

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> Southeast corner of Lampson Avenue and Industry Street, at 7180 Lampson Avenue and 12570 Industry Street
<b>HEARING DATE:</b> November 3, 2016	<b>GENERAL PLAN:</b> Industrial
<b>CASE NO.:</b> Tentative Parcel Map No. PM-2016-164	<b>ZONE:</b> M-P (Industrial Park)
<b>PROPERTY OWNER:</b> Russell Fenton	<b>APN:</b> 215-011-02
<b>APPLICANT:</b> Russell Fenton	<b>CEQA DETERMINATION:</b> Exempt

## **REQUEST:**

A request to subdivide an M-P (Industrial Park) zoned property, approximately 3.3-acres in size, into two separate parcels approximately 1.8-acres and 1.5-acres in size, respectively. The property is improved with two freestanding industrial buildings, each to be on their own separate parcel. The site is at 7180 Lampson Avenue and 12570 Industry Street.

## **BACKGROUND:**

The subject property is located at the southeast corner of Lampson Avenue and Industry Street and is zoned M-P (Industrial Park) with a General Plan Land Use designation of Industrial. The property is developed with two freestanding industrial buildings. The properties to the east, south, and west, across Industry Street, are zoned M-P and are developed industrially. The properties to the north, across Lampson Avenue, are zoned PUD-105-71 Rev. 90 and are also developed industrially.

In 1979, the two freestanding industrial buildings were constructed on the property. The building located at 7180 Lampson Avenue is approximately 39,290 square feet in size and the building located at 12570 Industry Street is approximately 37,688 square feet in size. Both buildings are utilized as warehousing and distribution facilities. At the time the structures were built, a Site Plan application was not required for new buildings in the M-P zone, however, the buildings complied with all applicable Municipal Code provisions at the time of construction. Both buildings

## PARCEL MAP NO. PM-2016-164

were constructed on one parcel, but developed in such a manner that each has its own vehicular access, loading areas, and site landscaping.

Tentative Parcel Map No. PM-99-142 was previously approved by the City of Garden Grove on July 7<sup>th</sup>, 1999, to subdivide the existing 3.3-acre site into two parcels, Parcel 1 and Parcel 2, however, the final parcel map was not prepared nor filed for record. Therefore, the entitlements have expired.

**DISCUSSION:**

The applicant is requesting to subdivide the existing 3.3-acre parcel, into two separate parcels as follows:

	<b>Lot Area</b>
<b>Parcel 1</b>	79,638 S.F. (1.82 Acres)
<b>Parcel 2</b>	66,052 S.F. (1.51 Acres)

Parcel 1, consisting of 79,638 square feet in lot area, will be the north corner lot, and will continue to be improved with the Lee's Sandwiches warehouse. Parcel 2, consisting of 66,052 square feet in lot area, will be the lot to the south. The building in Parcel 2 is currently vacant. The buildings are currently separated by a seven foot high chain link fence located midway between the two buildings on Industry Street. The proposed property line, which will subdivide the two parcels, runs the length of this fence.

The proposed subdivision exceeds the minimum lot size provisions for M-P lots, which is 15,000 square feet. The proposed subdivision will not create any nonconformities in regard to building setbacks from the new property line. Other site development requirements, such as parking areas and landscaping, are existing and will not be altered as a result of the proposed subdivision. At the time the project was approved, the project met the minimum Code requirements for the number of parking spaces, however, the project does not conform to today's parking requirements and is considered nonconforming. A total of 90 parking stalls are provided on the property. As a result of the subdivision, the parking breakdown and shortage per parcel is as follows:

	<b>Parking Stalls Provided</b>	<b>Parking Stalls Required</b>	<b>Parking Stall Shortage</b>
<b>Parcel 1</b>	52 Standard, 2 Handicap	79	25
<b>Parcel 2</b>	34 Standard, 2 Handicap	76	40

Recent observation of the site does not find parking deficiencies on either proposed parcel, however, a reciprocal vehicular access, parking, and maintenance agreement will be required to be recorded against both properties in perpetuity since each property will not stand alone for parking.

## PARCEL MAP NO. PM-2016-164

In regard to landscaping, a total of 10,195 square feet of landscaping is provided on the property. As a result of the subdivision, the landscaping breakdown and shortage per parcel is as follows:

	<b>Landscaping Provided</b>	<b>Landscaping Required</b>	<b>Landscaping Shortage</b>
<b>Parcel 1</b>	7,728 S.F.	7,963 S.F.	235 S.F.
<b>Parcel 2</b>	2,467 S.F.	6,605 S.F.	4,138 S.F.

A condition has been included that requires all landscape areas to be maintained and not reduced in size.

The applicant will also be responsible for the completion of the conditions of approval recommended by the City, which include the repair and/or replacement of damaged slats on the chain-link fencing located along the proposed property line and along the south property line of Parcel 2, the repair of the metal railing located along the loading dock areas, and the repair of the rolling vehicular gate on Parcel 2. Additionally, all mechanical equipment within public view must be screened, as required by the Municipal Code. Further, staff is also including a condition of approval to require that a trash enclosure be constructed on Parcel 1. The property, which will comprise Parcel 2, already has a trash enclosure. Finally, the proposed subdivision is consistent with the City's General Plan, the City's Subdivision Ordinance, and the State Subdivision Map Act.

If the Tentative Parcel Map is approved, the applicant will be responsible for the preparation of the Final Parcel Map, which will be reviewed and approved by the City Engineer and City Council, and recorded with the County of Orange.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve Tentative Parcel Map No. PM-2016-164, subject to the recommended Conditions of Approval.

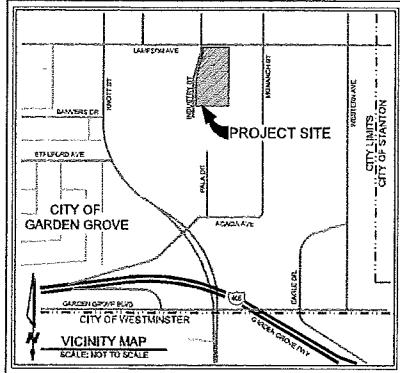
Karl Hill  
Planning Services Manager

By: Mary Medrano  
Assistant Planner

# TENTATIVE PARCEL MAP NO 2016 - 164

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

### SURVEYED MAY 9, 2016



**LEGAL DESCRIPTION**  
 PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 156, PAGE 69 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY REGISTRAR OF ORANGE COUNTY, CALIFORNIA.

**SCHEDULE B - SECTION II EXCEPTIONS**

**NOTE:** THE INFORMATION SHOWN HEREON IS FOR TITLE REFERENCE ONLY AND IS NOT A WARRANTY OF TITLE. THE INFORMATION IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.

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1. NOT A SURVEY MATTER, NOT AN EASEMENT.  
 2. ALL EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PASSENGER, RECORDED MAY 11, 1978 AS BOOK 15146, PAGE 577 OF OFFICIAL RECORDS.  
 3. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS DEPOSED THEREON (A/E/E/S, FLEETABLE EA SHOWN).  
 4. NOT A SURVEY MATTER, NOT AN EASEMENT.

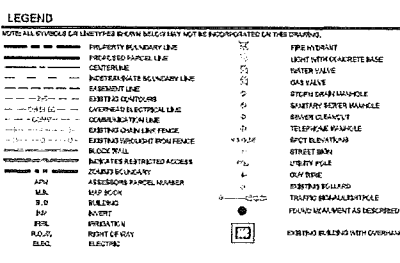
**BASIS OF BEARING**  
 BEING THE CENTERLINE OF LAMPSON AVENUE, PER FM 106-14, A BEARING OF N89°50'42".

**BENCHMARK INFORMATION**  
 ELEVATION 3 SHOWN HEREON USE BASED ON HAVD, WHO DEVELOPED IN 1946. DATA ACQUISITION USED IN ORANGE COUNTY RECORD MAP, DECEMBER 24, 1940, BEING A 3"X14" ALUMINUM EMBROIDERED COPIE, STAMPED IN 1944, SET IN THE TOP OF A 4"X4" CEMENT SQUARE MONUMENT AT THE CORNER OF THE INTERSECTION OF FACILITY AVENUE & LAMPSON AVENUE, ELEVATION = 60.25 FEET.

- SURVEY NOTES**
- THEY HAVE NO PROPOSED IMPROVEMENTS TO BE DONE ON OFF-LOTS.
  - NO EROSION CONTROL OR SLOPE PLANTING WILL BE PROVIDED ON THE SITE.

**UTILITY PROVIDERS**

UTILITY	PROVIDER	ADDRESS	CONTACT
SEWER	CITY OF GARDEN GROVE	1122 GARDEN GROVE AVENUE, GARDEN GROVE, CA 92640	954-715-7600
WATER	CITY OF GARDEN GROVE	1122 GARDEN GROVE AVENUE, GARDEN GROVE, CA 92640	954-715-7600
POWER	SOUTHERN CALIFORNIA EDISON COMPANY	P.O. BOX 90, RIVERSIDE, CA 92502	951-969-7188



**PROJECT & ZONING INFORMATION**

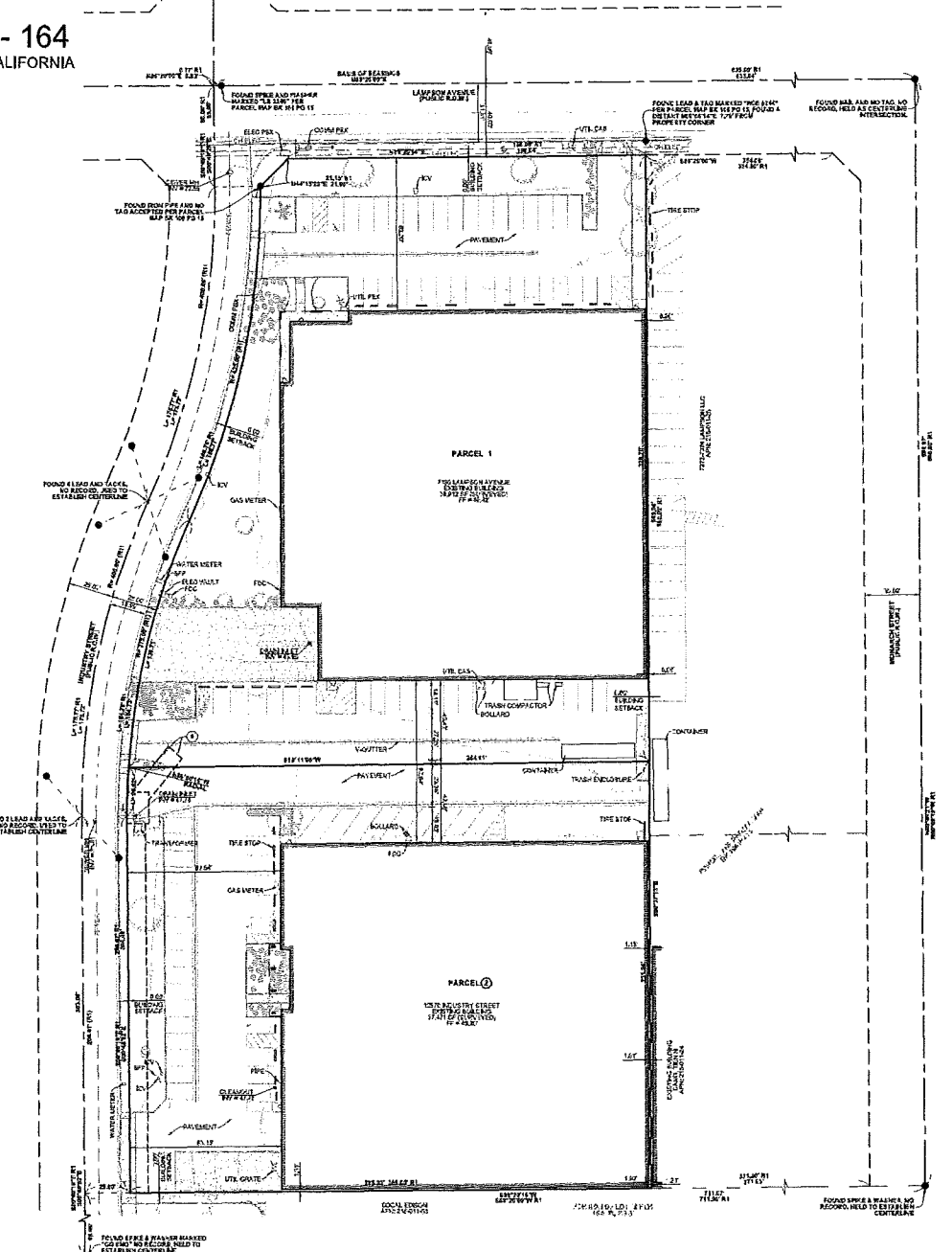
PARCEL 1	PARCEL 2
<b>PROJECT ADDRESS:</b> 7180 LAMPSON AVENUE, GARDEN GROVE, CA	<b>PROJECT ADDRESS:</b> 7180 LAMPSON AVENUE, GARDEN GROVE, CA
<b>EXISTING ZONING:</b> INDUSTRIAL	<b>EXISTING ZONING:</b> INDUSTRIAL
<b>PROPOSED ZONING:</b> INDUSTRIAL	<b>PROPOSED ZONING:</b> INDUSTRIAL
<b>LAND USE:</b> INDUSTRIAL	<b>LAND USE:</b> INDUSTRIAL
<b>PERMITS:</b> N/A	<b>PERMITS:</b> N/A
<b>DATE:</b> MAY 9, 2016	<b>DATE:</b> MAY 9, 2016
<b>DRAWN BY:</b> [Name]	<b>DRAWN BY:</b> [Name]
<b>CHECKED BY:</b> [Name]	<b>CHECKED BY:</b> [Name]

**RECORD LEGEND**



1. INDICATES A DIMENSION THAT IS MEASURED OR CALCULATED FROM THE POINTS SHOWN.

2. INDICATES A DIMENSION FOR PARCEL MAP FILED IN SECTION 164 OF PARCEL MAPS.

**PROPERTY OWNER OF RECORD (AS OF THE DATE OF THIS DRAWING):**  
 PAT CHANOLA CEO



**CITY OF GARDEN GROVE**  
**TENTATIVE PARCEL MAP 2016 - 164**  
 7180 LAMPSON AVE & 12570 INDUSTRY AVE  
 CITY OF GARDEN GROVE, COUNTY OF ORANGE  
 STATE OF CALIFORNIA

PROJECT NUMBER: 16-164  
 DATE: 05-10-16  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 05-10-16

SHEET 1 of 1

SCALE: 1" = 60'  
2 PARCELS  
8.025 ACRES  
SHEET 1 OF 1 SHEET

R.S.T. 8542

OCT 27 1977  
FILED AT 3:14 PM IN BOOK  
106 15  
OF PARCEL MAPS, COUNTY OF ORANGE, CALIFORNIA  
AT COURTS OF COUNTY CLERK RECORDS

\$3.00 INDEXED

# PARCEL MAP

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
BEING A SUBDIVISION OF PARCEL C AS PER MAP RECORDED IN  
BOOK 58 PAGES 2 & 3 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

**THOMSEN ENGINEERING, INC.**  
R.C.E. 8244  
AUGUST, 1977

**SUBDIVIDER'S CERTIFICATE**  
SUBDIVIDER OF THE LAND COVERED  
BY THIS MAP, THE RECORD OWNERS OF WHICH ARE LISTED HEREIN DO  
HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREP-  
ARATION OF SAID MAP, AS SHOWN WITHIN THE  
COLORED BORDER LINES.

*Robert S. Hurtt Jr.*  
ROBERT S. HURTT JR

**ENGINEER'S CERTIFICATE**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM  
RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION  
MAP ACT AND I AM SATISFIED THAT THE LOCAL AGENCIES HAVE BEEN  
COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TERA-  
TIVE MAP AND THE CONDITIONS OF THE PARCEL MAP WHICH WERE REQUIRED  
TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

*Hans C. Thomsen*  
HANS C. THOMSEN RCE 8244

**RECORD OWNERS**

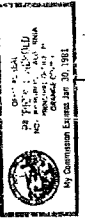
CONTAINER SUPPLY COMPANY, INC., A CALIFORNIA CORP.; UNION BANK  
A CALIFORNIA CORPORATION TRUSTEE UNDER A DEED ON TRUST  
FOR THE SECURITY OF A MORTGAGE TO THE BANK OF AMERICA  
SOUTHERN CALIFORNIA DISCOUNT COMPANY, HOLDER OF AN  
INTEREST, RECORDED IN BOOK 5825, PAGE 115, OFFICIAL  
RECORDS.

**CITY ENGINEERS CERTIFICATE**  
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT  
AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS  
NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 11 DAY OF OCT. 1977  
BY *Richard O. Rafanovic* DEPUTY  
RICHARD O. RAFANOVIC, CITY ENGINEER

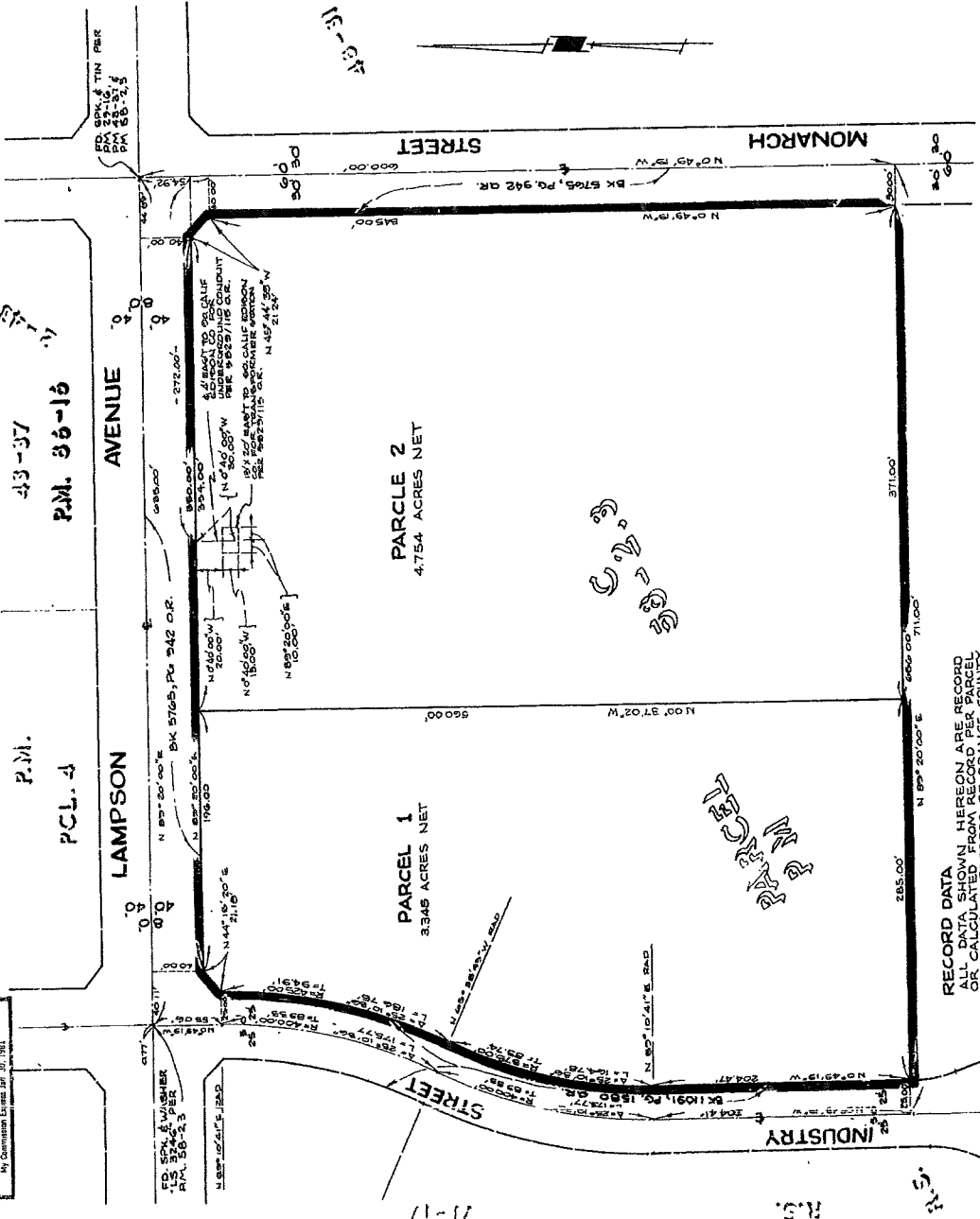
STATE OF CALIFORNIA ) S.S.  
COUNTY OF LOS ANGELES )

ON THIS 11 DAY OF OCTOBER 1977 BEFORE ME *Patricia J. Harzogl*  
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED  
ROBERT S. HURTT JR. KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SET FORTH IN THE FOREGOING INSTRUMENT AND ACKNOW-  
LEDGED TO ME THAT HE EXECUTED THE SAME  
MY COMMISSION EXPIRES 1/20/81. WITNESS MY HANDED OFFICIAL SEAL



**COUNTY SURVEYOR'S CERTIFICATE**  
THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION  
MAP ACT AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT RELATIVE  
TO THE PARCEL MAP BOUNDARY.

DATED THIS 27 DAY OF OCT. 1977  
BY *Robert Ulrike* DEPUTY  
C. R. NELSON, COUNTY SURVEYOR



**RECORD DATA**  
ALL DATA SHOWN HEREON ARE RECORD  
OR CALCULATED FROM RECORDS OF PARCEL  
MAPS 58/12 RECORDS OF ORANGE COUNTY,  
CALIFORNIA.

J.W. BIXBY AND CO'S SUB'D

LOT 12

LOT 11

RESOLUTION NO. 5868-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-2016-164 FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LAMPSON AVENUE AND INDUSTRY STREET, AT 7180 LAMPSON AVENUE AND 12570 INDUSTRY STREET.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 3, 2016, does hereby approve Tentative Parcel Map No. PM-2016-164 to subdivide an existing 3.3-acre parcel located at 7180 Lampson Avenue and 12570 Industry Street, currently identified as Parcel No. 215-011-02, into two separate parcels consisting of 79,638 square feet and 66,052 square feet, respectively.

BE IT FURTHER RESOLVED in the matter of Tentative Parcel Map No. PM-2016-164, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Russell Fenton, owner of the subject property.
2. The applicant is requesting Tentative Parcel Map approval to subdivide an existing 3.3-acre parcel into two separate parcels. Lot 1 will be 79,638 square feet in area and Lot 2 will be 66,052 square feet in area.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that this project is categorically exempt from CEQA pursuant to Article 19, Section 15315, Minor Land Divisions, of the of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).
4. The property has a General Plan designation of Industrial and is zoned M-P (Industrial Park). The site is currently improved with two existing freestanding industrial buildings.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on November 3, 2016, 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 November 3, 2016.

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

FACTS:

The subject property is located at the southeast corner of Lampson Avenue and Industry Street and is zoned M-P (Industrial Park) with a General Plan Land Use designation of Industrial. The property is developed with two freestanding industrial buildings. The properties to the east, south, and west, across Industry Street, are zoned M-P and are developed industrially. The properties to the north, across Lampson Avenue, are zoned PUD-105-71 Rev. 90 and are also developed industrially.

In 1979, the two freestanding industrial buildings were constructed on the property. The building located at 7180 Lampson Avenue is approximately 39,290 square feet in size and the building located at 12570 Industry Street is approximately 37,688 square feet in size. Both buildings are utilized as warehousing and distribution facilities. At the time the structures were built, a Site Plan application was not required for new buildings in the M-P zone, however, the buildings complied with all applicable Municipal Code provisions at the time of construction. Both buildings were constructed on one parcel, but developed in such a manner that each has its own vehicular access, loading areas, and site landscaping.

Tentative Parcel Map No. PM-99-142 was previously approved by the City of Garden Grove on July 7<sup>th</sup>, 1999, to subdivide the existing 3.3-acre site into two parcels, Parcel 1 and Parcel 2, however, the final parcel map was not prepared nor filed for record. Therefore, the entitlements have expired.

FINDINGS AND REASONS:

The proposal meets the required findings under section 9.40.060 (Tentative Maps – Findings Required).

1. The proposed map is consistent with the City's General Plan in that the subdivision of the existing parcel into the proposed new parcels is consistent with the State Subdivision Map Act. Conditions of Approval require that the two (2) new parcels maintain shared access and parking. The project is consistent with the existing General Plan designation of Industrial.
2. The design and improvement of the proposed two-lot subdivision is consistent with the M-P (Industrial Park) zone, Title 9 of the Garden Grove Municipal Code, and the General Plan provisions for location, proximity to similar uses, lot width, and overall depth.
3. The site is physically suitable for the existing development and complies with the spirit and intent of the M-P (Industrial Park) zone and Title 9 of the City's Municipal Code.

4. The project is categorically exempt from the California Environmental Quality Act (CEQA).
5. The design of the subdivision is not likely to cause problems to the public health, safety, and welfare, and the two (2) new parcels in conjunction with the existing parcel will continue to operate as one integrated development as required by the existing and proposed conditions of approval.
6. The design of the subdivision will not conflict with the easements of record or easements established by court judgment acquired by the public-at-large for access through or use of property within the subdivision; if such easements exist, then alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.
7. The design and improvements of the subdivision are suitable for the existing site improvements, and the subdivision can move forward in compliance with the applicable zoning regulations.
8. The design and improvement of the proposed subdivision are suitable for the proposed project and the subdivision will be in compliance with the applicable zoning regulations.
9. The design of the subdivision, to the extent feasible, does have allowance for future passive or natural heating and cooling opportunities.
10. The proposed subdivision of the existing parcel will have no effect on the housing needs of the region and of the public service needs. Furthermore, the character of the subdivision is compatible with the design of existing structures in the general area. The proposed subdivision will not cause a need for additional housing in the area. The existing buildings and businesses will continue to operate as an integrated development.

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. Tentative Parcel Map No. PM-2016-164 does possess characteristics that justify the request in accordance with the Garden Grove General Plan and the Garden Grove Municipal Code.



- 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 Tentative Parcel Map No. PM-2016-164.

Adopted this 3rd day of November, 2016

ATTEST:

/s/ JOHN O'NEILL  
CHAIR

/s/ JUDITH MOORE  
SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on November 3, 2016, by the following vote:

AYES:	COMMISSIONERS:	(4)	BARKER, KANZLER, O'NEILL, ZAMORA
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(3)	MARGOLIN, NUYGEN, PAREDES

/s/ JUDITH MOORE  
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is November 24, 2016.

**EXHIBIT "A"**  
**Tentative Parcel Map No. PM-2016-164**

7180 Lampson Avenue - 12570 Industry Street

**CONDITIONS OF APPROVAL**

**General Conditions**

1. The applicant shall record a "Notice Of Agreement With Conditions of Approval and Discretionary Permit," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to the recordation of the Final Parcel Map. 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 appropriate hearing body.
2. Approval of this Tentative Parcel Map shall not be construed to mean any waiver of: Applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by, any necessary permits or licenses required to prepare, process and receive Final Parcel Map approval including recordation of this map, in compliance with all applicable laws.
3. The previously approved floor plans, plot plans, building design and colors, parking and circulation of the existing site improvements as well as the proposed Tentative Parcel Map design, are integral parts of the decision approving this Tentative Parcel Map application. There shall be no change in the design of the plans and the operation of the commercial center without the approval of the Community and Economic Development Department. Any change in the approved plans or use of the property, that has the effect of expanding or intensifying the proposed development, shall be required to obtain the appropriate entitlements.
4. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Tentative Parcel Map No. PM-2016-164, and his/her agreement with all conditions of approval.

FINAL

**Public Works Water Services Division**

5. The backflow devices for the domestic and irrigation at 12570 Industry Street might not be per current standards or current in their testing. Contact Water Quality at 714-741-5395 to verify.
6. The building at 12570 Industry Street is fire sprinklered, but the connection is off the fire line at 7180 Lampson Avenue. Domestic and fire sprinkler lines cannot cross property lines, therefore a new fire service connection off the main on Industry Street for 12570 Industry Street will be required and a DCDA located on the property.
7. Fire service connection shall have above ground backflow device with a Double Check Detector Assembly (DCDA) per City Standard B-773. 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 screened from public view as required by the Planning Services Division.

**Public Works Engineering Division**

8. The applicant shall submit an updated title report along with copies of the recorded instruments listed in the title report.
9. The applicant shall submit copies of the reference maps used to prepare legal description and the plat.
10. Ties to Horizontal Control: Prior to the recordation of the Final Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City in Auto Cad DWG format.
11. Digital Map Submission: Prior to recordation of the Final Parcel Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City in Auto Cad DWG format.

**Community and Economic Development Department**

12. 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 Tentative Parcel Map No. PM-2016-164. 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.
13. Prior to the recordation of the Final Parcel Map, the applicant shall repair and/or replace any damaged slats on the rolling vehicular gate of Parcel 2 and on chain-link fencing located between buildings, along the proposed property line, and along the south property line of Parcel 2.
14. Prior to the recordation of the Final Parcel Map, the applicant shall repair any damaged metal railing located along the loading dock areas of both Parcel 1 and Parcel 2.
15. All landscaped areas, including the areas located within the public right-of-way, are the responsibility of the applicant/property owner, and must be maintained at all times. All landscape areas shall not be reduced in size.
16. All mechanical equipment within public view must be screened at all times with 15 gallon shrubs minimum, or as approved by the Community and Economic Development Department.
17. Prior to the recordation of the Final Parcel Map, the applicant shall construct a new trash enclosure on Parcel 1 (7180 Lampson Avenue) in accordance with the City of Garden Grove Standard Plan B-502. Building permits are required. The final location shall be approved by the Community and Economic Development Department. The trash enclosure shall have latchable gates. The trash bin shall be kept inside of the enclosure and the gates shall be kept closed and secured except during disposal and pickup. The trash enclosure areas shall be maintained in a neat and sanitary manner.

Tentative Parcel Map No. PM-2016-164  
Conditions of Approval

18. Prior to the recordation of the Final Parcel Map, the applicant shall provide a reciprocal access, parking, and maintenance agreement between the two (2) parcels in a manner meeting the approval of the City Attorney.
19. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Tentative Parcel Map No. PM-2016-164 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

**Building Division**

20. Any occupancy classification for current or future tenants may not be Group F-1 (Moderate-Hazard) nor Group H (High-Hazard) per the California Building Code 2013, or any other occupancy group that exceeds the maximum allowable floor area required as the result of the subdivision. The current occupancy classifications on Parcel 1, Group B (Business) and Group S-1 (Storage), are in compliance.