

RESOLUTION NO. 3021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING APPROVAL OF SITE PLAN AMENDMENT NO. SPA-106-78, REZONING AND SITE PLAN ON A PARCEL OF LAND LOCATED ON THE EAST SIDE OF NEWLAND STREET, SOUTH OF EMERSON AVENUE, PARCEL NO. 97-222-24

WHEREAS, in the matter of Site Plan Amendment No. SPA-106-78, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Alvin A. Sugarman, as applicant.
2. The applicant requests the rezoning of an approximately 79,200 square foot parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone, and consideration of a site plan for the construction of twenty-two (22) two-story, three-bedroom condominium units located on the east side of Newland Street, south of Emerson Avenue.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.
4. The subject property is zoned R-1 and is partially improved with a single family residence.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on March 9, 1978, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of March 9, 1978; and

WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9219.9 and 9220.4, are as follows:

1. The subject rezone is justified in that the proposed zone is consistent with the Land Use Element of the General Plan and will allow development consistent with surrounding properties.
2. The proposed plan is in keeping with Municipal Code Section 9219.7 for review of site plans in that considerations of parking, access, traffic circulation, pedestrian access, recreation area, aesthetic quality, internal environment, compatibility, and adherence to the Municipal Code have been adequately addressed; and

WHEREAS, the Planning Commission does conclude:

1. The subject site plan amendment does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9219.7 and 9220.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. 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.
- B. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed at start of combustible construction.
- C. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from view of public streets and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition. Said screening shall be architecturally compatible with the remainder of the building.
- D. A decorative six-foot high, six-inch thick, split face or slump stone wall shall be constructed along the north, east, south, and west property lines, except at required setbacks where maximum wall height is 42 inches.
- E. Method of refuse collection shall meet the requirements of the Garden Grove Sanitary District.
- F. All lighting structures shall be placed so as to confine direct rays to the subject property.
- G. Signing for the proposed development shall be subject to the requirements of the R-1 (One Family Residential) zone.
- H. Dedication and improvement of Newland Street will be required prior to the issuance of building permits.
- I. A 42-inch high, slumpstone or splitface screen wall shall be constructed in all areas where there is an open parking space less than 15 feet from a dwelling unit or any portion of a dwelling unit.
- J. All interior drives shall be constructed according to City standards.
- K. Prior to issuance of building permits, the applicant shall submit plans indicating street design and cross section for approval by the Public Works and Development Department.
- L. All roofing material shall be of minimum 3/4 inch shake.

- M. The amenities indicated in the Residential Design Supplement shall apply unless waived by the Planning Commission.
- N. Prior to the issuance of building permits, the applicant shall submit a landscape plan indicating the retention of as many mature trees presently existing on the subject property that is practical.
- O. Prior to the issuance of building permits, a Lot Split and Parcel Map shall be filed indicating the severance of the subject property from the 2.88 parcel located east and south of the subject property.
- P. The side and rear elevations shall have the same architectural treatment for the windows and doors that the front elevations have.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend:

1. Approval of the required rezone to R-3.
2. Approval of Site Plan Amendment No. SPA-106-78.

ADOPTED this 9th day of March, 1978.

/s/ FRAN JENNINGS  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution recommending approval of Items 1 and 2 above was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on March 9, 1978, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	BALLIET, DIAZ, HOLLAND, SLIMMER, WHITTAKER, JENNINGS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	FINCH

/s/ NORENE SHERRARD  
SECRETARY



RESOLUTION NO. 5547-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-106-78, REZONING AND SITE PLAN FOR PROPERTY LOCATED ON THE EAST SIDE OF NEWLAND, SOUTH OF EMERSON AVENUE, PARCEL NO. 97-222-24

WHEREAS, the subject case, initiated by Alvin A. Sugarman, requests rezoning of an approximately 79,200 square foot parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone, and consideration of a site plan for the construction of twenty-two (22), two-story, three-bedroom condominium units located on the east side of Newland Street, south of Emerson Avenue; and

WHEREAS, the City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 3021, the Planning Commission recommended approval of SPA-106-78 on March 9, 1978,; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on March 27, 1978, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter;

NOW, THEREFORE, BE IT RESOLVED:

1. Site Plan Amendment No. SPA-106-78 is hereby approved, pursuant to facts and reasons stated in Planning Commission Resolution No. 3021, copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 3rd day of April, 1978.

  
MAYOR

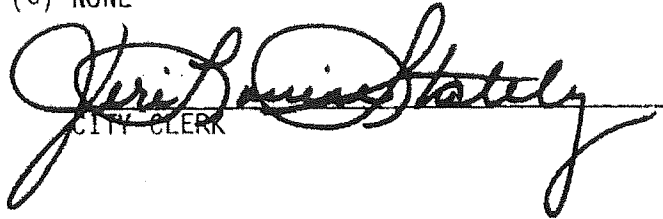
ATTEST:

  
CITY CLERK

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE        )   SS:  
CITY OF GARDEN GROVE    )

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Garden Grove at a regular meeting thereof held on the 3rd day of April, 1978, by the following vote:

AYES:            COUNCILMEMBERS: (5) CANNON, DONOVAN, HOLLAND, KRIEGER, ERICKSON.  
NOES:            COUNCILMEMBERS: (0) NONE  
ABSENT:          COUNCILMEMBERS: (0) NONE  
ABSTAIN:         COUNCILMEMBERS: (0) NONE

  
CITY CLERK



ORDINANCE NO. 1648

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF A PARCEL OF LAND LOCATED ON THE EAST SIDE OF NEWLAND STREET, SOUTH OF EMERSON AVENUE, PARCEL NO. 97-222-24

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

Section 9203.20.300 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.300

Site Plan Amendment No. SPA-106-78 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-3 zone as shown thereon. Zone Map Part D-7 is amended accordingly.

SECTION 2:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Council members voting for and against the same in the Orange County Evening News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 10th day of April, 1978.

  
MAYOR


ATTEST:

  
CITY CLERK

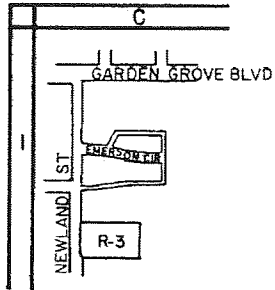
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE )

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove do hereby certify that the foregoing Ordinance was introduced and presented on April 3, 1978 and was passed on April 10, 1978 by the following vote:

AYES: COUNCILMEMBERS: (5) CANNON, DONOVAN, HOLLAND, KRIEGER, ERICKSON  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

  
CITY CLERK





SPA-106-78  
ZONE MAP  
PART D-7



RESOLUTION NO 5591-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE TRACT NO. 10257 (A 22 LOT SUBDIVISION) ON THE EAST SIDE OF NEWLAND STREET, SOUTH OF GARDEN GROVE BOULEVARD.

WHEREAS, Tentative Tract No. 10257 proposes to subdivide approximately 79,200 square foot parcel into twenty-two (22) condominium units, located on the east side of Newland Street, south of Garden Grove Boulevard, as set forth in Site Plan Amendment No. SPA-106-78; and

WHEREAS, pursuant to Administrative Action No. 265, the Zoning Administrator recommended approval of Tentative Tract No. 10257 on May 2, 1978; and

WHEREAS, the City Council gave due and careful consideration to the proposal on May 15, 1978;

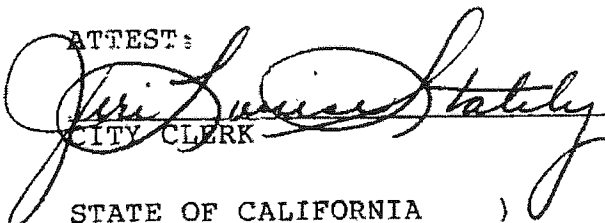
NOW, THEREFORE, BE IT RESOLVED:

That Tentative Tract No. 10257 is hereby approved pursuant to Administrative Action No. 265, a copy of which is attached hereto and incorporated herein with the same force and effect as if set forth in full.

ADOPTED this 19th day of June, 1978.

  
MAYOR PRO TEMPORE


ATTEST:

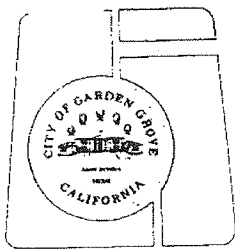
  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE )

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Garden Grove at a regular meeting thereof held on the 19th day of June, 1978, by the following vote:

AYES: COUNCILMEMBERS: (4) CANNON, HOLLAND, KRIEGER, DONOVAN  
NOES: COUNCILMEMBERS: (0)  
ABSENT: COUNCILMEMBERS: (1) ERICKSON

  
CITY CLERK



GARDEN GROVE

ZONING ADMINISTRATOR  
ADMINISTRATIVE ACTION NO. 265

APPLICANT: ALVIN A. SUGARMAN  
LOCATION: EAST SIDE OF NEWLAND STREET, SOUTH OF GARDEN GROVE BOULEVARD  
(Site Plan Amendment No. SPA-106-78)  
DATE: MAY 2, 1978

This is a request for approval of a tentative tract for a 22-lot, single ownership cluster subdivision and one lot held in common ownership.

The Planning Commission and City Council recently approved Site Plan Amendment No. SPA-106-78 which provided for the development of a cluster subdivision on a 79,200 square foot parcel. The proposed subdivision will provide for a 22-lot subdivision to be developed as single family condominiums and one lot held in common for open space, parking and recreational facilities. The subdivision does appear to be in conformance with the applicable provisions of Municipal Code Section 9100 for subdivisions, the State Subdivision Map Act, the Garden Grove Municipal Code and the Garden Grove General Plan.

In consideration of the evidence submitted, the Zoning Administrator does hereby recommend to the City Council, approval of Tentative Tract No. 10257 subject to the following conditions:

1. Recordation of a final map.
2. All applicable conditions of SPA-106-78.
3. All applicable requirements of Municipal Code Section 9100 and the State Subdivision Map Act.
4. Recordation of C.C. & R's for SPA-106-78.
5. The final map shall indicate a "Lot 23" or a Lot "A" to be designated as "common area".
6. The final map shall reflect a private street "name" to be selected by the City.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR



STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: SPA 106-78  
APPLICANT: ALVIN A. SUGARMAN  
LOCATION: EAST SIDE NEWLAND, SOUTH OF EMERSON  
HEARING DATE: MARCH 9, 1978  
ANALYST: D. BUTTERFIELD

I. APPLICANT'S REQUEST:

The applicant requests the rezoning of an approximately 79,200 square foot parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and consideration of a site plan for the construction of twenty-two (22), two-story, three bedroom condominium units. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

II. APPLICANT'S STATEMENT:

*The project will replace an old house near condemnation. The English, French and Colonial look with appropriate landscaping on 22 single family townhouses should enhance and encourage future improvement in the area and increase present pride of ownership. The project is compatible with the General Plan.*

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned R-1 and is partially improved with a single family residence.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  - North: Zoned R-3 and improved with Multiple Dwelling Units.
  - South: Zoned R-3 and improved with a Religious Study Facility.
  - West: Across Newland Street, zoned R-1 and improved with Single Family Dwellings.
  - East: Zoned R-3 and is unimproved.

IV. BACKGROUND INFORMATION:

G.P.A. 3-77(J) redesignated the subject property from Low Density Residential to Medium Density Residential.

V. GENERAL PLAN DESIGNATION:

Medium Density Residential. Subject development is in conformance with this element.

STAFF REPORT TO THE PLANNING COMMISSION (SPA-106-78)

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A fee letter outlining required fees and bond schedules for the proposed development will be mailed to the applicant. All interdepartmental comments have been evaluated by staff and there appear to be no unresolvable problems associated with the development.

VII. STAFF COMMENTS:

A. Overview: The subject property is a rectangularly shaped parcel presently improved with an older single family residence and other accessory structures. The property is located in an area of the community that is in land use transition. Over the past several years, the single family character of the neighborhood has been changing toward multi-family use.

B. Statistics:

<u>Item</u>	<u>Code</u>	<u>Provided</u>	<u>Variation</u>
No. of Units	43 units permitted under Medium Density Residential	22 units	21 units less than Code permits.
Parcel Size	39,600 sq. ft.	79,237 sq.f.t	39,637 sq. ft. in excess of Code requirement.
Frontage	65 ft.	197 ft.	132 ft. in excess of Code requirements.
Coverage	45%	36%	9% less than Code permits.
Density	24 units/acre	12 units/acre	12 units/acre less than Code permits.
<u>Parking</u>			
Enclosed	44 garages	44 garages	-
Open (Guest)	11 spaces	11 spaces	-
Recreation Vehicle	4 spaces	4 spaces	-
<u>Unit Sizes</u>			
3 Bedroom	1050 sq. ft.	1486 sq. ft.	436 sq. ft. in excess of Code requirement.
<u>Recreation Area</u>			
Private	200 sq. ft./unit	598 sq.ft./unit	398 sq.ft./unit in excess of Code requirement.
Common	(Min. 1000 sq.ft.)	1094 sq.f.t	94 sq. ft. in excess of Code requirement.
<u>Storage Area</u>	300 cubic feet	300 cubic ft.	-

STAFF REPORT TO THE PLANNING COMMISSION (SPA-106-78)

<u>Item</u>	<u>Code</u>	<u>Provided</u>	<u>Variation</u>
<u>Trash Pickup</u>			
*Amount	2 standard locations	Not shown on plans	-
Turning Radii	28 ft.	30 ft.	2 feet more than Code requires.
<u>Setbacks:</u>			
Front	15 ft.	20-25 feet	5-10 feet more than Code requires.
North Side	7'6"	9'6"	2 feet more than Code requires.
South Side	7'6"	9'6"	2 feet in excess of Code requirement.
Rear	7'6"	12 ft.	4.5 feet in excess of Code.
**Between open parking spaces and dwelling units	15 ft.	7 ft.	8 feet less than Code requires.

\*Although not shown on plans, there is available space for two trash storage areas.

\*\*Requesting a waiver for a seven foot setback instead of required 15 foot setback.

C. Waivers:

The proposed condominium development is seeking the following waiver from the Municipal Code:

1. Required setback between an open parking space and a dwelling unit.

Applicant is proposing a 42-inch high screen wall in lieu of the 15-foot separation. Staff feels that a 42-inch high screen wall serves the same purpose as a 15-foot separation.

D. Site Design:

The subject property is a rectangularly shaped parcel that fronts onto Newland Street, and sides onto a private access easement that serves multiple units north and east of the subject property. All units are arranged in clusters of two, are all three bedroom (1486 sq. ft.), and are two story. Access to the subject property is provided by means of a private, 30 foot wide driveway, that provides access to 22 double garages, 11 open spaces, and four recreational vehicle storage spaces.

Emergency vehicle access, refuse collection vehicles, and other large vehicles will have sufficient turning radii and maneuvering areas, as the project is designed.



STAFF REPORT TO THE PLANNING COMMISSION (SPA-106-78)

E. Residential Design Supplement:

1. Laundry facilities: Washer and dryer space in each garage.
2. Storage areas: 300 cubic feet storage area in each garage. Garages equipped with automatic door openers.
3. Patios: All units provided with a private, 528 sq. ft. patio.
4. Landscaping materials will consist of sodded lawn and medium size trees and shrubs.
5. Recreation facilities: Common recreation area of 1,094 sq. ft. consisting of gazebo, jacuzzi and shuffleboard court.
6. \*Walls and fences: Six-foot high cedar fences between units and block walls around perimeter.
7. Refuse collection: Two separate enclosure areas. Location not as yet determined.
8. Floor Coverings:
  - Kitchen: Asphalt tile
  - Bath: Asphalt tile
  - Balance of unit. Wall to wall carpeting.
9. Counter Tops:
  - Bathrooms: Marbeline tops.
  - Kitchens: Formica
10. Major Appliances: Dishwasher, garbage disposal, range & oven.
11. Heating and Air Conditioning Systems:  
Forced air heating - No air conditioning provided.
12. Security Systems:  
Standard lock and bolt at doors; smoke alarms.
13. Conservation Devices:  
Flow reducers.

\*Staff suggests that all perimeter fencing be changed to "split face" or "slump block" material. Individual fencing between patios may be of wood material.

F. Architectural Features:

Architectural features indicate the use of: 1/2" to 3/4" wood shake roofs, rough sawn wood siding, rough sawn wood trims around windows, stucco siding, fireplaces, 2x8 plantons, and 2x8 facias.

G. Municipal Code Sections 9206, 9216A, 9219.7, and 9220 establish the criteria required in order to approve site plans and rezoning requests for residential developments. Said criteria includes use considerations, open space, light and air, pedestrian and vehicular access, circulation, compatibility,

STAFF REPORT TO THE PLANNING COMMISSION (SPA-106-78)

emergency vehicle access and relationship to public utilities. Subject development appears to comply with the above mentioned requirements, except as noted.

H. Conditions of Approval:

If SPA-106-78 is approved the following conditions are suggested:

1. 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.
2. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed at start of combustible construction.
3. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from view of public streets and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition. Said screening shall be architecturally compatible with the remainder of the building.
4. A decorative six-foot high, six-inch thick, split face or slump stone wall shall be constructed along the north, east, south, and west property lines, except at required setbacks where maximum wall height is 42 inches.
5. Method of refuse collection shall meet the requirements of the Garden Grove Sanitary District.
6. All lighting structures shall be placed so as to confine direct rays to the subject property.
7. Signing for the proposed development shall be subject to the requirements of the R-1 (One Family Residential) zone.
8. Dedication and improvement of Newland Street will be required prior to the issuance of building permits.
9. A 42-inch high, slumpstone or splitface screen wall shall be constructed in all areas where there is an open parking space less than 15 feet from a dwelling unit or any portion of a dwelling unit.

STAFF REPORT TO THE PLANNING COMMISSION (SPA-106-78)

10. All interior drives shall be constructed according to City standards.
11. Prior to issuance of building permits, the applicant shall submit plans indicating street design and cross section for approval by the Public Works and Development Department.
12. All roofing material shall be of 1/2" to 3/4" shake.
13. The amenities indicated in the Residential Design Supplement shall apply unless waived by the Planning Commission.
14. Prior to the issuance of building permits, the applicant shall submit a landscape plan indicating the retention of as many mature trees presently existing on the subject property that is practical.
15. Prior to the issuance of building permits, a Lot Split and Parcel Map shall be filed indicating the severance of the subject property from the 2.88 parcel located east and south of the subject property.
16. The side and rear elevations shall have the same architectural treatment for the windows and doors that the front elevations have.

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WHEREAS, the City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 3021, the Planning Commission recommended approval of SPA-106-78 on March 9, 1978; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on March 27, 1978, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter;

NOW, THEREFORE, BE IT RESOLVED:

1. Site Plan Amendment No. SPA-106-78 is hereby approved, pursuant to facts and reasons stated in Planning Commission Resolution No. 3021, copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 3rd day of April, 1978.

/s/ELERTH S. ERICKSON  
MAYOR

ATTEST:

/s/JERI LOUISE STATELY  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE )

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Garden Grove at a regular meeting thereof held on the 3rd day of April, 1978, by the following vote:

AYES: COUNCILMEMBERS: (5) CANNON, DONOVAN, HOLLAND, KRIEGER, ERICKSON.  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE  
ABSTAIN: COUNCILMEMBERS: (0) NONE

/s/JERI LOUISE STATELY  
CITY CLERK

RESOLUTION NO. 3021

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5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on March 9, 1978, and all interested persons were given an opportunity to be heard.
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WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9219.9 and 9220.4, are as follows:

1. The subject rezone is justified in that the proposed zone is consistent with the Land Use Element of the General Plan and will allow development consistent with surrounding properties.
2. The proposed plan is in keeping with Municipal Code Section 9219.7 for review of site plans in that considerations of parking, access, traffic circulation, pedestrian access, recreation area, aesthetic quality, internal environment, compatibility, and adherence to the Municipal Code have been adequately addressed; and

WHEREAS, the Planning Commission does conclude:

1. The subject site plan amendment does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9219.7 and 9220.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. 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.
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- F. All lighting structures shall be placed so as to confine direct rays to the subject property.
- G. Signing for the proposed development shall be subject to the requirements of the R-1 (One Family Residential) zone.
- H. Dedication and improvement of Newland Street will be required prior to the issuance of building permits.
- I. A 42-inch high, slumpstone or splitface screen wall shall be constructed in all areas where there is an open parking space less than 15 feet from a dwelling unit or any portion of a dwelling unit.
- J. All interior drives shall be constructed according to City standards.
- K. Prior to issuance of building permits, the applicant shall submit plans indicating street design and cross section for approval by the Public Works and Development Department.
- L. All roofing material shall be of minimum 3/4 inch shake.

- M. The amenities indicated in the Residential Design Supplement shall apply unless waived by the Planning Commission.
- N. Prior to the issuance of building permits, the applicant shall submit a landscape plan indicating the retention of as many mature trees presently existing on the subject property that is practical.
- O. Prior to the issuance of building permits, a Lot Split and Parcel Map shall be filed indicating the severance of the subject property from the 2.88 parcel located east and south of the subject property.
- P. The side and rear elevations shall have the same architectural treatment for the windows and doors that the front elevations have.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend:

- 1. Approval of the required rezone to R-3.
- 2. Approval of Site Plan Amendment No. SPA-106-78.

ADOPTED this 9th day of March, 1978.

/s/ FRAN JENNINGS  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution recommending approval of items 1 and 2 above was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on March 9, 1978, and carried by the following vote, to wit.

AYES: COMMISSIONERS: BALLIET, DIAZ, HOLLAND, SLIMMER, WHITTAKER, JENNINGS  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: FINCH

/s/ NORENE SHERRARD  
SECRETARY



ORDINANCE NO. 1648

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF A PARCEL OF LAND LOCATED ON THE EAST SIDE OF NEWLAND STREET, SOUTH OF EMERSON AVENUE, PARCEL NO. 97-222-24

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

Section 9203.20.300 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.300

Site Plan Amendment No. SPA-106-78 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-3 zone as shown thereon. Zone Map Part D-7 is amended accordingly.

SECTION 2:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Council members voting for and against the same in the Orange County Evening News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 10th day of April, 1978.

/s/ ELERTH S. ERICKSON  
MAYOR

ATTEST.

/s/ JERI LOUISE STATELY  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE )

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove do hereby certify that the foregoing Ordinance was introduced and presented on April 3, 1978 and was passed on April 10, 1978 by the following vote:

AYES: COUNCILMEMBERS: (5) CANNON, DONOVAN, HOLLAND, KRIEGER,  
ERICKSON  
NOES: CCOUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ JERI LOUISE STATELY  
CITY CLERK