FOR STREET LIGHTING POLES), 2010 CALIFORNIA BUILDING CODE & ASCE 7-05 FOR 90 MPH WIND AND BEARING 20% (2-SECOND GUST) & DESIGN CRITERIA B=47.75 & B=4.8. PLEASE CONTACT THE AMERON ENGINEERS IF THE INTENDED VALUES EXCEED THESE VALUES.
 7. DUE TO THE NATURE & CHARACTERISTICS OF CONCRETE, SIDE MOUNT SPACING DIMENSIONS CAN ONLY BE TAKEN TO THE NEAREST 1/8 INCH.

SOUTHERN CALIFORNIA EDISON
BP300X09 POLE WITH SINGLE 6' ARM

DATE: 10/2003
 DRAWN: SJB
 DWG. NO.: 040-01277
 SCALE: N.T.S.
 REV. D

AMERON POLE PRODUCTS

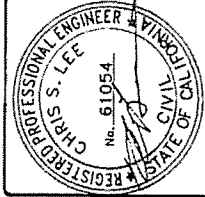




PROJECT NO: 0000000000
 DRAWN BY: CIB
 CHECKED BY: JF

1. 00/00/00
 2. 00/00/00
 3. 00/00/00
 4. 00/00/00
 5. 00/00/00
 6. 00/00/00
 7. 00/00/00
 8. 00/00/00
 9. 00/00/00
 10. 00/00/00

IT IS A VIOLATION OF THE LAW FOR ANY
 ENGINEER TO SEAL OR SIGN ANY
 DRAWING OR SPECIFICATION FOR WHICH HE
 IS NOT THE DESIGNER, OR TO SEAL OR SIGN
 ANY DRAWING OR SPECIFICATION FOR WHICH HE
 IS NOT THE DESIGNER.



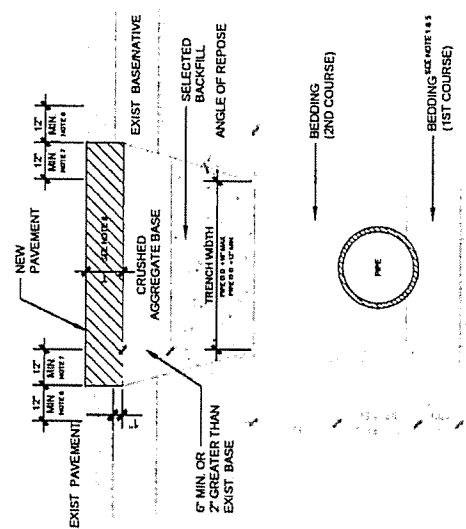
0000000000
 GARDEN GROVE, CA 92640
 (M) CONCRETE LIGHT POLE

SHEET TITLE
 TRENCH SECTION DETAIL

SHEET NUMBER
 EX-1

NOT USED
 SCALE: NOT TO SCALE

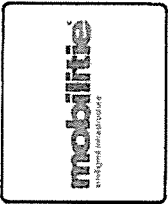
TRENCH SECTION DETAIL
 SCALE: NOT TO SCALE



- NOTES:
1. BEDDING MATERIAL SHALL FIRST BE PLACED SO THAT THE PIPE IS SUPPORTED FOR FULL LENGTH OF THE BARREL WITH FULL BEARING (0.4 O.D. MIN).
 2. IN CASES WHERE NATIVE FREE-DRAINING GRANULAR MATERIAL IS SUITABLE FOR USE AS BEDDING, THE BEDDING SHALL BE PLACED IN PLACE AND COMPACTED TO THE PROPER DENSITY BY MEANS OF A HAND-SHAKED SO THAT THE BOTTOM SEGMENT OF THE PIPE IS FIRMLY SUPPORTED ON UNDISTURBED MATERIAL.
 3. IF THE MAXIMUM TRENCH WIDTH IS EXCEEDED, ANOTHER TYPE BEDDING OR A BEDDING OF NATIVE FREE-DRAINING GRANULAR MATERIAL SHALL BE USED.
 4. BEDDING AND BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION WITH THE EXCEPTION OF THE UPPER SIX (6) INCHES OF SUBGRADE WHICH SHALL BE COMPACTED TO A MINIMUM OF 88% RELATIVE COMPACTION. COMPACTION METHODS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 5. BEDDING MATERIAL SHALL BE SAND.
 6. PRIOR TO INSTALLING FINISH SURFACE COURSE, ASPHALT BASE COURSE PLUS ADDITIONAL MINIMUM 12\"/>
 - 7. WIDTH OF EXISTING PAVEMENT ON BOTH SIDES OF MAIN AND LATERAL EXCAVATIONS SHALL BE COLD CUT AND REMOVED TO CREATE A STRAIGHT EDGE PRIOR TO INSTALLING A C. BASE COURSE.
 - 8. T = PAVEMENT THICKNESS * EXIST * 1\"/>
 - 9. T = PAVEMENT THICKNESS * EXIST * 1\"/>
 - 10. MIN 1.5\"/>

2

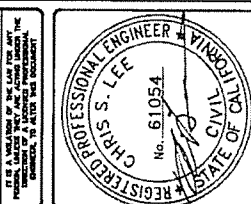
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PROJECT NO: 00883508
 DRAWN BY: CJK
 CHECKED BY: JF

1 01/24/18 CLIENT COMMENTS
 2 01/24/18 CONSTRUCTION DETAILS

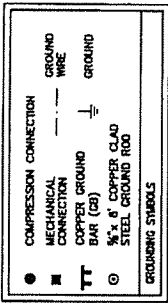
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00883508
 GARDEN GROVE, CA 92840
 (M) CONCRETE LIGHT POLE

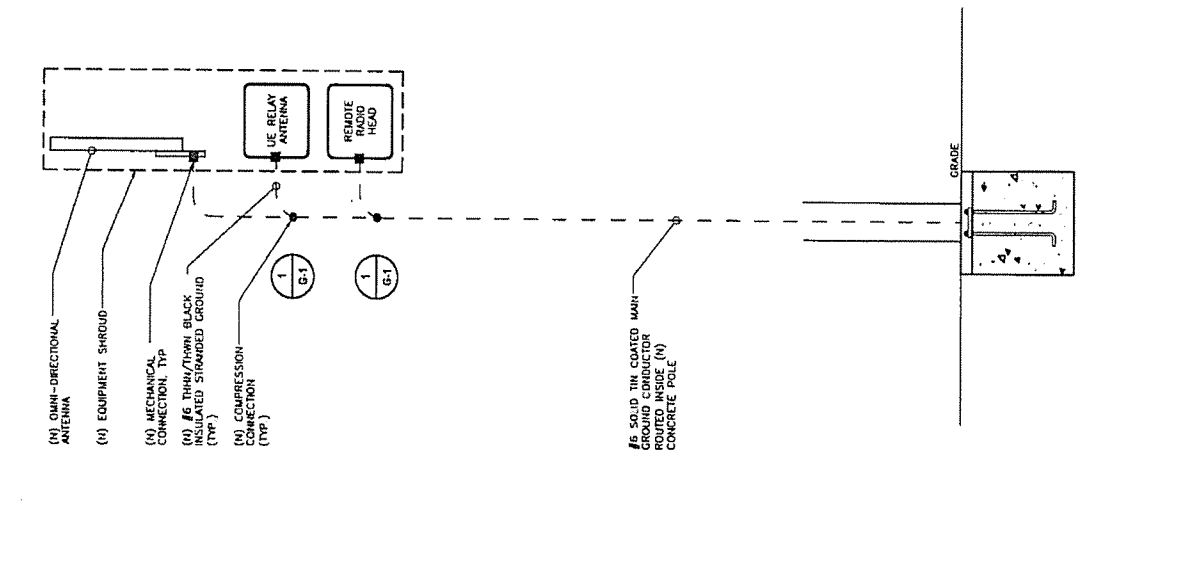
SHEET TITLE
 GROUNDING DETAILS

SHEET NUMBER
 G-1

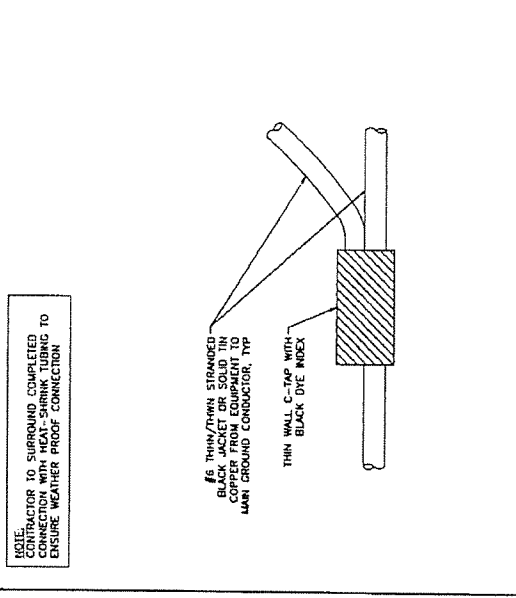


NOTES:

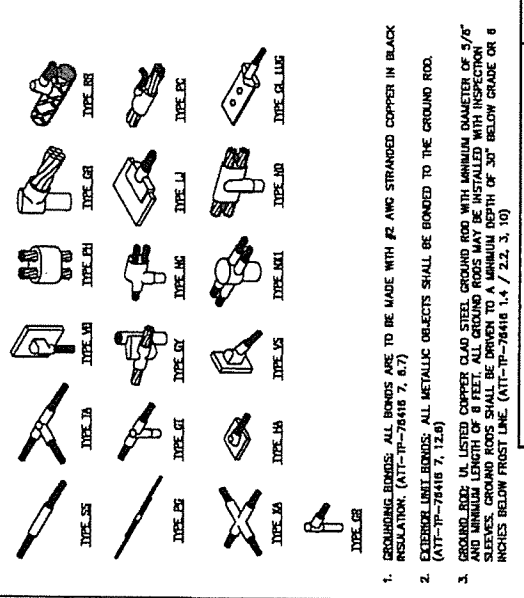
- GROUNDING RISER FOR DIAGRAMMATIC PURPOSES ONLY. ALL GROUNDING FOR EQUIPMENT AND ANTENNA LOCATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 - ALL RODS TO BE GROUNDING AT BOTH ENDS USING GROUNDING BUSHINGS
 - GROUNDING WIRE BELOW 1' AGL TO BE RUN IN 1/2" SCHEDULE 40 PVC



GROUNDING RISER DIAGRAM
 SCALE: NOT TO SCALE
 3



C-TAP DETAIL
 SCALE: NOT TO SCALE
 1



WELD CONNECTION DETAILS
 SCALE: NOT TO SCALE
 2

RESOLUTION NO. 5923-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-131-2018, FOR INSTALLATION OF THREE (3) SMALL WIRELESS TELECOMMUNICATION FACILITIES WITHIN THE CITY OF GARDEN GROVE PUBLIC RIGHT-OF-WAY AT VARIOUS LOCATIONS THROUGHOUT THE CITY.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on May 17, 2018, does hereby approve Conditional Use Permit No. CUP-131-2018, for the installation of three (3) small wireless telecommunication facilities and related equipment and improvements within the City of Garden Grove public right-of-way at various locations throughout the City.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-131-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Sprint ("Applicant"). The applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of three (3) citywide small wireless telecommunication facilities disguised as street light poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing streets light poles in the City's public right-of-way, that are owned by Southern California Edison, will be removed and replaced with the new street light poles, that include small wireless telecommunication facilities.
2. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that the proposed project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Reg., Section 15301).
3. The properties on which the facilities will be installed have General Plan Land Use designations of Low Density Residential, Light Commercial, and International West Mixed Use, and are zoned R-1 (Single-Family Residential), OS (Open Space), PUD (Planned Unit Development), and HCSP-SDS (Harbor Corridor Specific Plan – Swing District South). The sites are improved as the City of Garden Grove public right-of-way.
4. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject properties have been reviewed.
5. The report submitted by City Staff was reviewed.
6. Pursuant to a legal notice, a public hearing was held on May 17, 2018, and all interested persons were given an opportunity to be heard.
7. The Planning Commission gave due and careful consideration to the matter during its meeting of May 17, 2018.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject sites are parkways located within the City’s public right-of-way at various citywide locations. The sites are improved with existing street light poles owned and operated by Southern California Edison.

The subject sites are zoned R-1 (Single-Family Residential), OS (Open Space), PUD (Planned Unit Development), and HCSP-SDS (Harbor Corridor Specific Plan – Swing District South) and have General Plan Land Use Designations of Low Density Residential, Light Commercial, and International West Mixed Use. Below is a street light pole table that provides information on ownership, location, and identification.

OWNER	LOCATION	SITE ID	POLE ID	LUMINAIRE
Southern California Edison	Public right-of-way, east side of Palm Street, between Harbor Boulevard and El Rey Place	9CAB012322B	4649049E	Single
Southern California Edison	Public right-of-way, south side of Patterson Drive, east of Knott Street	9CAB005276B	OG90XS646B	Single
Southern California Edison	Public right-of-way, northwest corner of Lampson Avenue and Hilton Lane	9CAB012299A	OG90XSC67A	Single

Sprint is proposing to remove and replace three (3) existing Citywide street light poles owned and operated by Southern California Edison. The new small wireless telecommunication facilities will be disguised as functioning street light poles varying in height, from 28’-2” to 34’-8”, along with related below grade or concealed meter, attached equipment, and site improvements.

Each proposed new small wireless telecommunication facility will consist of a directly installed antenna, UE relay, and remote radio head, concealed by a shroud, a below grade or internally concealed meter, and other related equipment. All new street light poles will include a visible radio frequency and site identification placard. The luminaire design and LED light will be consistent with the City’s luminaire replacement program.

The proposed new street light poles will be erected within a few feet of the existing street light poles. The existing pole will be removed as well as any related equipment, sub-structure, and concrete foundation. The existing foundation trench will be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.

FINDINGS AND REASONS:

1. The proposed use will be consistent with the City's adopted General Plan.

The Applicant is proposing to install and operate small wireless telecommunication facilities to complement and supplement the broader macro cell facilities. The facilities will fill gaps in coverage and provide increased network capacity, ensure connectivity, and meet the demand for those heavily populated areas by using an 'existing facility' use subject to a Conditional Use Permit. General Plan Land Use Element Policy LU-1.10 promotes future patterns of urban development and the better use of existing and planned public facilities. With the Conditional Use Permit request, the Applicant is proposing to meet the future needs of the City in a manner consistent with this policy. The proposed development will create an environment and a use that is consistent with the goals of the General Plan provided that the operation of the facilities complies with the conditions of approval.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. The street light poles will be designed to match the City's existing street light poles appearance in order to mitigate any potential aesthetic impacts. Telecommunication facilities are conditionally permitted in the R-1 (Single-Family Residential), C-1 (Neighborhood Commercial), OS (Open Space), PUD (Planned Unit Development), and HCSP-SDS (Harbor Corridor Specific Plan – Swing District South) zones.

Finally, the use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The conditions of approval will ensure the public health, safety, and welfare. The antennas and equipment are required to adhere to all FCC regulations prohibiting such facilities from interfering with public safety. Therefore, the project will not create a menace to the public health, safety, or welfare.

3. That the proposed sites are adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The Applicant is proposing to remove and replace three (3) citywide street light poles within the public right-of-way with new small wireless telecommunication facilities disguised as functioning street light poles varying in height, from 28'-2" to 34'-8", along with related below grade or concealed meter, attached equipment, and site improvements. The sites, with the existing site improvements and modifications, are all of adequate size to accommodate the proposed uses within the surrounding area.

4. That the proposed sites are adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The sites are located along, and are adequately served by, principal, major, primary, or secondary arterials or local residential streets and are accessible from the public right-of-way. The sites are also adequately served by the necessary electric utilities and other public service facilities required.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit (CUP-131-2018) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-131-2018.

EXHIBIT "A"

Conditional Use Permit No. CUP-131-2018

City of Garden Grove Public Right-of-Ways

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall submit a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval No. CUP-131-2018," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the applicant, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "Applicant" shall mean and refer to the project applicant, Sprint, the owner(s) and operator(s) of the wireless telecommunication facilities, and each of their respective successors and assigns, including all subsequent purchasers and/or operators of the wireless telecommunication facilities. The Applicant shall adhere to the Conditions of Approval for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of three (3) small wireless telecommunication facilities in the City's public right-of-way as identified on the site plan, elevations, and detail plans reviewed by the Planning Commission at the public hearing. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the approved site plan, elevations, detailed plans and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved site plan or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature, shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All Conditions of Approval shall be implemented at the Applicant's expense, except where specified in the individual condition.

Business License Division

6. Applicant shall ensure that all contractors and subcontractors have a valid business license to do business in the City of Garden Grove.

Police Department

7. In order to facilitate the City's rules regarding the regulation, placement, and construction and operation of the Wireless Communication Facilities ("WCF"), and its interaction with, the City's Public Safety Communications Equipment operation of the Wireless Communications Facilities ("WCF"), the Applicant and all successors shall agree as follows:
 - a. The Applicant recognizes that the frequencies used by the WCF located in the City of Garden Grove public right-of-way may be close to the frequencies used by the City of Garden Grove for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-Safety Communications Officials-International, Inc. (APCO) and as endorsed by the Federal Communications Commission (FCC). Applicant shall comply with such Good Engineering Practices as may be amended from time to time by the FCC in its Rules and Regulations and shall comply with all FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).
 - b. In the event the WCF is identified as causing radio frequency interference with the City's Public Safety Communications Equipment, the following steps shall be taken:
 - i. Upon notification by the City of interference with Public Safety Communications equipment, the Applicant shall utilize the hierarchy and procedures set forth in the Best Practices Guide. If the Applicant fails to cooperate with the City in applying the procedures set forth in the Best Practices Guide in order to eliminate the interference, then the City may take such steps under law, including the initiation of appropriate proceedings with the FCC, to eliminate the interference.
 - ii. If there is a determination of radio frequency interference with the City's Public Safety Communications Equipment, the party which caused the interference shall be responsible for reimbursing the City for all costs associated with ascertaining and resolving the

interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference.

8. The Applicant shall provide a 24-hour phone number to which interference problems can be reported. This condition will also apply to all existing facilities operated by the provider in the City of Garden Grove.
9. The Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the City's designated representative upon activation of the facility.
10. The Applicant shall ensure that any lessee or other users of the WCF shall comply with the terms and conditions of this permit and the Applicant shall be responsible for the failure of any lessee or other users under the control of the Applicant to comply.

Fire Department

11. The Applicant shall provide the appropriate Fire Department notes on the building plans that will be submitted to Building and Safety Division for plan check review.
12. The Applicant shall complete a Fire Department Hazardous Materials packet, and submit a copy to the City with the initial plan check submittal packet.
13. The Applicant and subsequent operator(s) shall place and display a hazardous materials placard(s)/sign(s), to NFPA 704 Standards, on the access to the below grade equipment, wireless telecommunication facility and/or new street light poles.

Public Works - Engineering Division

14. The Applicant shall obtain an encroachment permit from the City prior to any construction in the public right-of-way.
15. Permit fees shall be calculated based on the current fee schedule at the time of permit issuance.
16. Any required lane closures should occur outside of peak travel periods.
17. The Applicant shall submit traffic lane closure permits along with a vehicular traffic control plan for approval.
18. The Applicant shall remove the old poles or fixtures that no longer provide any service, as well as any related equipment, sub-structure, and concrete foundation.

19. No at or above-ground meters and/or equipment shall be placed on the City of Garden Grove public right-of-way.
20. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
21. New utilities shall have a minimum two-foot (2'-0") horizontal clearance from driveway approaches and curbs.

Public Works - Traffic Division

22. The Applicant shall submit plans and pole specifications to include the material of the pole for Public Works Traffic Division approval.

Public Works - Water Division

23. New utilities shall have a minimum five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.
24. Any new or existing water valve located within new concrete sidewalk improvements shall be reconstructed per City Standard B-753.
25. Any existing meter and services that need to be relocated within the project area shall be relocated at Applicant's expense.

Building and Safety Division

26. The Applicant shall comply with all current California Building Codes, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Energy Code.
27. The Applicant shall submit plans for Building and Safety Division approval. The Applicant shall submit foundation and anchorage design calculations for Building and Safety Division approval.
28. The Applicant shall submit foundation and anchorage design calculations for Building and Safety Division approval.
29. The Applicant shall submit concrete pole design calculations including the additional weight of the proposed antenna for Building and Safety Division approval.

30. The Applicant shall submit design and connection details of attachments of antenna to new concrete pole for Building and Safety Division approval.
31. The Applicant shall ensure that all sheets of plans be stamped and signed by a registered design professional.

Planning Services Division

32. The Applicant shall be responsible for maintenance and up-keep of the wireless telecommunication facilities.
33. The Applicant shall be responsible for maintaining free from graffiti, debris, and litter, those areas of the sites on which the wireless telecommunication facilities are installed on, and over, which Applicant has control. Graffiti shall be removed within 120 hours of notification/application.
34. The wireless telecommunication facilities authorized by this approval shall be designed and constructed consistent with the site plan, elevations, and detail plans submitted by the Applicant and reviewed by the Planning Commission in conjunction with its approval of Conditional Use Permit No. CUP-131-2018. Subject to the foregoing, a general description of the facilities is as follows:

Three (3) antenna structures will be designed and disguised as new street light poles that will have a pole height of 22'-9" or 29'-3" with an ultimate height to the top of the antenna of 28'-2" or 34'-8" from finish grade. Each such, new small wireless telecommunication facility will consist of a directly installed antenna, UE relay, and remote radio head, combined height approximately five feet (5'-0") tall concealed by a 5'-5" shroud along with a below grade or internally concealed meter, as well as other related equipment. All new street light poles will include a visible radio frequency and site identification placard.

In order to maintain the street light pole appearance, the following conditions shall apply:

- a. The street light pole shall match the existing street light pole colors.
- b. All attached equipment (i.e., antenna, shroud, remote radio units, power supply units, mounting equipment, and other attached equipment) shall be factory painted to match the new street light pole's color.
- c. The luminaire design and LED light shall be consistent with the City's luminaire replacement program.
- d. There shall be no climbing pegs on the street light pole below a height of 15'-0", except when temporarily installed to service the antennas.

- e. All new street light poles shall include a visible radio frequency and site identification placard.
35. The Applicant shall submit a material sample of the colors to the Planning Services Division for review and approval as part of the plan check submittal application.
36. The Conditional Use Permit (CUP) grants the right to the Applicant to construct and use a telecommunication facility at the locations described in the submitted site plan. The City, however, has concerns about the potential adverse aesthetic and other health and safety impacts of the antennas, and utility and/or mechanical equipment on the surrounding community. It is possible that future technological improvements may make the proposed telecommunication facilities unnecessary or obsolete or outdated aesthetically, therefore, the particular antenna and related equipment shall be reviewed ten (10) years from the date of this approval. At that time, the telecommunication provider operating the facilities shall agree to, and update, each facility as may be required by the Community and Economic Development Director or his/her designee in accordance with applicable law.
37. The City reserves the right to periodically reevaluate the antennas, and utility and/or mechanical equipment in terms of the continued need for these structures in their current size, height, and configuration, and the actual impacts on the neighborhood, community, and environment.
38. The City reserves the right to require an administrative review for compliance with the conditions of approval at any time.
39. In order to address concerns regarding radio emissions, the following conditions shall be complied with:
 - a. Radio frequency emissions from the WCF shall not exceed the radio frequency emission guidelines of the Federal Communication Commission (FCC); as such guidelines may be amended from time to time.
 - b. Prior to January 1, 2018, and each January 1st thereafter, the operator of the WCF shall file with the City of Garden Grove Community and Economic Development Department for approval, a certification of compliance prepared by an independent third party, qualified to measure radio frequency emissions.
40. In the event that the wireless telecommunication facilities are abandoned or their use is discontinued, the Applicant shall remove all improvements within sixty (60) days of abandonment or discontinuance of the use, whichever occurs first.
41. The Applicant shall replace the dead sod or ground cover areas in the City parkway landscape areas in which the wireless telecommunication facilities

- are located with new sod or ground cover and ensure that the irrigation system is operating to ensure landscape maintenance.
42. The Applicant shall ensure that the existing foundation trench be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.
 43. Hours and days of construction shall be as set forth in the City of Garden Grove's Municipal Code Section 8.47.010, referred to as the Noise Control Ordinance.
 44. There shall be no other antennas or mechanical equipment installed on the street light poles without obtaining approval from the Planning Services Division.
 45. During construction, if paleontological or archeological resources are found, all attempts shall be made to preserve in place or leave in an undisturbed state in compliance with applicable laws and regulations.
 46. A copy of the Resolution No. 5923-18 approving Conditional Use Permit No. CUP-131-2018 shall be kept at the local Sprint Offices at all times and be made available upon request by City Staff and/or Police Department.
 47. It shall be the Applicant's responsibility to verify that any building or site improvements do not cross over, encroach into, or cause issue with any recorded easements on the subject property or the adjacent properties.
 48. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the rights granted by this approval of Conditional Use Permit No. CUP-131-2018 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
 49. 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 CUP-131-2018. 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.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.4	SITE LOCATION: The site is located on the west side of Main Street, two parcels south of Acacia Parkway, at 12885 and 12891 Main Street.
HEARING DATE: May 17, 2018	EXISTING GENERAL PLAN: Civic Center Mixed Use
CASE NOS.: Site Plan No. SP-053-2018	EXISTING ZONE: CC-2 (Civic Center Main Street)
APPLICANT/PROPERTY OWNER: Avi Marciano	APN: 089-213-20, 089-213-21
REPRESENTATIVE: Gladstone "Andy" Anderson – Architect	CEQA DETERMINATION: Exempt (Section 15332 "In-Fill Development Projects")

REQUEST:

A request for approval of a Site Plan to construct a new mixed-use building with commercial lease space of approximately 3,888 square feet on the Main Street frontage and nine (9) residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum dimension of a passive recreation area; and the second, to reduce the minimum size of a private open space balcony.

PROJECT STATISTICS:

	Provided	CC-2 Code Requirement	Meets Code
Total Lot Size	9,152 S.F.	5,000 S.F.	Yes
Density By Lot Area	9 units with 35% State Density Bonus	32 units/acre	Yes
Max. Commercial Floor Area Ratio (FAR)	3,888 S.F.	0.5 of 9,152 S.F. = 4,576 S.F.	
Total Parking	4	None required	Yes
Recreation Area Total	2,779 S.F.	300 S.F. per unit 9 x 300 = 2,700 S.F.	Yes
Common Area	526 S.F. Active Rec. 517 S.F. Passive Rec. 675 S.F. Shared Passive Rec. Total 1,718 S.F.	-Passive Rec. not more than 50% of overall -Shared Passive Rec. not more than 25% of overall	Yes*
Private Balconies	1061.5 S.F.	-Min. Area of 90 S.F. & min. dimension of six feet	Yes*
Building Setbacks			Yes
Front	0'-0"	0'-0"min. to 18" max.	Yes
Rear	0'-0"	None required	Yes
Side	0'-0"	None required	Yes
Building Height			
Within 10 ft. of street property lines - stepback	30'-0"	30'-0"	Yes
Building not within stepback area	40'-0"	40'-0"	Yes

*Received a concession for minor reduction in min. size or min. dimension.

BACKGROUND:

History (Jim Tortolano, OC Tribune Article, April 2, 2014). According to Jim Tortolano, longtime resident of Garden Grove and editor-owner of the Garden Grove Journal from 1983-2013, the village of Garden Grove was established in 1874-75 by Alonzo Cook and grew slowly. What would become today's Main Street started as a block of wooden structures along an unpaved dirt road until the Pacific Electric railroad arrived in 1905. Once the railroad arrived, the commercial district remained small, but it had a paved "Main" street, streetlights, banks, grocery stores, a hotel, and a movie theater (The Gem). Most of the structures were destroyed in the 1933 earthquake.

Following the earthquake, the Euclid Improvement Association worked to rebuild the area. The street was widened and a number of structures were replaced with sturdier wood-and-stucco buildings in a Spanish mission style. The Spanish mission style included the unifying details of whitewashed storefronts and red-tile roofs.



Downtown Garden Grove at its peak in the 1950s.

The number of people shopping in Downtown began to decline when the new Orange County Plaza shopping center was constructed at Chapman Avenue and Brookhurst Street in the mid-Fifties. As the first major "modern" shopping center in the county, it drew many shoppers from Downtown. Main Street lost further traffic when in the mid-Sixties, major north-south thoroughfares were realigned to improve traffic. Euclid Street was one of these thoroughfares and its realignment, to the east, bypassed the central business district.

The City looked to revive Main Street in the mid-Eighties with a brick-stamped concrete roadway, elimination of the angled parking, and installation of benches, trash cans, and shade trees. The redevelopment of this area also included demolishing many of the older commercial buildings in the district, which left Main Street as an island surrounded by vacant lots. Later, big-box retailers came to the area, surrounded by vast parking areas and Main Street remained isolated.

City of Garden Grove. The City of Garden Grove has considered Main Street to be of "historic" importance for many years. The City of Garden Grove, Office of Redevelopment, prepared special standards in 1979 called "Architectural and Design Criteria for the Main Street Historical-Retail Combining Zone". In 1983, the City Council adopted two Ordinances: one created the Main Street Historical-Retail Combining zone; and, the second, rezoned the properties on Main Street to the Community Center-Commercial (Historical-Retail) zone. In addition to the ordinances, the Agency adopted the "Architectural and Design Criteria" for Main Street. A five-member Parking and Main Street Commission was created to review proposed building design plans and site plans and to make recommendations, as appropriate, to the Planning Commission and the Agency. The City acquired property west of Main Street and constructed a 150-space parking lot.

More recently in 2007, the City Council approved a Code Amendment (A-133-07) to the Main Street Retail Overlay Zone (HR) allowing residential units above existing commercial uses subject to limitations in number of units, number of sleeping rooms, height, and building setbacks. Main Street property owners were the impetus for the zoning code amendment. The Amendment allows for a maximum number of 102 residential units to be added to the second and third floors of the 30 buildings on Main Street. Parking shall be unassigned throughout the Main Street Parking District area. City staff used several parking studies to determine that there was adequate parking in the district. The parking studies collected consistent data that there was unused parking in the Downtown and based on these facts the number of residential units was determined. A maximum of three stories is permitted on each lot with a maximum height of 40 feet and the third story must be setback a minimum of ten feet from the Main Street lot frontage. The residential units are restricted in size to two sleeping rooms. The design of the residential units shall preserve the historic feel of the Main Street District.

The General Plan, adopted in 2008, called the 130-acre Civic Center the "Heart of the City" stating that people should be drawn to the Civic Center to become engaged in the community and to experience the place itself. The Civic Center was a prime "Focus Area" with a mixed-use Land Use designation, Civic Center Mixed Use, that promotes civic, commercial, open space, and residential uses in a human scale environment with pedestrian-friendly streets and paths that connect public gathering spaces.

The CC-2 Zone. The Civic Center Mixed Use zones were adopted in 2012 as part of a broader addition of mixed-use zones throughout Garden Grove. The Civic Center Mixed Use zones 1, 2, and 3, implement the General Plan Land Use designation of Civic Center Mixed Use. Main Street has a zone unto itself, the CC-2 (Civic Center Main Street). The CC-2 zone *"applies to the historic Main Street District, a Garden Grove landmark. Main Street is recognized as a place of special character and aesthetic interest and value. This zone is established to preserve and enhance buildings and structures of historic and*

cultural significance, and incidental uses that advance and preserve the Main Street character and charm.”

The new CC-2 Zone carried forward the development standards for the 102 residential units in 2007. The requirements from 1983 also remain in the CC-2 zone, with the requirement of a Site Plan or Building Design Review for any construction on Main Street and the Main Street Commission in place as an advisory board. The need for architecture and design criteria was included as a way to ensure that development, restoration, and revitalization of properties on Main Street is completed in accordance with the general historical theme of the CC-2 Zone. The CC-2 zone calls for the adoption of architectural and design criteria.

Proposed Project. In 2007, an architect representing the property owner began working with planning staff on a proposed project to demolish existing commercial buildings on two properties and replace them with a hair salon of 3,080 square feet and five (5) residential units above. The project combined the two lots and proposed one building fronting on Main Street and the second along the alley at the rear. The front building included the ground floor hair salon and four (4) units on the second and third floors. The second building was along the rear property line at the alley and was separated from the front building by a courtyard. The ground floor of the second building had five carport spaces accessed from the alley and a single unit above.



Buildings on Project Site Prior to Demolition in 2008

At the time, the proposal went through pre-application review with significant design input from Building Services staff and Fire Department staff. The existing development on Main Street is a traditional commercial pattern with zero separation between buildings

which added to the complexity of access, fire egress, etc. The existing buildings (proposed to be demolished) were unreinforced masonry well past the previously established deadlines for retrofit or demolition. Building Services demanded that a demolition permit be issued and commenced immediately. The buildings were demolished by April 2008.

An application for entitlements was not submitted and the project was put on hold. The City leased the site and constructed a temporary parking area that was completed in January 2011. In 2015, the architect began discussions again with Planning Staff regarding the proposal. The original architect was unable to continue with the project and the current architect took over in 2016. The project has evolved from its original configuration given the new CC-2 Zone requirements and changes to the State Density bonus allowances.

Downtown Commission. Planning staff took the project to the Downtown Commission (prior Main Street Commission) on March 8, 2018. The architect, Andy Anderson, and property owner, Avi Marciano, were in attendance. Commissioner Weimer remarked that she appreciated the walkway between the parking lot and Main Street. Commissioner Pecor asked about parking and staff explained that the zoning allows a total of 102 residential units to be added to the second and third floors of Main Street with parking in unassigned spaces in the larger district. The project provides four parking spaces at the rear, one being a handicapped accessible van space. Several commissioners (Commissioners Stewart, Lerma, and Taylor) asked about the sewer connection and complained that there are times when bad odors emanate from the existing sewer lines. The project has been through the Planning Coordinating Committee (PCC) review and Public Works has reviewed the existing sewer capacity and lines and determined that there is capacity for the new project. Commissioner Gibson made a motion to recommend approval of the project to the Planning Commission and Commissioner Stewart gave a second. Four Commissioners voted to recommend approval with two abstaining (Pecor and Weimer).

After the meeting, the Downtown Commission staff liaison, Ana Neal, referred the matter back to Public Works staff and asked again about the sewer capacity. Public Works Sanitation engineers reiterated that there is sewer capacity that will meet the projected demand of the proposed development.

DISCUSSION:

Proposed Development (Smallwood Plaza Building). The 2018 version of the project is based on the original proposal that was a replacement for existing commercial buildings on the project site. The site is on a street of early 20th-century commercial storefronts that are built side by side and immediately adjacent to the sidewalk. The established street wall of continuous buildings provides for a compact, pedestrian-friendly environment. Main Street pre-dates the requirements to provide individual on-site parking and parking is provided through on-street spaces and parking lots. The project site is surrounded by one-story commercial buildings on both sides; the "Old Town Pawn" shop to the north and a four-tenant building which includes "Your Pad or Mine" and "Farmers Insurance" to the south. Main Street has a few existing mixed-use

buildings with commercial shops on the ground floor and apartments on the second floor (An example being the prior Zlaket's building, now E Patisserie).



View from the North of Site (Bollards) and the Street Wall of Buildings

The new proposal still includes a commercial space at the front, carports at the rear, and residential units on the second and third floors. The residential units are limited to two-bedroom by the zoning code. The number of residential units has increased from five (5) to nine (9) units with three (3) units over the carport building (Building B) and six (6) units over the commercial space building (Building A). The six (6) units over the commercial building have three units per floor; two units of 964 square feet and one unit of 1,025. The three (3) units over the carport have one flat of 1,046 square feet per floor and one townhouse (two-story) unit of 964 square feet.

The density of the CC-2 zone allows for 32 dwelling units per acre (between six (6) and seven (7) units on the parcel). The State Density Bonus allowances provide an increase of 35% for a total of nine (9) units. The applicant is proposing one very-low income unit to meet the State requirements for the 35% bonus. The property owner will enter into an Affordable Housing Agreement with the City of Garden Grove.

The project takes advantage of 75 feet of Main Street frontage to provide 3,888 square feet of leasable commercial space. Large storefront windows, that match the details of other historic buildings on Main Street, run along the front of the building. The large windows consist of three bays of mullioned storefront windows and divided light transoms. A twelve (12) foot walkway stretches along the south side of the

property providing a pedestrian path between the Main Street shops and the public parking lot in the rear. The walkway is open to the sky from the alley in the rear to the middle of the commercial lease space allowing Fire Department staff to get ladders into the central courtyard. The front 36'-5" feet of the walkway is covered with the second floor of the building which cantilevers to the south property line.

The ground floor includes the commercial lease space at the front, a four-vehicle carport along the alley, and a landscaped courtyard separating the two. However, the ground floor ceiling heights of the two parts of the building are significantly different. The Civic Center Mixed Use zones require that properties with lot lines along Garden Grove Boulevard, Acacia Parkway, Main Street, and Euclid Street include storefronts and associated ground floor commercial space. The commercial ground floor spaces are required to be 18 feet in height to provide visibility into the space and enhance pedestrian interest. For the Smallwood Plaza project, this means that the ground-floor commercial space at the front has a ceiling height of 18 feet while the ground-floor carport space at the back has a standard height of 9 feet. In section, the project is split-level, with the three stories of the rear building (Building B) being approximately 30 feet in height and the double-height commercial space in front, with two floors of residential above, being 40 feet in height (Building A). Building B and Building A are technically one building as they are connected, but for ease of understanding the different heights and massing in the two portions are referred to with different names.

The residential units are accessed by two stairways on either side of the landscaped courtyard and an elevator at the back of the commercial space. The elevator takes residents and visitors up to the split-level upper floors stopping first at the level of the Building B second floor, continues up to the second floor of Building A/third floor of Building B and then up to the third floor of Building A. Suspended walkways provide access from the elevator across the courtyard to the units in Building B.

Parking. As mentioned earlier, Main Street pre-dates the requirements to provide individual on-site parking. Parking for Main Street is provided by "District" spaces found on street and in parking lots. The traditional development pattern of Historic Main Street with a continuous street wall of compact buildings that are side by side and adjacent to the front sidewalk, is only possible if individual businesses are not required to provide parking on their own parcel. In response to requests from Main Street property owners, the City adopted an amended zoning code for Main Street in 2007 allowing residential units above the commercial uses. Parking for the new residential units was provided by the existing "District" parking spaces. Several parking studies from different sources were reviewed and consistently showed that there was ample parking for the proposed residences. The project is not required to provide any parking spaces but is designed with four spaces accessed from the alley. One space is a handicapped accessible van parking space as required by the California Building Code.

Open Space. The open space for the project is provided in several ways. First, there is the shared residential/commercial passive recreation area of the ground floor walkway. The mixed-use zones allow areas shared by residents and commercial customers to contribute no more than 25% of the required open space. Shared

Passive Recreation areas must be at least 10 feet wide and 30 feet in length; the walkway recreation area is approximately 12 feet wide and 60 feet in length.

The courtyard is also counted as a "passive recreation" area and can contribute no more than 50% of the overall open space requirement. The courtyard will include planters and a fountain and will be separated from the walkway area by a motorized rolling gate. The courtyard requires a concession under the State Density bonus allowances as it does not meet one of the minimum dimensions. Passive Recreation areas are required to be a minimum of 10'-0" x 30'-0" (300 square feet). The courtyard is 20'-0" x 25'-10" (517 square feet). The length is limited to 25'-10" rather than 30'-0" because the suspended walkway between Building A and Building B goes across the courtyard at this point.

The remainder of the open space requirement is provided by a recreation deck and private balconies. Building A includes an Active Recreation area with barbecues, tables, and planters on the second floor where the elevator exits. All units have a private balcony with some larger than others. The two front units (A3.1 and A3.2) on the third floor of Building A, take advantage of the required 10'-0" building stepback to have large roof deck balconies across the front of the building. Most of the other units have balconies that are closer to the required 90 square feet. The balcony for one unit requires the second concession under the State Density Bonus allowances as space is so limited that it meets the six (6) foot minimum dimension, but only provides 40.5 square feet. This unit (A2.3) is immediately off the second floor recreation deck so it is in close proximity to a larger open space area.

Building Design/Architecture. The City of Garden Grove has acknowledged the importance of preserving and enhancing the character of Historic Main Street since the 1980s. The General Plan and the Civic Center Main Street, CC-2 zone recognize Main Street as a place of special character with historic and cultural significance. The proposed new building balances the need to be both modern and compatible with the existing buildings and character of Main Street. The City has not adopted Architectural and Design Criteria as directed in the CC-2 Zone and so enlisted the help of an architect versed in historic conformance to review the project. Architect, John LoCascio, prepared a memorandum that the building meets the zoning requirements and is in conformance with the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).

Planning staff measured the storefronts of several existing, "historic", commercial buildings on Main Street to determine the dimensions of various elements such as the overall height of the storefront windows, the height of the shop window versus the height the smaller divided transom windows above, and height of the bulkhead at the base of the buildings. Staff provided these dimensions to the project architect and he incorporated similar elements at similar heights in his design of the storefront elevation. The new building is assured of relating to the existing early 20th-century development on Main Street through the alignment of elements such as windows, doors, cornice lines, lintels, fascia, etc. on the surrounding buildings. The building is designed to be similar in size, scale, and proportion to the surrounding buildings. (An example of a storefront with the elements labeled is provided in the following exhibit).



The building incorporates details such as recessed ground-floor storefronts with vertical mullions, solid bulkheads, glazed transom lights, and smaller rectangular windows at the upper stories to provide visual compatibility. The project's exterior walls will be finished in brick, stucco, and cast concrete, echoing finishes used on many of the existing surrounding buildings. The building's street frontage is similar in width to other buildings on Main Street and continues the established street wall. The project will be three stories in height, but the third story will be set well back from the street facing façade (10'-0" stepback), so that the new building will present a two-story façade along Main Street, conforming with the existing surrounding buildings at one- or two- stories in height.

Lot Line Adjustment. The project site includes two legal parcels. A condition of approval is included requiring that the applicant submit an application for a Lot Line Adjustment to consolidate the two parcels. The consolidation of the parcels is required to allow the construction of the proposed building.

California Environmental Quality Act. The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 32, In-Fill Development Projects (CEQA Guidelines Section 15332).

Conclusion. The proposed development will fill an empty gap in an otherwise continuous street wall of commercial and mixed-use buildings on the west side of historic Main Street. The building has been designed to provide a mix of uses suited to historic Main Street with a spacious, large-windowed, commercial lease space along the street frontage and nine (9) residential units on the second and third floors. The residents will enjoy an environment of compact development within a pedestrian-

oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities close to home. Main Street will be enhanced with a carefully designed building intended to preserve the character of the street and new neighbors, who will add activity and engagement to the most-walkable area of Garden Grove.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5919-18 approving Site Plan No. SP-053-2018, subject to the recommended Conditions of Approval.



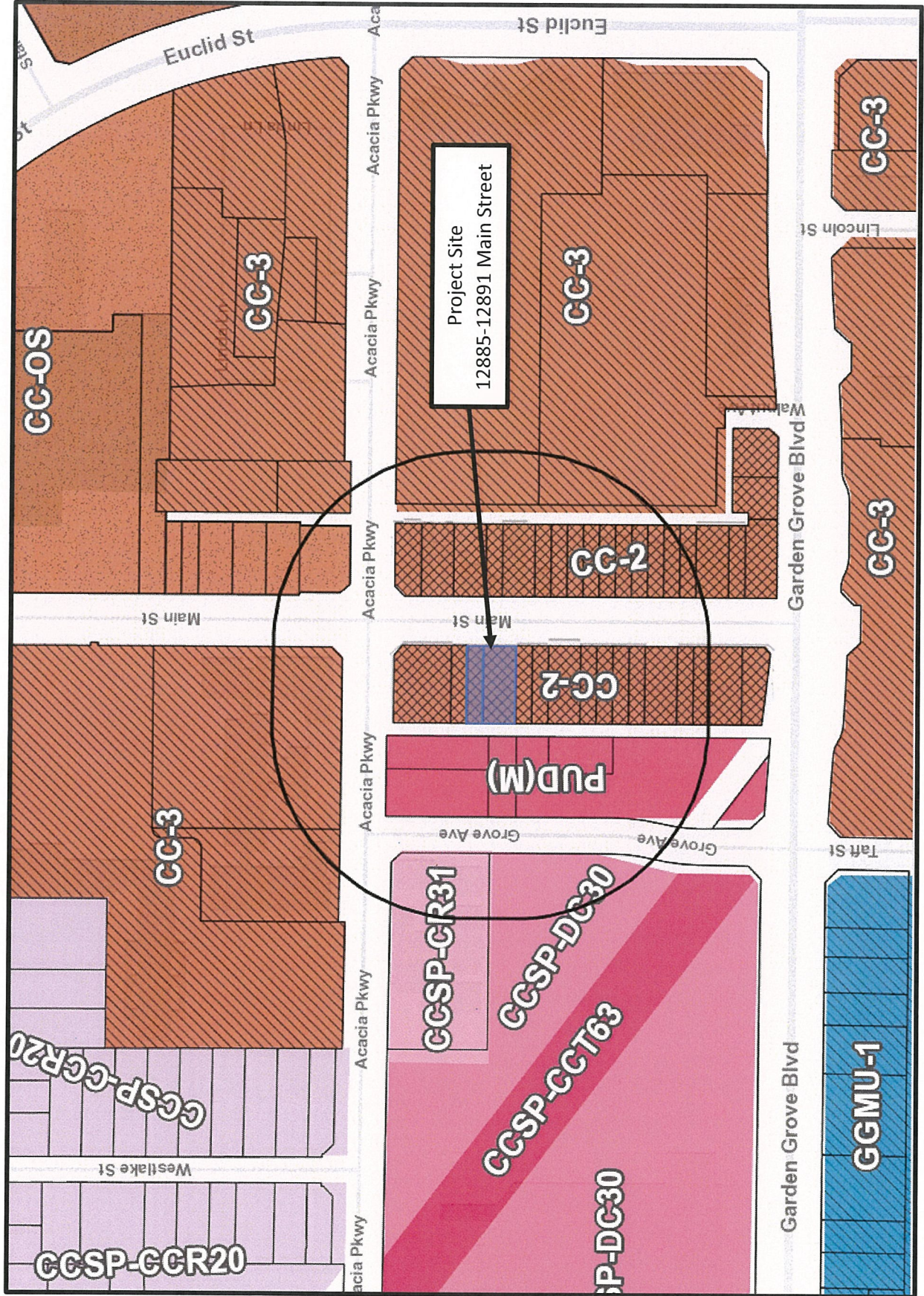
Lee Marino
Planning Services Manager



By: Erin Webb
Senior Planner

SITE PLAN NO. SP-053-2018

12885-12891 Main Street



General Plan Land Use Designation: Civic Center Mixed Use Zoning: CC-2 (Civic Center Main Street) Lot Area: 9,152 Square Feet

M & P CAL - DINAVIA BUILDING

12885, 12891 & 12895 MAIN STREET, GARDEN GROVE, CALIFORNIA 92840



ANDERSON
ARCHITECTURE
ARCHITECTS INC. 12895 MAIN STREET
GARDEN GROVE, CALIFORNIA 92840
TEL: 714.941.1111
WWW.ANDERSONARCHITECTURE.COM



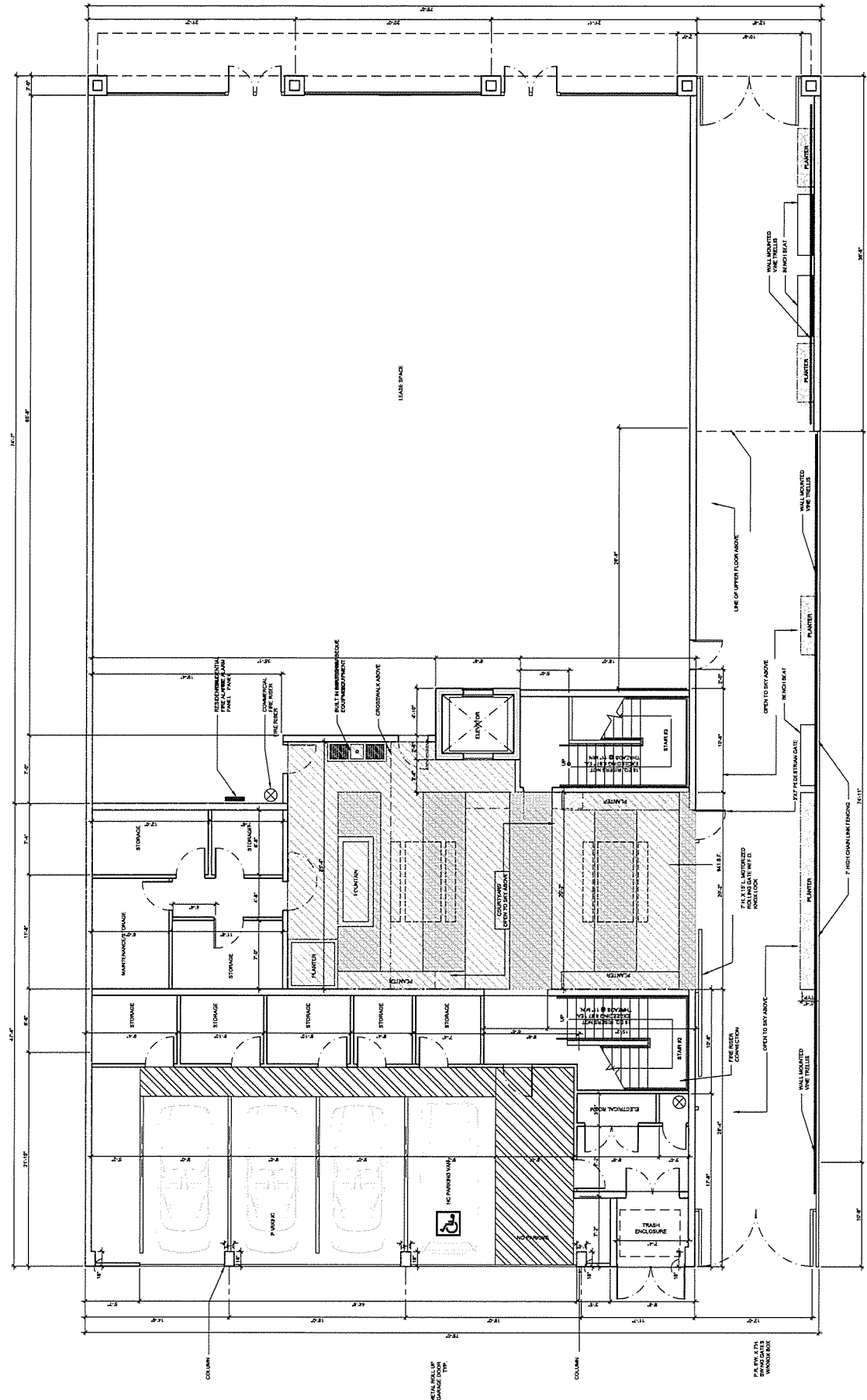
M & P CAL-DINAVIA
BUILDING
12885, 12891 & 12895 MAIN STREET,
GARDEN GROVE, CALIFORNIA 92840

NO.	DATE	REVISION
1		
2		
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8		
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10		



Project No.	12345
Client	Smallwood Plaza
Architect	Anderson Architecture
Date	10/20/2023
Scale	1/8" = 1'-0"

MATERIAL LEGEND:
 CONCRETE SLAB FINISH
 EXPANDED POLYSTYRENE INSULATION



GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

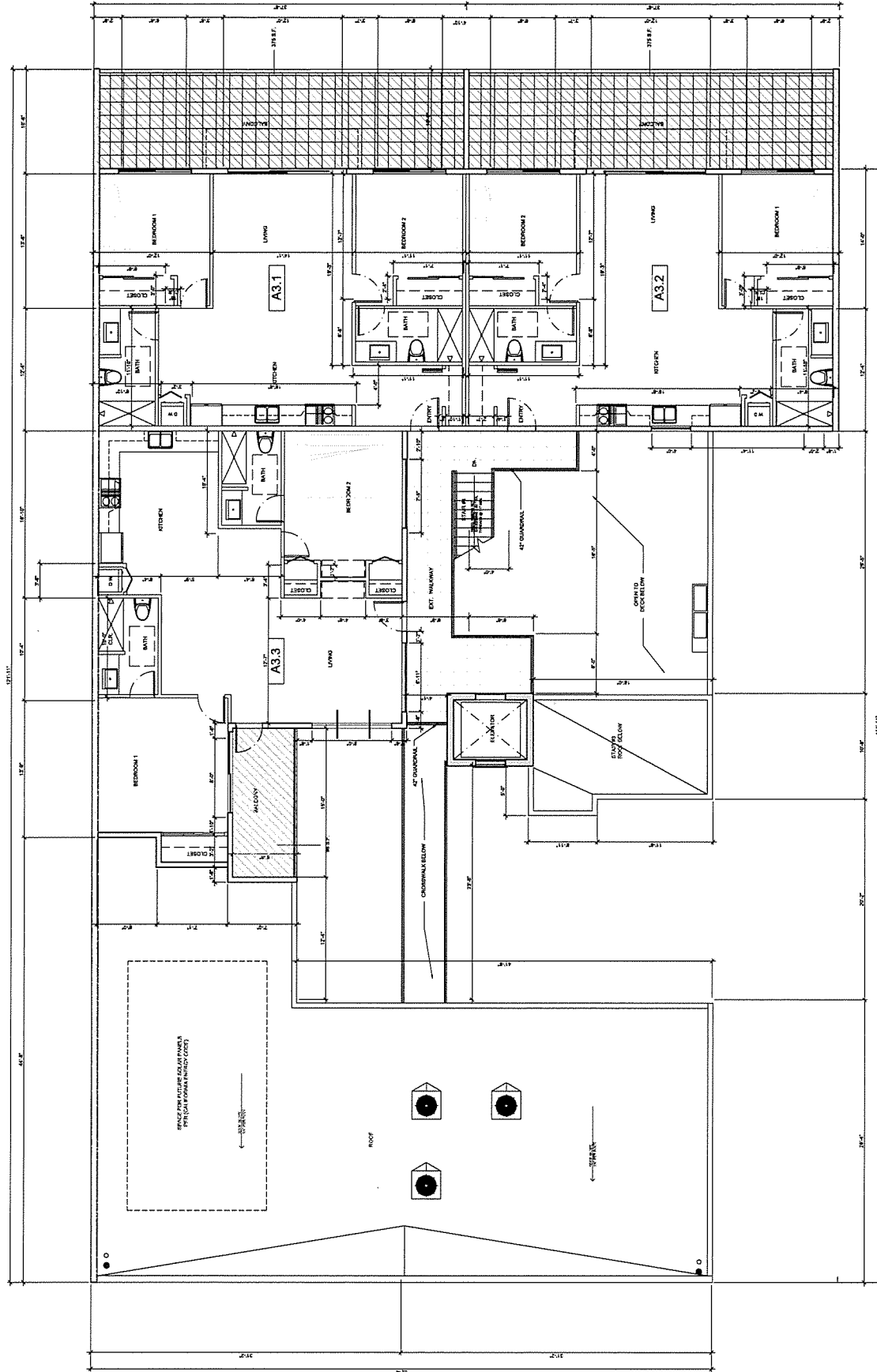
93 S.F.

TOTAL PRIVATE OPEN SPACE:





DATE	08/20/11
BY	ANDERSON ARCHITECTURE
CHECKED BY	ANDERSON ARCHITECTURE
PROJECT NO.	12885, 12891 & 12895 MAIN STREET
CLIENT	SMALWOOD PLAZA BUILDING



848 S.F.

TOTAL PRIVATE OPEN SPACE:

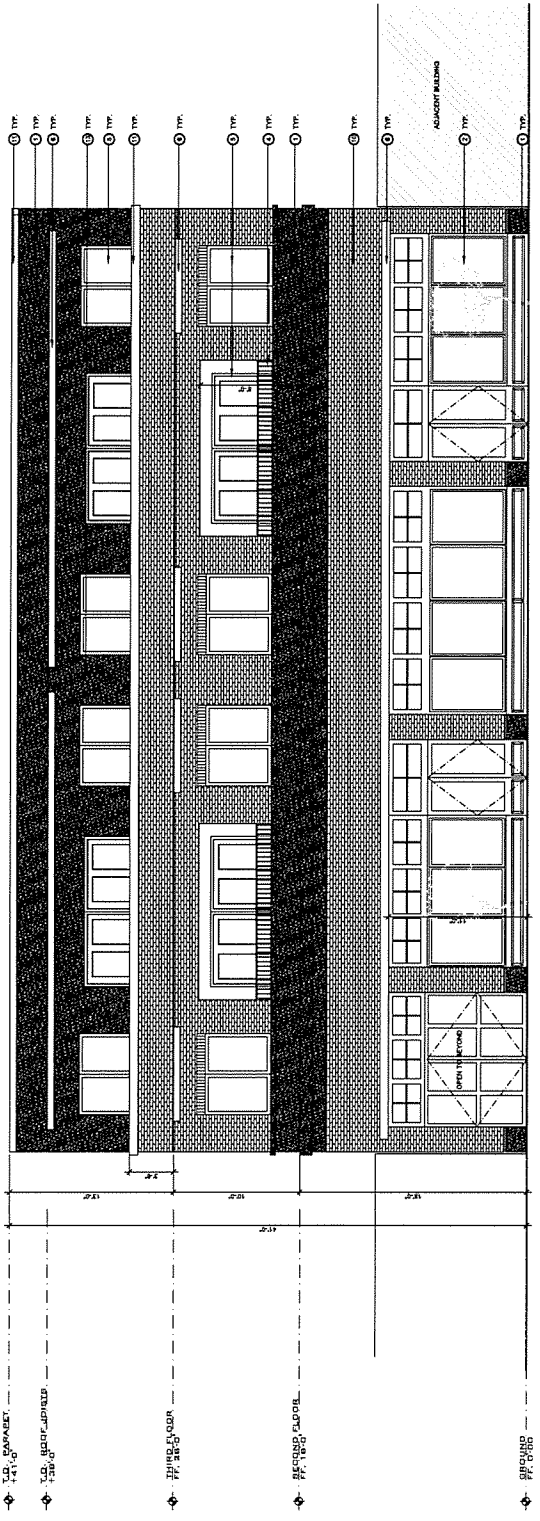




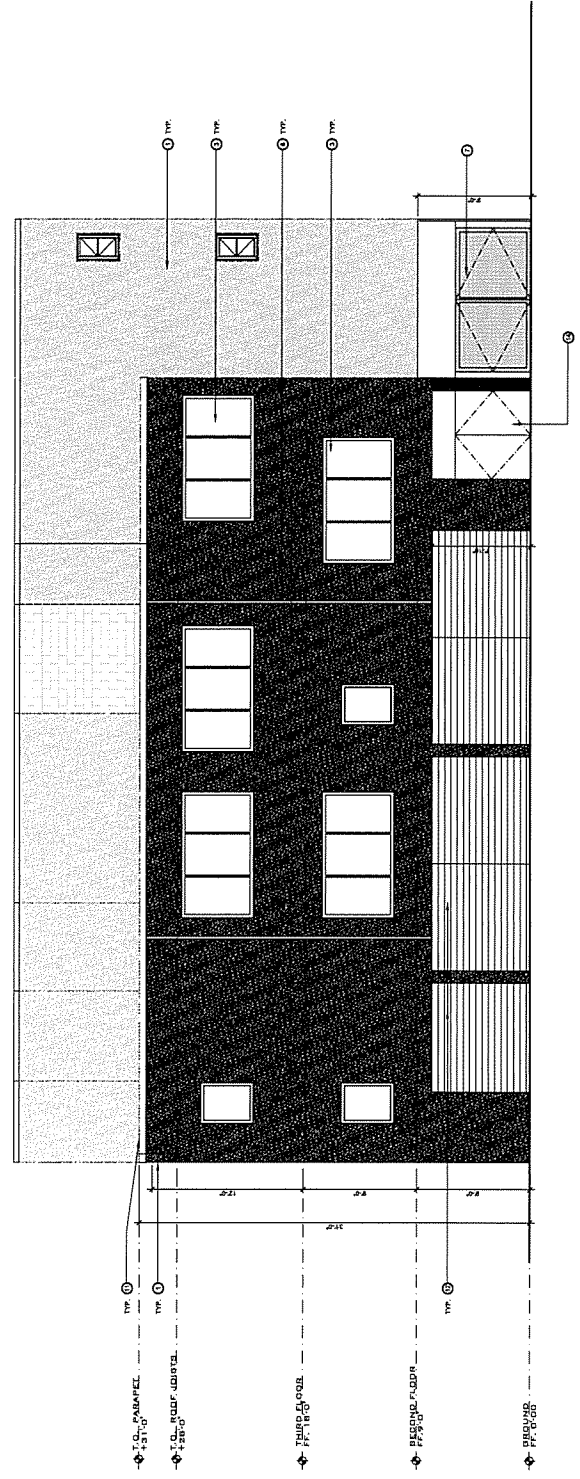
NO.	DATE	DESCRIPTION

ELEVATIONS NOTES

ADDITIONAL NOTES

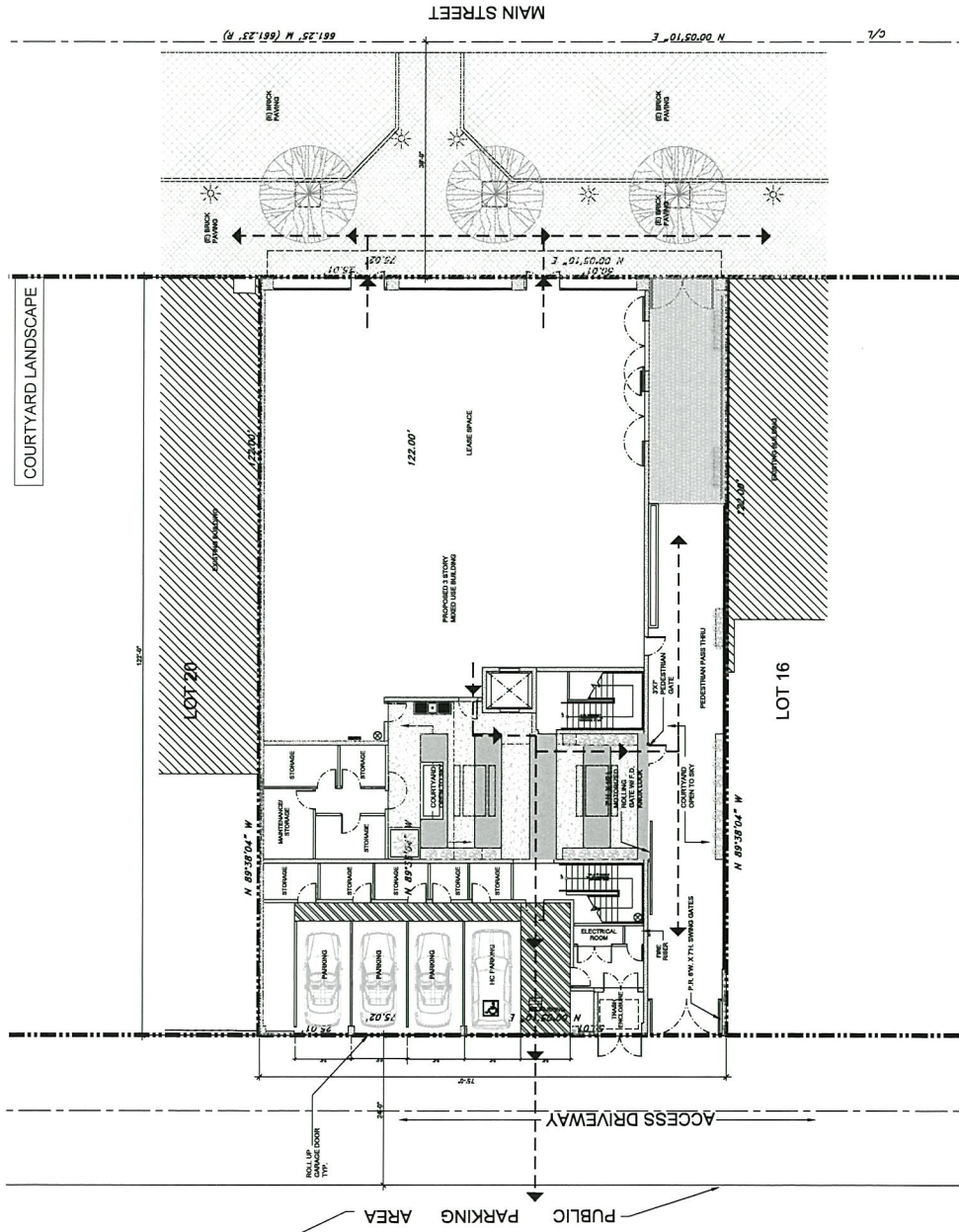


EAST ELEVATION (MAIN STREET)
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

LEGEND:



FLOOR PLAN NOTES

ADDITIONAL NOTES

ANDERSON ARCHITECTURE
 ARCHITECTURE
 12885, 12891 & 12895 MAIN STREET,
 GARDEN GROVE, CALIFORNIA 92840
 TEL: 714.941.1234
 FAX: 714.941.1235
 WWW.ANDERSONARCHITECTURE.COM



M & P CAL-DINAVIA BUILDING
 12885, 12891 & 12895 MAIN STREET,
 GARDEN GROVE, CALIFORNIA 92840

DATE:	10/15/2024
BY:	ANDERSON ARCHITECTURE
CHECKED BY:	ANDERSON ARCHITECTURE
SCALE:	1/8" = 1'-0"

SITE PLAN
AS-1

NORTH
 SITE PLAN
 SCALE: 1/8" = 1'-0"

RESOLUTION NO. 5919-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-053-2018 FOR A PROJECT SITE LOCATED ON THE WEST SIDE OF MAIN STREET, BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD, AT 12885 AND 12891 MAIN STREET, ASSESSOR PARCEL NOS. 089-213-20 AND 089-213-21.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session, assembled on May 17, 2018, approved Site Plan No. SP-053-2018, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-053-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Avi Marciano (the "Applicant"), owner of the subject parcels.
2. The Applicant has requested approval of a Site Plan to construct a new mixed-use building with a commercial lease space of approximately 3,888 square feet along the Main Street frontage and nine (9) residential units above on the second and third floors. The request includes application of a 35% density bonus for very low income households pursuant to Government Code sections 65915(b)(1)(B) and 65915(f)(2) and the following two (2) concessions or incentives for density bonus projects pursuant to Government Code Section 65915(d): (i) a reduction in the minimum required length of the passive recreation area from 30'-0" to 25'-10"; and (ii) a reduction in the minimum required area for one private open space balcony from 90 square feet to 40 square feet.
3. The proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to the Class 32 exemption for "In-Fill Development Projects" (CEQA Guidelines Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore, exempt from CEQA review.
4. The properties have a General Plan Land Use designation of Civic Center Mixed Use and are currently zoned CC-2 (Civic Center Main Street).
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 City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 17, 2018, 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 of May 17, 2018.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

FACTS:

In 2007, a project to demolish existing buildings and construct a new mixed-use building with a commercial lease space and carport on the ground floor and five (5) residential units above, was proposed on the site. Existing on the site were two (2) unreinforced masonry buildings that were required to undergo seismic retrofit or be demolished. As part of the initial review of the proposed project in 2007-2008, the Building Services Division required that the buildings meet the seismic safety requirements. The buildings were demolished and the project was put on hold. While the project remained on hold, the City of Garden Grove leased the property and constructed a temporary parking area that was completed in January 2011.

In 2016, the present architect, representing the owner, began discussions again with Planning staff for a proposed mixed-use project on the site. With new mixed-use zoning on the property and changes to the State Density Bonus allowances, the project was increased to nine (9) residential units above a commercial lease space of approximately 3,888 square feet. The project will provide one very-low income unit and therefore is benefitting from a 35% density bonus.

The property is zoned CC-2, Civic Center Main Street, and has a General Plan Land Use designation of Civic Center Mixed Use. Since 2007, the Municipal Code has allowed the addition of 102 residential units above the commercial businesses on Main Street. These residential units are limited to two sleeping rooms, can only be located on the second and third floors, have a maximum of three stories and a maximum height of 40 feet. Parking is unassigned throughout the prior Main Street Parking District area. The design of these residential units shall preserve the historic feel of the Main Street District.

The applicant is proposing a mixed-use project with a commercial lease space along the Main Street frontage, a four-vehicle carport along the alley, an on-grade, landscaped courtyard separating the carport and commercial space, and nine (9) residential units on the second and third floors. A twelve (12) foot walkway runs along the south property line and provides a pedestrian path between the Main Street shops and the public parking lot in the rear. There is a recreation deck on the second floor above the commercial space and each unit has a private balcony.

The Site Plan request is for a proposed development that meets the requirements of the CC-2 zone for height, site design elements, building setback, and is carefully designed to preserve and enhance the historic character of Main Street. The project meets the CC-2 requirement for the amount of open space and the design of the open space/recreation areas with two minor concessions under the State Density Bonus allowances. One concession is for the minimum dimension of a passive recreation area which is required to be 10'-0" x 30'-0", but is limited to a size of 20'-0" x 25'-10". The other concession is to reduce the minimum size of the balcony for one unit from 90 square feet to 40 square feet.

The project will fill an empty gap in the existing street wall on the east side of Main Street. The building has been designed to provide a mix of uses suited to Main Street with a spacious, well-lit commercial lease space along the street frontage and nine (9) residential units on the second and third floors above. The residents will enjoy an environment of compact development within a pedestrian-oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities near their homes. Main Street will be enhanced with a carefully designed building intended to preserve the character of the street and new neighbors that will add activity and engagement to the most-walkable part of town.

FINDINGS AND REASONS:

SITE PLAN:

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

The subject site has a General Plan land use designation of Civic Center Mixed Use and is zoned CC-2 (Civic Center Main Street). The project is consistent with the Civic Center Mixed Use General Plan designation and CC-2 Zone by providing a modern multi-family residential project that is context sensitive to the character of Main Street. The design of the site provides a healthy and attractive living environment as intended by the General Plan and the Municipal Code. This project meets a number of goals, policies, and implementations from the General Plan including the following:

Policy LU-1.5. Mixed Use should be designed to:

- Create a pleasant walking environment to encourage pedestrian activity.
- Provide convenient shopping opportunities for residents close to their residence.
- Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.
- Use architectural elements or themes from the surrounding area.

LU-IMP-1.10 to “promote future patterns of urban development and land use that reduce infrastructure construction costs and make better use of existing and planned facilities”.

A Condition of Approval is included that requires the two (2) underlying parcels be consolidated into one through a Lot Line Adjustment. The Lot Line Adjustment shall be recorded prior to issuance of a building permit to facilitate the proposed development.

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.

The proposed development has been designed to meet the Code’s requirements for access, on and off-site circulation and exceeds the requirements for pedestrian access by providing a walkway between the public parking lot and Main Street. Main Street was developed as an area that relied on street parking. In 1983, the City acquired and constructed a 150-space parking lot to the west of Main Street to provide an additional public parking facility. Main Street businesses and the additional 102 residential units allowed above are parked with unassigned spaces found throughout the prior Main Street Parking District area. Traffic studies found an adequate number of parking spaces in the District area to allow for the additional residential units. The code does not require the project to provide on-site parking spaces, but it has been designed to include three (3) regular spaces and one (1) van accessible space in a carport accessed by the existing alley at the rear of the property. The plans have been reviewed by the City’s Traffic Engineering staff.

Furthermore, the City’s Fire Department has also reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets should there be an emergency.

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

The streets, alley, and public parking facilities in the area have been determined to be adequate to accommodate the proposed development. Several traffic/parking studies were used to develop zoning code standards for mixed-use development on Main Street that relied on unassigned parking in the greater Main Street District. The City determined there was adequate parking in public facilities to accommodate mixed-use development on Main Street. Staff from Public Works Engineering, Water Services, and Environmental Services have reviewed the plans through the pre-application process and the development of conditions of approval for the entitlements. The capacity of utilities and drainage channels have been reviewed by Public Works staff and have been determined to be adequate to accommodate the

development. The proposed development will provide landscaping and proper grading of the side to maintain proper drainage in the area. Therefore, the proposed mixed-use project will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels.

4. The project will not adversely impact the City's ability to perform its required public works functions.

The project has been reviewed by the Public Works Department. The applicant has worked with the Public Works Department on the location of the water lines, water meters, and sewer line. Therefore, the project will not adversely impact the City's ability to perform its required public works functions.

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

The project is an in-fill development on Historic Main Street in Garden Grove. The design of the storefronts is based on measurements taken from the 'historic' storefronts of adjacent existing buildings. The incorporation of such details as recessed ground-floor storefronts with vertical mullions, solid bulkheads and glazed transom lights, and smaller rectangular windows at the upper stories will ensure the proposed development has visual compatibility with its neighboring buildings and the block of Main Street buildings. The project's exterior walls will be finished in brick, stucco, and cast concrete, echoing finishes used on many of the existing surrounding buildings. The building's street frontage is similar in width to other buildings on Main Street and will continue the established street wall. The project will be three stories in height, but the third story will be set well back (10'-0" feet) from the street-facing façade so that the new building will present a two-story façade along Main Street, conforming with the existing surrounding buildings which are one- or two-stories in height. Any development on Main Street is required to preserve and enhance the special character and aesthetic interest and value of the area. The project meets these requirements by providing more than a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

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 is designed to provide an attractive and fitting commercial lease space on the City's Historic Main Street and nine (9) residential units above. The commercial space is designed with large windows across the front consisting of three bays of mullioned storefront windows and divided light

transoms. Two primary entrances, consisting of fully-glazed storefront doors, will open onto Main Street. A pedestrian walkway along the south side of the property will provide access between the commercial businesses on Main Street and the parking lot to the west. The passageway will be landscaped and provide benches. The residential units above are built around a landscaped courtyard on ground level and a recreation deck on the second level. There are two stairways on either side of the landscaped courtyard and an elevator at the back of the commercial space providing access to the residential units. Each unit has a private balcony. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. The conditions of approval for the project will ensure the maintenance of all site landscaping.

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 does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.
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-053-2018.

EXHIBIT "A"

Site Plan No. SP-053-2018
12885 and 12891 Main Street

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. The applicant shall provide the City with a copy of the recorded Notice within ten (10) days of its recordation.
2. All Conditions of Approval set forth herein, or contained in Resolution No. 5919-18, shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Avi Marciano, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications approved by the Community and Economic Development Director pursuant to Condition No. 4, below, any changes to the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-053-2018.
3. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project, approved site plan, floor plan, and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where otherwise expressly specified in the individual condition.
6. All 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 City's Planning Services Division. Lighting adjacent to residential properties

shall be restricted to low, decorative, wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window areas of nearby residences. Provide a lighting plan for review and approval by the Planning Services Division prior to issuance of a building permit.

7. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department for review and approval prior to Building and Safety Division Plan Check. The project shall also be subject to the following:
 - a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.
 - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall be screened to the satisfaction of the Community and Economic Development Department.
 - c. No roof-mounted mechanical equipment, including but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic 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, roof, or wall-mounted mechanical equipment shall be screened from public view from adjacent properties and the public right-of-way and shall also be screened, to the extent feasible, from on-site areas.

Public Works Engineering Division

8. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
9. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related

to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.

10. Grading/street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. The Street Improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
11. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
12. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards latest edition.
13. A separate street permit is required for work performed within the public right-of-way.
14. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
15. All parking spaces that abut a sidewalk that is not elevated with a curb face to the stall, shall have wheel stops.
16. No parallel curb parking shall be permitted anywhere on the site.
17. Prior to issuance of a grading permit, the applicant shall design lighting for the walkway lighting within the development in a manner meeting the approval of the City Engineer and the Planning Services Division. If pedestrian-scaled light poles are proposed, they shall be shown on the precise grading plan.
18. The Orange County Storm Water Program manual requires the applicant and/or contractors to provide a dumpster on-site during construction unless an Encroachment Permit is obtained for placement in the street.

19. 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:
 - Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

20. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - 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.
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - Demonstrate that an adequate number of copies of the approved Project WQMP are available on site.
 - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

21. All trash container areas shall meet the following requirement:
 - Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
 - Provide solid roof or awning to prevent direct precipitation;
 - Connection of trash area drains to the municipal storm drain system is prohibited;
 - Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
 - See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

- The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures.
 - Pursuant to state mandated commercial organic recycling law AB 1826, the applicant is required to coordinate storage and removal of the organic waste with local recycling/trash company.
22. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above requires removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.
23. Prior to issuance of a grading permit, the applicant shall submit to the Planning division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the lot line adjustment application.
24. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
- a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
25. The applicant shall identify temporary parking sites for construction crew, construction trailers, and office staff prior to issuance of a grading permit. No construction parking is allowed on local streets.
26. Prior to issuance of a grading permit, the applicant shall submit for review and approval a worksite traffic control plan that is satisfactory to the City Traffic Engineer.

27. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
28. Any required lane closures shall occur outside of peak travel periods.
29. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
30. Prior to issuance of a building permit, the applicant shall design and construct street improvements as identified below:

Main Street

- a. Remove and replace any damaged (project construction related) pattern stamped concrete in the sidewalk area fronting the project on Main Street, in accordance to City of Garden Grove Standard Plan B-136.
- b. Existing trees on Main Street shall be preserved. Any proposed new landscaping in the public right-of-way shall be approved by the Planning Services Division and maintained by the owner.
- c. Prior to the start of demolition, the applicant shall coordinate with the City's Building Maintenance Division to either remove, save, or salvage the existing bike rack and bollards on the existing parking lot.

Alley

- a. Relocate or adjust to grade the existing SCE vaults at the northwest and southwest corner of the property to accommodate building foundations and vehicular and pedestrian access.
- b. Remove and replace the street pavement from the edge of the property line to the edge of the existing v-ditch gutter along the Alley frontage per City Standard Plan B-104 and the direction of the City Engineer.
- c. The applicant shall coordinate the location of all new water meters, backflow preventers, and backflow devices proposed to be placed in the sidewalk area on the alley with the Planning Services Division and Water Services Division.
- d. Any proposed new landscaping in the public right-of-way shall be approved by the Planning Services Division and maintained by the owner.

Public Works Environmental Compliance Division

31. The applicant shall comply will all NPDES protocol during construction.

Public Works Water Services Division

Water Conditions

32. A space on the property shall be made to accommodate a double-check detector assembly for the fire service connection and also for the reduced pressure principal device for the domestic water supply. There is zero set back at the west side of the property (in the alley) and therefore, these backflow devices shall be located on the property owner's side and made accessible for yearly testing.
33. 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.
34. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and be inspected by approved Public Works inspection.
35. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection and located on the property owner's side. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. 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.
36. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Engineering.
37. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
38. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

39. 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.
40. Fire service shall have above-ground backflow device with a double-check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be located on the property owner's side and be screened from public view as required by the Planning Division.
41. No permanent structures, trees, or deep-rooted plants shall be placed over sewer main or water main.
42. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.

Sewer Conditions

43. Commercial food use of any type shall require the installation of an approved Grease Control Device (GCD) prior to obtaining a business license.
44. A properly sized GCD shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease trap. All other waste lines shall be drained through the grease trap. GCD may be locate inside of the building per County Health Department requirements. Prior to City permit issuance, device location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive GCD maintenance records and shall make them available to the City of Garden Grove upon demand.
45. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.
46. Owner shall install a new sewer lateral with clean-out at right-of-way line. Lateral in public right-of-way shall be 6" 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 and Safety Division

48. The governing codes for this project shall be the 2016 California Building Code (CBC), California Electrical Code (CEC), California Mechanical Code

- (CMC), California Plumbing Code (CPC), CA Buildings Energy Efficiency Standards (CBES), and California Green Building Standards Code (CGBSC).
49. Accessible parking facilities shall comply with all requirements of CBC Section 1109A.
 50. The proposed project is "mixed-use" with both residential and nonresidential uses; plans submitted for review shall show compliance with both Chapter 4 and Chapter 5 of the CA Green Building Standards Code (CGBSC). Additionally, the Residential and Nonresidential Mandatory Measure Checklists shall be printed on plans.
 51. Project shall comply with "recycling by occupant" per CGBSC Section 4.410.2.
 52. Short term bicycle parking shall be provided in accordance with CGBSC Section 5.106.4.
 53. Project shall comply with construction waste reduction, disposal and recycle in accordance with CGBSC Section 5.408. City construction waste management forms shall be completed and printed on plan at the time of first submittal.
 54. Exterior accessible routes shall comply with CBC Section 1110A. A minimum clear width of 48" is required.
 55. The 35% "Density bonus" from the City triggers this project to comply with "public housing facilities" per CBC Section 11B-233; at least one unit shall comply with mobility and communication features, all other units shall be adaptable and shall comply with CBC Chapter 11A.
 56. Multi-story dwelling units in a building with one or more elevators shall provide at least one powder room or bathroom located on the primary entrance per CBC Section 1102A.3.2. This item refers to unit B2.2.
 57. At least one accessible route within the boundary of the site shall be provided from public transportation stops and public streets or sidewalks to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible. Plan submitted for review shall clearly identify and show compliance.
 58. An accessible route shall be provided to connect all elements and spaces such as trash enclosures, storage rooms, and barbecue equipment.
 59. A 60" diameter turning space shall be provided at all dead-end hallways and accessible routes. This item refers to accessible routes into storage rooms on the ground floor.
 60. Accessible parking marking and identification shall comply with CBC Section 1109A.

61. Door(s) shall not open directly into a required accessible parking access aisle.
62. Elevator shall comply with all requirements of CBC Section 1124A.
63. Common use facilities shall comply with all requirements of CBC Section 1127A.
64. Interior and exterior doors, gates and windows shall comply with CBC Section 1126A and Section 1132A and Section 1010. Plans submitted for review shall show maneuvering clearances at all doors and gates. Note: CBC Chapter 11A is only applicable to adaptable units; the provisions of CBC Chapter 11B and all Sub-Sections of Chapter 11B shall apply to the mobility and communication unit(s).
65. Exterior accessible routes shall be provided with minimum 48 inch clear width. Wheel stops shall be provided at parking spaces to avoid parked vehicles overlapping the required minimum clear width.
66. All Sections of Chapter 11A Division IV shall apply to all adaptable units. Plans submitted for review shall show all required clear floor spaces in front of fixtures as demonstrated within Division IV of Chapter 11A.
67. All common interior and exterior walls, partitions and floor/ceiling assemblies between units and common use areas shall comply with air-borne sound not less than 50 STC in accordance with CBC Section 1207.
68. Plans shall show window and door schedules.
69. Plans submitted for review shall clearly address and identify all fire-rated walls and provide tested assembly and details. Fire-rated construction shall comply with all requirements of CBC Table 601 and CBC Table 602. Fire rated exterior walls shall comply with CBC Section 705.
70. Fire walls, fire barriers, and fire partitions shall comply with CBC Sections 706, 707 and 708. Plans submitted for review shall show complete construction details at all critical intersections/connections of walls.
71. Maximum area of exterior wall openings based on fire separation distance and degree of opening protection shall comply with CBC Section 705.8.
72. Shaft enclosures shall comply with CBC Section 713.
73. Duct and air transfer openings in fire rated walls shall comply with CBC Section 717. Plans submitted for review shall show construction details and tested assemblies from a third party.
74. All requirements specified in Sections 1003 through 1015 shall apply to all three elements of the means of egress systems. Plans submitted for review shall show compliance with exit/exit access, travel distance, and exit discharge.

75. Stairways shall comply with CBC Section 1011. To be considered part of an accessible means of egress, a stairway between stories shall have a clear minimum width of 48 inches.
76. Exit signs shall comply with CBC Section 1013.

Garden Grove Fire Department

77. The applicant, developer or contractor shall submit fire sprinkler plans, as defined by NFPA 13, 2016 Edition, to the City for review and approval prior to issuance of Building permits.
78. The applicant, developer, or contractor shall submit a Fire Alarm plan, as defined by NFPA 72, 2016 Edition, to the City for review and approval prior to issuance of a Building permit.

Community & Economic Development Department

79. This approval is for the construction of commercial lease space of approximately 3,888 square feet and nine (9) residential units above. The property consists of two underlying parcels. Prior to issuance of a building permit, the applicant shall submit for review, and receive approval of, a Lot Line Adjustment to consolidate the two parcels into one parcel. The Lot Line Adjustment shall be recorded prior to the issuance of building permits.
80. Prior to the Certificate of Occupancy or installation of any signage, the applicant shall submit for review and approval by the Community & Economic Development Department a Sign Program for the building. All signage shall comply with Chapter 20 of Title 9 of the City's Municipal Code. Signs for the building shall be compatible with the character of historic Main Street. The Sign Program shall include signs that are visible to pedestrians under the proposed ground floor awnings. Consider embossing the name of the building, Smallwood Plaza, on the concrete frieze between the first and second floor. Designate areas for the signs of the commercial tenant(s) on the front elevation that are placed within the architecture. The Sign Program shall include all directional, noticing, or similar signs on the property. Provide an entry sign at the walkway entrance on the alley. Consider a sign for the commercial business on the back wall of the front building that cantilevers over the walkway. The applicant shall work with the Fire Department to determine the location of building numbers.
81. The gates to the pedestrian walkway along the south side of the property shall remain open during hours of business operation.
82. The applicant shall submit a complete and detailed landscaping plan with irrigation systems included for review and approval by the Community & Economic Development Department prior to the issuance of a building permit. Drought tolerant plantings are encouraged. The landscape plan shall

include the type (both common and botanical names), size, location, and quantity of all proposed plant material. The proposed landscaping shall be planted prior to the finalization of the building permit. The plan shall be consistent with the landscape requirements set forth and/or incorporated in the Garden Grove Municipal Code. All landscape irrigation shall comply with the City's Landscape Ordinance, associated Water Efficiency Guidelines, and all recent applicable revisions from the State of California on water conservation measures. 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. Subsurface systems are encouraged. The irrigation plan for any new trees shall have a deep-water irrigation system that shall be specified on the landscape plan. A detail of the deep-water irrigation system shall be provided for review. If sprinklers are used, they shall be low flow/precipitation sprinkler heads for water conservation.
- b. Areas considered "shared passive" or "passive" recreation areas shall consist of landscape areas that incorporate pathways, waterscape, hardscape (i.e., large rocks or boulders, benches, gazebos, raised planters), and unique features that enhance the appearance, desirability, and usability of the area. The intent is to provide landscaped areas that can be utilized for walking, sitting, viewing plants and vegetation, reading, and similar types of activities.
- c. Landscaping shall be maximized on the site where possible. The narrow planters and wall trellises shall have plants carefully selected to provide maximum impact. Include landscaping on the 2nd floor recreation deck open space.
- d. A bike rack shall be incorporated on the property. The applicant shall use the Dero catalogue of bike racks or similar artistic bike rack.
- e. Trees planted within 10-feet of any public right-of-way shall be planted in a root barrier shield and a deep-water irrigation system.
- f. All landscape areas are the responsibility of the applicant/property owner(s).
- g. 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 also to be inclusive of any applicable Water Quality Management Plan (WQMP), the Orange County Drainage Area Management Plan (DAMP), and/or other water conservation measures applicable to this type of development.

83. The building elevations shall be revised and submitted for review and approval by the Planning Services Division prior to issuance of a building permit.

On the front elevation the following revisions shall be made:

- The second story windows shall be recessed a minimum of 4";
- The vertical brick detail that is over the windows on the second floor shall be added over the recessed deck openings;
- Reduce the height of the dividing wall between the roof decks on the third floor;
- Remove the awnings on the third floor as no projections are allowed in the 10'-0" required setback;
- The cornices at the top of the second and third floors shall relate more to the string course by having more depth and detail;
- Add a horizontal transom or muntin on the second floor windows, dividing the top 1/3 of the glazing.

The rear elevation needs more detailing and the following revisions shall be made:

- Add horizontal decorative elements (belt courses) above the garage doors and between the second and third floors;
- Provide more depth and detail to the cornice;
- Provide the vertical brick detail over the top of the windows;
- Add a sill detail (possibly the vertical bricks);
- Provide a horizontal transom or muntin dividing the window glazing.

The proposed design incorporates the brick exterior material from one of the original buildings on the project site. The vertical brick detail on the proposed building is also taken from the original brick building. Incorporate more of the vertical brick detailing on the proposed elevations.

84. The project includes a 35% density bonus for which the applicant shall reserve 1 dwelling unit for occupancy by very low income households for a period of 55 years commencing with the issuance of the certificate of occupancy for the project. The applicant shall at all times during the term of the affordability period comply with the requirement to rent the one target unit to very low income households at an affordable rent as required by the Garden Grove Municipal Code and State Law. Landlords receive fair market rent from tenants who are recipients of subsidies under Section 8 of the U.S. Housing Act of 1937, which do not qualify as affordable rent for purposes of the one target unit set aside for very low income households. A Density Bonus Housing Agreement, pursuant to Ordinance 2668 and Section 9.12.030.070 (Density bonuses and other incentives for affordable housing) (Subsection I - "Density Bonus Housing Agreement") of Title 9, shall be prepared by the City, at the applicant/owner's expense. The Density Bonus Housing Agreement shall be approved by the City Council and recorded prior to issuance of a building permit for any structure in the housing

development. The Density Bonus Housing Agreement shall include, without limitation, the following:

- a. The total number of units approved for the Housing Development, the number, location, and level of affordability of target units, and the number of density bonus units.
 - b. Standards for determining affordable rent for the target units.
 - c. The location, unit size in square feet, and number of bedrooms of target units.
 - d. Provisions to ensure affordability for 55 years pursuant to Government Code section 65915 and otherwise in accordance with Subsection G of section 9.12.030.070.
 - e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.
 - f. A description of any concessions or incentives or waivers and modifications being provided by the City.
 - g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.
 - h. Procedures for qualifying tenants and prospective purchasers of target units.
 - i. Any other provisions to ensure implementation and compliance with section 9.12.030.070.
 - j. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants.
 - k. Provisions requiring verification of household incomes.
 - l. Provisions requiring maintenance of records to demonstrate compliance with section 9.12.030.070.
 - m. The property owner shall restrict tenancy occupancy to a "2 + 1" formula, 2 persons per bedroom plus one additional person (ex: a two bedroom unit can only house five persons).
 - n. The property owner shall post in a conspicuous place on the premises a notice stating the owner's name and address, or the name and address of the owner's agent in charge of the apartments, as required by Title 25, Division 4, Article 5, Section 42 of the State Housing Law Regulations.
85. The applicant shall provide details of the paving materials for the pedestrian walkway and the courtyard to the Planning Services Division for review and approval prior to issuance of building permit. Enhanced paving shall be incorporated into both the walkway and courtyard. The paving choices shall clearly differentiate the two spaces; as the walkway is public and the courtyard is private. For these paving treatments, the color, pattern, material, and final design and configuration shall be approved by the Planning Services Division, and shall be shown on the final site plan, grading plan, and landscape plans.

86. All proposed walls, fences, and hedges shall be consistent with Garden Grove Municipal Code Section 9.18.130. The proposed wall along the south side property shall be decorative and relate to the design of the building.
87. Best Management Practices shall be incorporated in the management of the site to deter and/or abate any graffiti vandalism throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary.
88. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise 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 same hours, but subject to noise restrictions as established in section 8.47.010 of the Municipal Code.
89. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water heaters and the use of low-sodium parking lot lights to ensure compliance with Title 24.
90. Building colors and material samples shall be submitted to the Planning Division for review and final approval prior to issuance of building permits.
91. Each unit shall provide a separate storage area having a minimum of 300 cubic feet of private and secured storage space. The storage may be provided within the carport provided it does not interfere with garage use for automobile parking.
92. A copy of the resolution approving Site Plan No. SP-053-2018, including these Conditions of Approval, shall be kept on the premises at all times.
93. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-053-2018 and his/her agreement with all conditions of the approval.
94. 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-053-2018. 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 defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney and 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.

95. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-053-2018 has begun.
96. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the rights granted by this approval of Site Plan No. SP-053-2018 shall become null and void if construction of the project is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.