

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. PM-99-142 Case Planner MEL LEE
 Related Case File Nos. N/A

Date Filed 5/5 Application Det. Complete 5/5 Hearing Date 7/2 Hearing Body PC

* * * * *

Applicant ROBERT S. HURT, JR. Property Owner SAME
 Address 12571 WESTERLY AVE Address _____
 City GG, CA 92841 City _____
 Phone (714) 892-8321 Phone () _____

* * * * *


Site Address 7180 LAMPSON #12570 Assessor Parcel No(s) 215-011-02
 Site Location SEC LAMPSON # INDUSTRY General Plan INDUSTRIAL
 Flood Zone _____ Current Zone MP
 Map & Panel No. _____ Proposed Zone N/A

ALSO SEND NOTICES, ETC. TO :

Processing Information

	DATE	DATE
Application Submitted		
Application Correct		
Application Accepted		
Fees Sent to Cashier		
P.C.C. Technical Report		
P.C.C. Environmental Report		
Prepare Mailing List		
Final Legal Notice		

Bob Podas



M. Petyo & Associates Inc.
 Surveying - Mapping

Michael Petyo, B.A., L.S. (949) Office (949) 250-0272
 President Fax (949) 250-0275

17982 Sky Park Circle, Suite B • Irvine, California 92714

Report

Staff Report Delivered

5/1/79

12/4/76

Identification No. PM-99-142

Hearing Date 7/7/99

DEVELOPMENT SERVICES DEPARTMENT
PUBLIC HEARING NOTICE WORKSHEET

Subject Site: (See Attached Map-Red Circles)

215-011-02 _____

1. Total Subject Site _____

300 Foot Radius (See Attached Map-Yellow Circles)

- () * 215-011-02 () _____ () _____
- () _____ 03 () _____ () _____
- () _____ 16 () _____ () _____
- () _____ 17 () _____ () _____
- () 215-011-24 () _____ () _____
- () 131-343-07 () _____ () _____
- () _____ 09 () _____ () _____
- () _____ 18 () _____ () _____
- () _____ 345-04 () _____ () _____
- () 131-345-06 () _____ () _____
- () _____ () _____ () _____
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- () _____ () _____ () _____
- () _____ () _____ () _____

Total to be notified (1+2) _____
Total parcels on map _____
Total parcels on printout _____

Date Planning Supervisor Date

2. Total 300' Radius _____

* () indicates total number of parcels in range

Attachments (in order) Parcel Map - Computer Printout - Returned Mailings

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

CONTINUED
PUBLIC

HEARING: PARCEL MAP NO. PM-99-142
APPLICANT: ROBERT S. HURTT, JR.
LOCATION: SOUTHEAST CORNER OF LAMPSON AVE. AND INDUSTRY ST. AT 7180 LAMPSON AVE. AND 12570 INDUSTRY ST.
DATE: JULY 21, 1999

REQUEST: A request to subdivide an industrial parcel approximately 3.3 acres in size, and improved with two industrial buildings, into two separate parcels (1.8 and 1.5 acres, respectively) located in the MP (Industrial Park) zone.

Chairman Hutchinson opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Joe Ruffino, a representative for the applicant, approached the Commission. He indicated that Mr. Hurtt applied for a subdivision in the past and was not required to install sidewalks. He stated that the property is on a maintenance schedule, and is due for parking lot improvements. He expressed his opinion that the conditions of approval do not need to include this requirement. He commented that Mr. Hurtt cannot afford sidewalk installation estimated at \$25,000.00. He noted other property in the industrial park do not have sidewalks, and requested this requirement be deferred upon sale of the property.

Commissioner Jones asked when the parking lot would be redone according to their maintenance program. Mr. Ruffino indicated that this parking lot is due for refurbishment.

Chairman Hutchinson asked if they would be doing it near the end of the year. Mr. Ruffino indicated that when the lease is up on the property, and the current tenants leave, the parking lot will be redone.

Commissioner Butterfield inquired whether other properties in the industrial park would need to install sidewalks. Staff noted that if any other property owner came forward with applications for Planning, they would be required to install a sidewalk. Staff indicated that due to ADA regulations, property owners are being required to install sidewalks, and that the City's concern is for safe access between the property and the street.

Mr. Ruffino expressed his view that it seemed more logical to require sidewalks upon sale of the building, and noted the expense of installation.

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

Chairman Hutchinson inquired whether there was a choice for the Commission to require sidewalk installation. John Cavanaugh stated that due to code requirements, the commission has no choice but to require sidewalk installation.

Chairman Hutchinson asked whether the Commission can be flexible with the requirement for the parking lot improvement. Staff stated yes, and that the parking lot improvement can be put on a schedule.

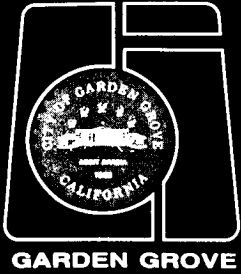
Commissioner Tran asked if the applicant decided not to subdivide the property, and the final map is not recorded would they need to comply with the conditions of approval, and inquired into the necessity for sidewalk installation. John Cavanaugh noted that without the recording of the subdivision, the improvements would not have to be done, and the requirement for sidewalk installation is a code requirement adopted by City Council as a development standard.

Commissioner Jones questioned if the parcel map is approved what the time frame is for making the improvements. John Cavanaugh stated that the Tentative Parcel Map is valid for a period of time, approximately four to five years before a final subdivision is recorded; noting that the conditions of approval must be met prior to a final recording of a subdivision.

Chairman Hutchinson commented that due to code requirements, the Commission is not able to change the conditions of approval as requested by the applicant.

Commissioner Butterfield moved to approve Parcel Map No. PM-99-142, seconded by Commissioner Barry, pursuant to the facts and reasons contained in Resolution No. 5015, and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	HUTCHINSON, BARRY, BUTTERFIELD, JONES, OH, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	FREZE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

August 5, 1999

(714) 741-5312

Robert S. Hurtt, Jr.
12572 Western Avenue
Garden Grove, CA 92845

REFERENCE: Parcel Map No. PM-99-142

Your request as referenced above has been provisionally approved. The final granting is contingent upon your complying with all of the conditions of approval listed in the enclosed Resolution.

Provided that you do comply with all conditions of approval and no appeals of the Planning Commission's decision are filed with the City Clerk, the earliest effective date will be August 12, 1999.

Sincerely,

Millie J. Summerlin

Millie J. Summerlin
Planning Services Manager

Enclosure

c: M. Petyo & Associates, Inc.

RESOLUTION NO. 5015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-99-142 FOR LAND LOCATED ON THE SOUTHEAST CORNER OF LAMPSON AVENUE AND INDUSTRY STREET AT 7180 LAMPSON AVENUE AND 12570 INDUSTRY STREET, PARCEL NO. 215-011-02

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 7, 1999, does hereby approve Tentative Parcel Map No. PM-99-142.

BE IT FURTHER RESOLVED in the matter of Tentative Parcel Map No. PM-99-142, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Robert S. Hurtt, Jr.
2. The applicant is requesting approval of a Tentative Parcel Map in order to subdivide a 3.3 acre industrial parcel improved with two industrial buildings into two separate parcels 1.8 acres and 1.5 acres in size, respectively.
3. The City of Garden Grove has determined that this action is exempt pursuant to Section 15315, Minor Land Divisions of the California Environmental Quality Act (CEQA).
4. Report submitted by City staff was reviewed.
5. Pursuant to a legal notice, a public hearing was held on July 7, 1999, and all interested persons were given an opportunity to be heard.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of July 7, 1999; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

In 1979 the two freestanding industrial buildings were constructed on the property. The building located at 7180 Lampson Avenue is approximately 39,200 square feet in size and the building located at 12570 Industry Street is approximately 37,000 square feet in size.

Both buildings were constructed as separate properties, each providing its own vehicular access, site parking, site landscaping, and loading areas. The properties are currently separated by a seven foot high chain link fence located midway between the two

buildings on Industry Street. The new property line, which will subdivide the two parcels, runs the length of this fence.

FINDINGS AND REASONS:

TENTATIVE PARCEL MAP

1. Finding:

The proposed map is consistent with the General Plan.

Reason:

The map is consistent with General Plan Policy 1.3, which encourages the approval of projects based on compliance with the General Plan, zoning, and other applicable ordinances and regulations.

2. Finding:

The design and improvement of the proposed subdivision are consistent with the General Plan.

Reason:

The design and improvement of the subdivision are consistent with the MP zoning of the property, which in turn is consistent with the City's General Plan.

3. Finding:

The site is physically suitable for the proposed type of development.

Reason:

The site is 3.3 acre industrial parcel improved with two industrial buildings. The site is physically suitable to subdivide into two separate parcels 1.8 acres and 1.5 acres in size, respectively and complies with all applicable Title 9 provisions for lot size, building setbacks, parking and loading areas, and site landscaping.

4. Finding:

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

Reason:

The map is categorically exempt pursuant to Article 19, Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA).

5. Finding:

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

Reason:

Provided the recommended conditions of approval are complied with, the map and the proposed improvements will not cause any public health problems.

6. Finding:

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, that alternate easements for access or for use will be provided and that these will be substantially equivalent to the ones previously acquired by the public.

Reason:

The preliminary title report provided as part of the Tentative Parcel Map application has been reviewed in order to insure that the map or the proposed improvements will not conflict with any easements on the properties.

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 Tentative Parcel Map does possess characteristics that would indicate justification for the request in accordance with Municipal Code Chapter 9.32.
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 shall apply to Tentative Parcel Map No. PM-99-142:

CONDITIONS OF APPROVAL:

- A. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval of the Planning Commission.

- B. Approval of this Tentative Parcel Map 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.
- C. Minor modifications may be approved by the Community Development Department and/or Planning Commission. If other than minor changes are made, a new Tentative Parcel Map application shall be filed which reflects the revisions made, or changes to, the map.
- D. The following conditions of the Public Works' Engineering Division shall be complied with:
1. Parcel Map No. PM-99-142 shall be recorded after all of the following improvements are satisfied. A field survey is required.
 2. **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 on Auto Cad DWG format.
 3. **DIGITAL MAP SUBMISSION:**
Prior to the 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 on Auto Cad DWG format.
 4. Noted deficient improvements in the public right-of-way from the street center line to property line shall be constructed by the applicant. Improvements shall be completed prior to the recordation of the Parcel Map:
 - Construct commercial sidewalk per City Standards along Lampson Avenue and Industry Street;
 - Should existing street trees be required to be removed, the applicant shall replace the trees with 15 gallon size trees at another location within the public right-of-way. The new location and street tree species shall be specified by the City Engineer.

5. Separate plans prepared by a Registered Civil Engineer shall be required for construction of improvements within the public right-of-way.
 6. Wheelchair ramps shall be constructed in existing landing(s) per City Standard Plan B-108.
 7. Access rights to adjacent arterial roadways shall be restricted to approved driveway locations. A dedication statement on the Final Map is required.
 8. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.
 9. The parking area along the Lampson Avenue frontage of Parcel 1 (7180 Lampson Avenue) shall be slurry sealed and restriped per the requirements of the City Engineer.
- E. The following provisions of the Public Works Water Services Division shall be met:
1. Each parcel shall have its own separate fire and domestic water service as required by the Municipal Code. Service lines shall not cross adjacent parcels.
- F. The following provisions of the Building Services Division shall be met:
1. The applicant shall be responsible for showing the distance from the new property line to buildings and for verifying allowable floor area and fire resistance of exterior walls facing the new property line per Section 504 of the Uniform Building Code (UBC).
- G. Prior to the recordation of the Final Parcel Map, the property owner 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 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.

ADOPTED this 21st day of July 1999.

/s/ EARL HUTCHINSON
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 21, 1999, by the following votes:

AYES:	COMMISSIONERS:	HUTCHINSON, BARRY, BUTTERFIELD, JONES, OH, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	FREZE

/s/ TERESA POMEROY
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 August 11, 1999.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: 7180 Lampson Avenue and 12570 Industry Street, south side of Lampson Avenue east of Industry Street
HEARING DATE: July 7, 1999	GENERAL PLAN: Industrial
CASE NOS.: Tentative Parcel Map No. PM-99-142	ZONE: MP (Industrial Park)
APPLICANT: Robert S. Hurtt, Jr.	
OWNER: Same	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting approval of a Tentative Parcel Map to subdivide an MP (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 which will each be on its own separate parcel. No new construction or development is proposed.

CODE SECTIONS:

The following code sections apply to this project:

1. Chapter 9.32 (Subdivisions)
2. Code Section 9.16.120(A) (Lot Area Regulations-Industrial Zones)

BACKGROUND:

In 1979, the two freestanding industrial buildings were constructed on the property. The building located at 7180 Lampson Avenue is approximately 39,200 square feet in size and the building located at 12570 Industry Street is approximately 37,000 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 MP zone, however, the buildings complied with all applicable Municipal Code provisions at the time of construction.

Both buildings were constructed as separate properties, each providing its own vehicular access, site parking, site landscaping, and loading areas. The properties are currently separated by a seven foot high chain link fence located midway between the two buildings on Industry Street. The new property line which will subdivide the two parcels runs the length of this fence.

DISCUSSION/ISSUES:

The proposed subdivision exceeds the minimum lot size provisions for MP lots, which is 15,000 square feet. The proposed subdivision will not create any nonconformities with regard to building setbacks from the new property line. Other site development features such as parking areas and landscaping are existing and will not be altered as a result of the proposed subdivision. The subdivision is also required to comply with all applicable provisions of the State of California Subdivision Map Act.

The applicant will be responsible for the completion of the conditions of approval recommended by the City, which includes the construction of commercial sidewalks along Lampson Avenue and Industry Street, as required by the City Engineer and the Municipal Code. Additionally, staff is also placing a condition of approval which requires the parking area along the frontage of 7180 Lampson Avenue to be slurry sealed and restriped, and a trash enclosure constructed on the property. The property which will comprise Parcel 2 (12570 Industry Street) already has a trash enclosure on the property.

Once the Tentative Parcel Map has been 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 the City Council, and recorded with the County of Orange.

RECOMMENDATION:

Staff is recommending that the Planning Commission approve Tentative Parcel Map No. PM-99-142, subject to the recommended conditions of approval.

MILLIE J. SUMMERLIN
Planning Services Manager



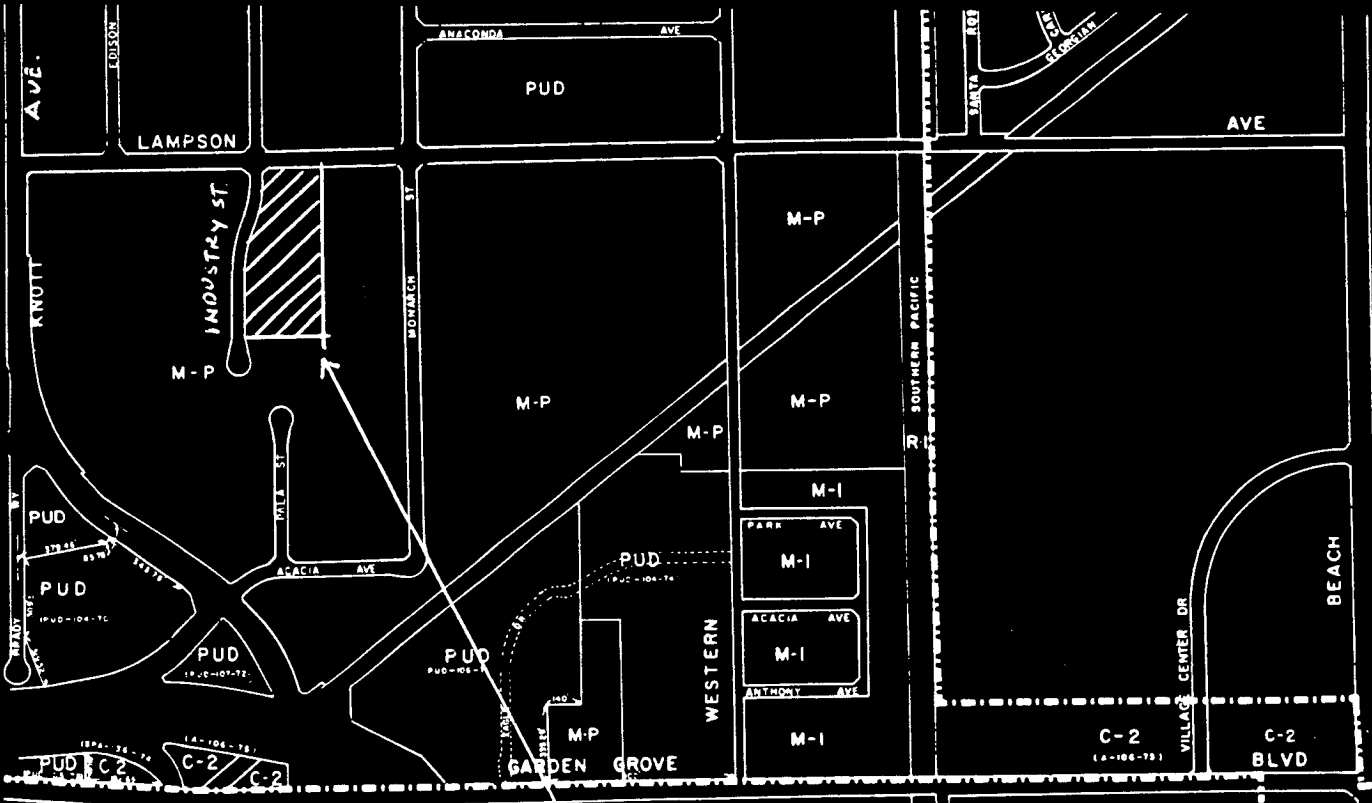
By: Mel Lee, AICP
Associate Planner *ML*

h:pm99142r.doc

VICINITY MAP



SCALE 1" = 1000'

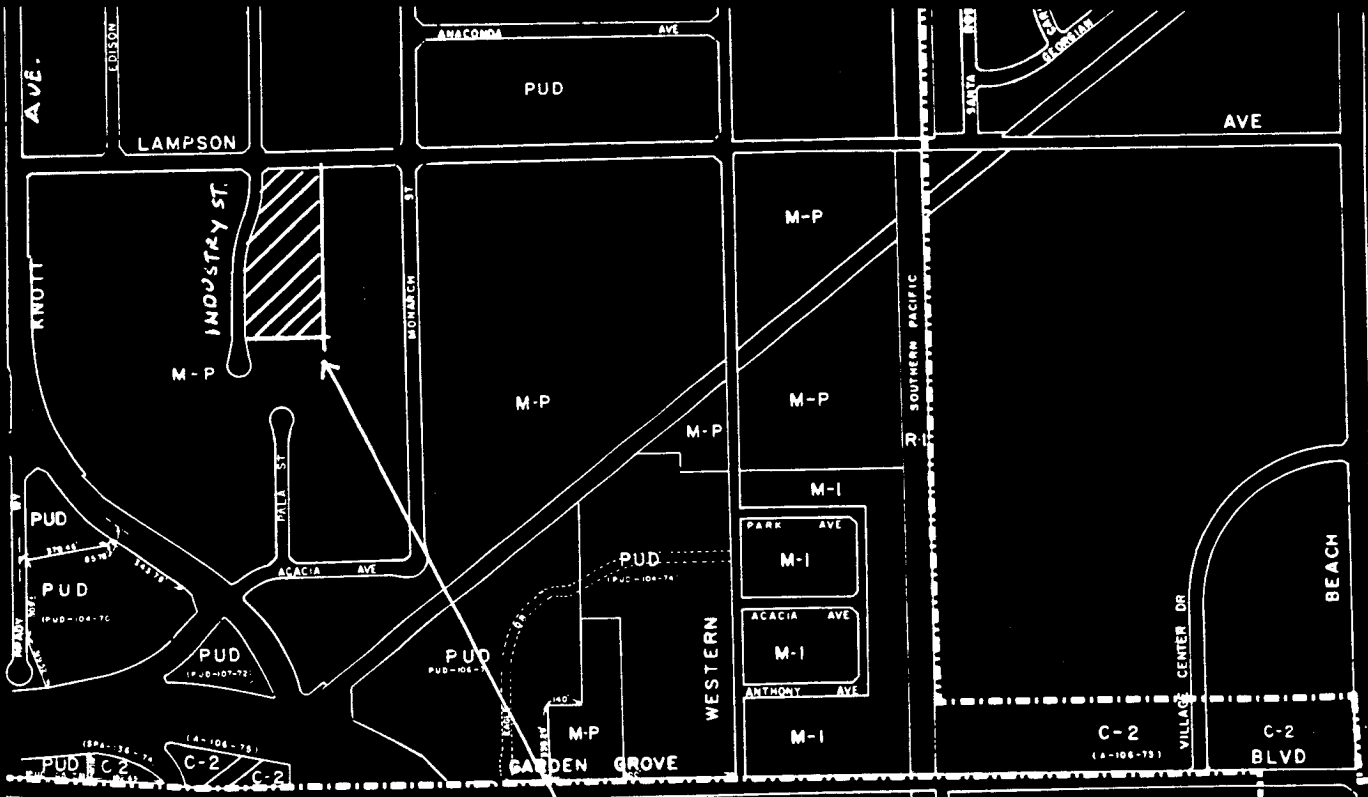


SUBJECT SITE
TENTATIVE PARCEL MAP NO. PM-99-142

VICINITY MAP



SCALE 1" = 1000'



SUBJECT SITE
TENTATIVE PARCEL MAP NO. PM-99-142

RESOLUTION NO. 5015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-99-142 FOR LAND LOCATED ON THE SOUTHEAST CORNER OF LAMPSON AVENUE AND INDUSTRY STREET AT 7180 LAMPSON AVENUE AND 12570 INDUSTRY STREET, PARCEL NO. 215-011-02

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 7, 1999, does hereby approve Tentative Parcel Map No. PM-99-142.

BE IT FURTHER RESOLVED in the matter of Tentative Parcel Map No. PM-99-142, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Robert S. Hurtt, Jr.
2. The applicant is requesting approval of a Tentative Parcel Map in order to subdivide a 3.3 acre industrial parcel improved with two industrial buildings into two separate parcels 1.8 acres and 1.5 acres in size, respectively.
3. The City of Garden Grove has determined that this project is Exempt pursuant to Article 19, Section 15315, Minor Land Divisions, of the California Environmental Quality Act.
4. Report submitted by City staff was reviewed.
5. Pursuant to a legal notice, a public hearing was held on July 7, 1999, and all interested persons were given an opportunity to be heard.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of July 7, 1999; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

In 1979, the two freestanding industrial buildings were constructed on the property. The building located at 7180 Lampson Avenue is approximately 39,200 square feet in size and the building located at 12570 Industry Street is approximately 37,000 square feet in size.

Both buildings were constructed as separate properties, each providing its own vehicular access, site parking, site landscaping, and loading areas. The properties are currently separated by a seven foot high chain link fence located midway between the two buildings on Industry Street. The new property line which will subdivide the two parcels runs the length of this fence.

FINDINGS AND REASONS:

TENTATIVE PARCEL MAP:

1. Finding:

The map is consistent with the General Plan.

Reason:

The map is consistent with General Plan Policy 1.3, which encourages the approval of projects based on compliance with the General Plan, zoning, and other applicable ordinances and regulations.

2. Finding:

The design and improvement of the subdivision are consistent with the General Plan.

Reason:

The design and improvement of the subdivision are consistent with the MP zoning of the property, which in turn is consistent with the City's General Plan.

3. Finding:

The site is physically suitable for the for the proposed type of development.

Reason:

The site is a 3.3 acre industrial parcel improved with two industrial buildings. The site is physically suitable to subdivide into two separate parcels 1.8 acres and 1.5 acres in size, respectively and complies with all applicable Title 9 provisions for lot size, building setbacks, parking and loading areas, and site landscaping.

4. Finding:

The requirements of the California Environmental Quality Act (CEQA) have been satisfied.

Reason:

The map is categorically exempt pursuant to Article 19, Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA).

5. Finding:

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

Reason:

Provided the recommended conditions of approval are complied with, the map and the proposed improvements will not cause any public health problems.

6. Finding:

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgments acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided and that these will be substantially equivalent to the ones previously acquired by the public.

Reason:

The preliminary title report provided as part of the Tentative Parcel Map application has been reviewed in order to insure that the map or the proposed improvements will not conflict with any easements on the properties.

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 Tentative Parcel Map possess characteristics that would indicate justification for approval of the requests in accordance with Municipal Code Section 9.24.030.
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 shall apply to Tentative Parcel Map No. PM-99-142:

CONDITIONS OF APPROVAL:

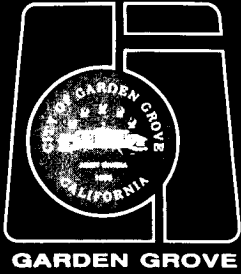
- A. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval of the Planning Commission.

- B. Approval of this Tentative Parcel Map 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.
- C. Minor modifications may be approved by the Community Development Department and/or Planning Commission. If other than minor changes are made, a new Tentative Parcel Map application shall be filed which reflects the revisions made, or changes to, the map.
- D. The following provisions of the Public Works' Engineering Division shall be complied with:
1. Parcel Map No. PM-99-142 shall be recorded after all of the following improvements are satisfied. A field survey is required.
 2. 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 on Auto Cad DWG format.
 3. 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 on Auto Cad DWG format.
 4. Noted deficient improvements in the public right-of-way from the street center line to property line shall be constructed by the applicant. Improvements shall be completed prior to the recordation of the Parcel Map:
 - Construct commercial sidewalk per City Standards along Lampson Avenue and Industry Street;

add
to
new
reso

- Should existing street trees be required to be removed, the applicant shall replace the trees with 15 gallon size trees at another location within the public right-of-way. The new location and street tree species shall be specified by the City Engineer.
5. Separate plans prepared by a Registered Civil Engineer shall be required for construction of improvements within the public right-of-way.
 6. Wheelchair ramps shall be constructed in existing landing(s) per City Standard Plan B-108.
 7. Access rights to adjacent arterial roadways shall be restricted to approved driveway locations. A dedication statement on the Final Map is required.
 8. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.
 9. The parking area along the Lamson Avenue frontage of Parcel 1 (7180 Lampson Avenue) shall be slurry sealed and restriped per the requirements of the City Engineer.
- E. The following provisions of the Public Works Water Services Division shall be met:
1. Each parcel shall have its own separate fire and domestic water service as required by the Municipal Code. Service lines shall not cross adjacent parcels.
- F. The following provisions of the Building Services Division shall be met:
1. The applicant shall be responsible for showing the distance from the new property line to buildings and for verifying allowable floor area and fire resistance of exterior walls facing the new property line per Section 504 of the Uniform Building Code (UBC).
- G. Prior to the recordation of the Final Parcel Map, the property owner 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 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 area shall be maintained in a neat and sanitary manner.



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

July 16, 1999

CERTIFIED MAIL

Robert S. Hurtt, Jr.
12571 Western Avenue
Garden Grove, CA 92841

SUBJECT: For Public Hearing Before the Planning Commission
Case No.: Parcel Map No. PM-99-142
Date & Time: July 21, 1999, 7:00 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312.

Sincerely,

Millie J. Summerlin

Millie J. Summerlin
Planning Services Manager

Enclosure

c: M. Petyo & Associates Inc.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 M. PETYO & ASSOCIATES INC.
 17982 SKY PARK CIR STE B
 IRVINE CA 92614
 PM-99-142

4a. Article Number
 P 387 001 388

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
 JUN 19 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X Robert E. Pidas

8. Addressee's Address (Only if requested and fee is paid)

Domestic Return Receipt

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 ROBERT S. HURTT, JR.
 12571 WESTERN AVE.
 GARDEN GROVE CA 92841

4a. Article Number
 P 387 001 387

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

5. Received By: (Print Name)
 Veronica Rivera

6. Signature: (Addressee or Agent)
 Veronica Rivera

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-99-9-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Thank you for using Return Receipt Service.

P 387 001 387

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

ROBERT S. HURTT, JR.

12571 WESTERN AVE.

GARDEN GROVE CA 92841

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

P 387 001 388

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

M. PETYO & ASSOCIATES INC.

17982 SKYPARK CIR STE B

IRVINE CA 92614

PS Form 3800, April 1995

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5312

July 2, 1999

CERTIFIED MAIL

Robert S. Hurtt, Jr.
12571 Western Avenue
Garden Grove, CA 92841

SUBJECT: For Public Hearing Before the Planning Commission
Case No.: Parcel Map No. PM-99-142
Date & Time: July 7, 1999, 7:00 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312.

Sincerely,

tip for

M. J. Summerlin

Millie J. Summerlin
Planning Services Manager

Enclosure

c: M. Petyo & Associates Inc.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

ROBERT S. HURTT, JR.
12571 WESTERN AVE.
GARDEN GROVE CA 92841

PM-99-142

4a. Article Number
P 387 001 254

4b. Service Type

Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
7/6/99

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
Robert S. Hurtt, Jr.

Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

M. PETYO & ASSOCIATES INC
17982 SKY PARK CIR. STE B
IRVINE, CA CA 92614



4a. Article Number
P 387 001 255

4b. Service Type

Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
M. Petyo

Domestic Return Receipt

Thank you for using Return Receipt Service.

P 387 001 255

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

M. PETYO & ASSOCIATES INC.
17982 SKY PARK CIR. STE B
IRVINE, CA CA 92614

3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

P 387 001 254

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

ROBERT S. HURTT, JR.
12571 WESTERN AVE.
GARDEN GROVE CA 92841

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

June 17, 1999

CERTIFIED MAIL

Robert S. Hurtt, Jr.
12571 Western Avenue
Garden Grove, CA 92841

SUBJECT: Case: Parcel Map No. PM-99-142
 Date and Time: July 7, 1999, 7:00 p.m.

The Planning Commission of the City of Garden Grove will consider the referenced application at its meeting on the date and time stated above.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting, please have someone represent you. A representative must have your written authorization to speak and to agree to any conditions of approval on your behalf.

Sincerely,

Millie Summerlin

Millie J. Summerlin
Planning Services Manager

c: M. Petyo & Associates Inc.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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3. Article Addressed to: 1999

M. PETYO & ASSOCIATES INC.
 17982 SKY PARK CIR. STE B
 IRVINE, CA CA 92614

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *[Signature]*

Thank you for using Return Receipt Service.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

4a. Article Number

P 387 001 251

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- COD
- Certified
- Insured

8. Addressee's Address (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

ROBERT S. HURTT, JR.
 12571 WESTERN AVE.
 GARDEN GROVE CA 92841

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *[Signature]*

Thank you for using Return Receipt Service.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

4a. Article Number

P 387 001 250

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- COD
- Certified
- Insured

8. Addressee's Address (Only if requested and fee is paid)



P 387 001 250

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

ROBERT S. HURTT, JR.
12571 WESTERN AVE.
GARDEN GROVE CA 92841

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

P 387 001 251

US Postal Service
Receipt for Certified Mail
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Do not use for International Mail (See reverse)

M. PETYO & ASSOCIATES INC.
17982 SKY PARK CIR. STE B
IRVINE, CA CA 92614

Certified Fee	
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Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

parcel..	notice#.....	owner.....	owner.address.....	o.csz.....	cnt.
13134307	pm-99-142	REALTY L. P. KILROY	2250 E Imperial Hwy #1200	EL SEGUNDO, CA 90245	1
13134309	pm-99-142	DIAMOND PROPERTIES LLC	5 Park Plaza #1050	IRVINE, CA 92614-8528	1
13134504	pm-99-142	GEORGE K. SYRENGELAS	7131 Lampson Ave	GARDEN GROVE, CA 92841-3913	1
13134506	pm-99-142	REALTY L. P. KILROY	2250 E Imperial Hwy #1200	EL SEGUNDO, CA 90245-3543	1
21501102	pm-99-142	CONTAINER SUPPLY CO INC	12571 Western Ave	GARDEN GROVE, CA 92841-4012	1
21501116	pm-99-142	WELLWISH INVESTMENTS LLC	19225 Briarfield Way	TARZANA, CA 91356-5804	1
21501117	pm-99-142	SLAB DEVELOPMENT CORP	Po Box 5158	GARDEN GROVE, CA 92846-0158	1
		***			7

pn-text PM-99-142

USER TERRI TERRI 05/11/99 15:33 5 02/07/99 TERRI 05/11/99 15:33 5 02/07/99

1 The Garden Grove Planning Commission will hold a Public
 2 Hearing in the Council Chamber, 11300 Stanford Avenue,
 3 Garden Grove, on Wednesday, July 7, 1999 at 7:00 p.m.
 4 To consider Tentative Parcel Map No. PM-99-142, a
 5 request to subdivide an industrial parcel approximately
 6 3.3 acres in size and improved with two industrial
 7 buildings into two separate parcels (1.8 and 1.5 acres,
 8 respectively) located in the MP (Industrial Park) zone.
 9 The subject site is located on the southeast corner of
 10 Lampson Ave. and Industry St. at 7180 Lampson Ave. and
 11 12570 Industry Street. The City of Garden Grove has
 12 determined that this action is exempt pursuant to the
 13 California Environmental Quality Act. For information,
 14 please call (714) 741-5312 or inquire at the Planning
 15 Division in City Hall, 11222 Acacia Pkwy.

[405] 1 items listed out of 1 items.

Legals/PN's approved by:

Planner	<i>[Signature]</i>	Date	<i>5/11/99</i>
Planner	<i>[Signature]</i>	Date	<i>5-12-99</i>
Millie	<i>[Signature]</i>	Date	<i>5-13-99</i>

The Garden Grove Planning Commission will hold a Public Hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove, on Wednesday, July 7, 1999 at 7:00 p.m. To consider Tentative Parcel Map No. PM-99-142, a request to subdivide an industrial parcel approximately 3.3 acres in size and improve with two industrial buildings into two separate parcels (1.8 and 1.5 acres, respectively) located in the MP (Industrial Park) zone. The subject site is located on the southeast corner of Lampson Ave. and Industry St. at 7180 Lampson Ave. and 12570 Industry Street. The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act. For information, please call (714) 741-5312 or inquire at the Planning Division in City Hall, 11222 Acacia Pkwy.

TENTATIVE PARCEL MAP NO. PM-99-142

The Garden Grove Zoning Administrator will hold a public hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove on Wednesday JULY 7, 1999

at ~~10 AM~~ to consider

7:00 PM

TENTATIVE PARCEL MAP NO. PM-99-142

The applicant, (typist takes name & address from file) is requesting Tentative Parcel

Map approval to SUBDIVIDE AN INDUSTRIAL PARCEL APPROXIMATELY

3.3 ACRES IN SIZE AND IMPROVED WITH 2 INDUSTRIAL

BUILDINGS INTO TWO SEPARATE PARCELS (1.8 AND 1.5

ACRES, RESPECTIVELY)

located in the MP (INDUSTRIAL PARK) zone.

The subject site is located ON THE SOUTH EAST CORNER OF

LAMPSON AVENUE AND INDUSTRY STREET

at 7180 LAMPSON AVENUE AND 12570 INDUSTRY STREET

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

For information call 741-5312 or inquire in Room ~~220~~.

Garden Grove Journal

PROOF OF PUBLICATION (2015.5. C.C.P)

This space is for the County Clerk's Filing Stamp

LEGAL NOTICE NOTICE OF PUBLIC HEARING

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a part or interested in the above title matter. I am the principle clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number A124641; that the notice, of which the annexed is a printed copy, has been published in regular and entire issue of said newspaper and not run in supplement there of on the following date, to wit:

JUNE 17, 1999

I certify (or declare) under penalty of perjury that the forgoing is true and correct. Executed Garden Grove, California.

Date

June 18, 1999

Marilyn Taldano
Signature

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON WEDNESDAY, 7:00 P.M., JULY 7, 1999 BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

PARCEL MAP NO. PM-99-142

A request to subdivide an industrial parcel approximately 3.3 acres in size, and improved with two industrial buildings into two separate parcels (1.8 and 1.5 acres, respectively) located in the MP (Industrial Park) zone. The subject site is located on the southeast corner of Lampson Ave. and Industry St. at 7180 Lampson Ave. and 12570 Industry Street. The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

CONDITIONAL USE PERMIT NO. CUP-458-99

A request to establish a Community Residential Care Facility for up to 50 persons on a 20,973 sq. ft. site located in the R-3 (Multiple Family Residential) zone at the northwest corner of Larson St. and Vener Dr. at 13101 Vener Dr. The City of Garden Grove has determined this action is exempt pursuant to CEQA.

CONDITIONAL USE PERMIT NO. CUP-460-99

A request to allow the establishment of a trade school (Advance Beauty College.) The site is located in the Planned Unit Development zone on the north side of Westminster Ave., east of Brookhurst St. at 10121 Westminster Ave. The City of Garden Grove recommends a Negative Declaration be adopted pursuant to CEQA.

Copies of the Negative Declaration, including the initial study and the documents used in the preparation of the initial study, and all documents referenced in the Negative Declaration are available for public review at the Garden Grove City Hall, 11222 Acacia Parkway.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: JUNE 10, 1999
PUBLISH: JUNE 17, 1999
City of Garden Grove

Publish June 17, 1999
Garden Grove Journal (GG 99-24-1)

Garden Grove Journal

12866 Main Street, Suite 203, Garden Grove, CA 92840
Tel: (714) 539-6018 • Fax: (714) 892-7052

MODE = MEMORY TRANSMISSION

START=JUN-16 08:28

END=JUN-16 08:30

FILE NO. = 100

NO.	COM	ABBR/NTWK	STATION NAME/ TELEPHONE NO.	PAGES	PRG.NO.	PROGRAM NAME
001	OK	S	919492500275	003/003		

***** - ***** - *****

CITY OF GARDEN GROVE

11222 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92842

Fax Number (714) 741-5578

PLEASE DELIVER THE FOLLOWING MATERIAL AS SOON AS POSSIBLE

TO: BOB PODAS / M. PETYO & ASSOCIATES, INC

FROM: MEL LEE PHONE: (714) 741-5712

SUBJECT: DRAFT CONDITIONS OF APPROVAL FOR PM-99-142

FAX NUMBER SENT TO: (949) 250-0275 NUMBER OF PAGES: 3
(INCLUDE COVER PAGE)

CONFIDENTIAL: YES ___ NO URGENT REPLY REQUESTED: YES ___ NO

COMMENTS: PLEASE REVIEW AND CALL IF YOU HAVE ANY QUESTIONS OR COMMENTS.

MEL

PLEASE NOTIFY AUTHOR IMMEDIATELY IF NOT RECEIVED PROPERLY

OPERATOR: _____ DATE SENT: _____ TIME SENT: _____

DRAFT

CONDITIONS OF APPROVAL:

- A. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval of the Planning Commission.
- B. Approval of this Tentative Parcel Map 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.
- C. Minor modifications may be approved by the Community Development Department and/or Planning Commission. If other than minor changes are made, a new Tentative Parcel Map application shall be filed which reflects the revisions made, or changes to, the map.
- D. The following provisions of the Public Works' Engineering Division shall be complied with:
 1. Parcel Map No. PM-99-142 shall be recorded after all of the following improvements are satisfied. A field survey is required.
 2. **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 on Auto Cad DWG format.
 3. **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 on Auto Cad DWG format.
 4. Noted deficient improvements in the public right-of-way from the street center line to property line shall be constructed by the applicant. Improvements shall be completed prior to the recordation of the Parcel Map:
 - Construct commercial sidewalk per City Standards along Lampson Avenue and Industry Street;

- Should existing street trees be required to be removed, the applicant shall replace the trees with 15 gallon size trees at another location within the public right-of-way. The new location and street tree species shall be specified by the City Engineer.
 - 5. Separate plans prepared by a Registered Civil Engineer shall be required for construction of improvements within the public right-of-way.
 - 6. Wheelchair ramps shall be constructed in existing landing(s) per City Standard Plan B-108.
 - 7. Access rights to adjacent arterial roadways shall be restricted to approved driveway locations. A dedication statement on the Final Map is required.
 - 8. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.
 - 9. The parking area along the Lamson Avenue frontage of Parcel 1 (7180 Lamson Avenue) shall be slurry sealed and restriped per the requirements of the City Engineer
- E. The following provisions of the Public Works Water Services Division shall be met:
- 1. Each parcel shall have its own separate fire and domestic water service as required by the Municipal Code. Service lines shall not cross adjacent parcels.
- F. The following provisions of the Building Services Division shall be met:
- 1. The applicant shall be responsible for showing the distance from the new property line to buildings and for verifying allowable floor area and fire resistance of exterior walls facing the new property line per Section 504 of the Uniform Building Code (UBC).
- G. The property owner shall construct a new trash enclosure on Parcel 1 (7180 Lamson 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 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 area shall be maintained in a neat and sanitary manner.

→ Ding
Do we need
prop. line agreements?
Jim M

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input checked="" type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: DING Y. / JIM M.

From: MEL LEE Return By: 5/21/99

Applicant: ROBERT S. HURTT, JR. Date Out: 5/10/99

Request: TENTATIVE PARCEL MAP TO SUB DIVIDE
A 3.3 ACRE INDUSTRIAL PARCEL IMPROVED
WITH 2 INDUSTRIAL BLDGS INTO TWO SEPARATE
PARCELS (1.8 AND 1.5 ACRES, RESPECTUELY)

Location: SEC LAMPSON & INDUSTRY

Address: 7180 LAMPSON & 12570 INDUSTRY Parcel No: 215 011 02

Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

- ① Show distance from new P.L. to buildings.
- Check allow. flr. area per Sec. 504 of UBC.
- Check required fire resistance of exterior walls facing new prop. line.

Please list specific conditions of approval on reverse side.

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input checked="" type="checkbox"/> Police Department | <input type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> PW - Streets |

ATTN: BILL J.

From: MEL LEE Return By: 5/21/99

Applicant: ROBERT S. HURTT, JR. Date Out: 5/10/99

Request: TENTATIVE PARCEL MAP TO SUB DIVIDE
A 3.3 ACRE INDUSTRIAL PARCEL IMPROVED
WITH 2 INDUSTRIAL BLDGS INTO TWO SEPARATE
PARCELS (1.8 AND 1.5 ACRES, RESPECTIVELY)

Location: SEC LAMPSON } INDUSTRY

Address: 7180 LAMPSON } 12570 INDUSTRY Parcel No: 215 011 02

Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

NO COMMENTS

Please list specific conditions of approval on reverse side.

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: JOHN BUSHMAN

From: MEL LEE Return By: 5/21/99

Applicant: ROBERT S. HURTT, JR. Date Out: 5/10/99

Request: TENTATIVE PARCEL MAP TO SUB DIVIDE
A 3.3 ACRE INDUSTRIAL PARCEL IMPROVED
WITH 2 INDUSTRIAL BLDGS INTO TWO SEPARATE
PARCELS (1.8 AND 1.5 ACRES, RESPECTIVELY)

Location: SEC LAMPSON } INDUSTRY

Address: 7180 LAMPSON } 12570 INDUSTRY Parcel No: 215 011 02

Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

da

Please list specific conditions of approval on reverse side.

RECEIVED

MAY 11 1999

PUBLIC WORKS
UTILITIES

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input checked="" type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: _____

From: MEL LEE Return By: 5/21/99

Applicant: ROBERT S. HURTT, JR. Date Out: 5/10/99

Request: TEMPATIVE PARCEL MAP TO SUB DIVIDE
A 3.3 ACRE INDUSTRIAL PARCEL IMPROVED
WITH 2 INDUSTRIAL BLDGS INTO TWO SEPARATE
PARCELS (1.8 AND 1.5 ACRES, RESPECTUELY)

Location: SEC LAMPSON } INDUSTRY

Address: 7180 LAMPSON } 12570 INDUSTRY Parcel No: 215 011 02

Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

NO COMMENTS

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

1. No conditions

Prepared By: WOTKOWE Date: 5/17/99 Ext.: 5266

Div/Dept. Head: [Signature] Date: _____ Ext: _____

Signature: _____ Date: _____

FROM : WATER
5/24/99

Each property shall have its own separate fire and domestic service per the City's Municipal code. Service lines may not cross adjacent properties.

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> PW - Streets |

ATTN: ED L.

From: MEL LEE Return By: 5/21/99

Applicant: ROBERT S. HURTT, JR. Date Out: 5/19/99

Request: TENTATIVE PARCEL MAP TO SUB DIVIDE
A 3.3 ACRE INDUSTRIAL PARCEL IMPROVED
WITH 2 INDUSTRIAL BLDGS INTO TWO SEPARATE
PARCELS (1.8 AND 1.5 ACRES, RESPECTIVELY)

Location: SEC LAMPSON } INDUSTRY

Address: 7180 LAMPSON } 12570 INDUSTRY Parcel No: 215 011 02

Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

① APPROVAL OF G. G. WATER DEPT.
ON LOCATION OF FIRE SERVICE
12570 INDUSTRY FIRE SERVICE ON
7180 LAMPSON PROPERTY. ~~POSSIBLE~~
(UTILITIES ESSENTIAL ~~NEEDED~~?)

Prepared By: ED Lucas Date: 5/24/99 Ext.: 9630

Div/Dept. Head: _____ Date: _____ Ext: _____

Signature: _____ Date: _____

MITCHELL'S
NEED
FILE

REC'D MAY 10 1999

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input checked="" type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: JIM S. / BILL M.

From: MEL LEE Return By: 5/21/99

Applicant: ROBERT S. HURTT, JR. Date Out: 5/10/99

Request: TENTATIVE PARCEL MAP TO SUB DIVIDE
A 3.3 ACRE INDUSTRIAL PARCEL IMPROVED
WITH 2 INDUSTRIAL BLDGS INTO TWO SEPARATE
PARCELS (1.8 AND 1.5 ACRES, RESPECTUELY)

Location: SEC LAMPSON & INDUSTRY

Address: 7180 LAMPSON & 12570 INDUSTRY Parcel No: 215 011 02

Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

**DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION
DEVELOPMENT REVIEW AND
CONDITIONS OF APPROVAL**

PM 99-142 Industry Street

1. Parcel Map is required. Map must be recorded prior to issuance of any permit. Field survey required.

2. TIES TO HORIZONTAL CONTROL:

Prior to recordation of a final tract/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 on Auto Cad DWG format.

3. DIGITAL MAP SUBMISSION:

Prior to recordation of a final tract/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 on Auto Cad DWG format

4. Noted deficient improvements in the public right-of-way from the street center line to property line shall be constructed:

- Construct Commercial sidewalk per City Stds along Lampson Ave. and Industry St.
- Street trees likely to be removed, shall be replaced with 15 gallon trees at another location in the public R/W. The new location and specie to be specified by the City Engineer.

5. Separate plans prepared by a Registered Civil Engineer required for construction of improvements within the public right-of-way.

6. Wheelchair ramps to be constructed in existing landing(s) per City Standard Plan B-108..

7. Access rights to adjacent arterial roadways shall be restricted to approved driveway locations. A dedication statement on the Final Map is required.

8. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input checked="" type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> PW - Streets |

ATTN: GEORGE A.

From: MEL LEE Return By: 5/21/99

Applicant: ROBERT S. HURTT, JR. Date Out: 5/10/99

Request: TENTATIVE PARCEL MAP TO SUBDIVIDE
A 3.3 ACRE INDUSTRIAL PARCEL IMPROVED
WITH 2 INDUSTRIAL BLDGS INTO TWO SEPARATE
PARCELS (1.8 AND 1.5 ACRES, RESPECTUELY)

Location: SEC LAMPSON } INDUSTRY

Address: 7180 LAMPSON } 12570 INDUSTRY Parcel No: 215 011 02

Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

Case No. PM-99-142

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

RECEIVED

MAY 12 1999

DISTRIBUTION:

PUBLIC WORKS

- | | | |
|--|--|--|
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| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input checked="" type="checkbox"/> PW - Streets |

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Zone: MP (INDUSTRIAL PARK) General Plan: IND.

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

mail to:
Mel Lee
Com Dev.

Please list specific conditions of approval on reverse side.

PLANNING DIVISION

Community Development Department

City of Garden Grove

LAND USE PERMIT APPLICATION

Project Address: 7180 Lampson Ave

Project Location: Parcel map 99-142 New Lot Line

Application For:

- Code Amendment
- Conditional Use Permit
- General Plan Amendment
- Interpretation of Use
- Lot Line Adjustment
- Modification to Conditions
- Modification to Plans
- Planned Unit Development
- Site Plan
- Specific Plan
- Tentative Parcel Map
- Tentative Tract Map
- Time Extension
- Variance
- Zone Change
- Other: _____ \$ _____

Environmental Review:

- Environmental Impact Report
- Negative Declaration
- Notice of Exemption

Applicant/Owner Information:

Applicant:

Name: Robert S. Hurtt, Jr.
 Address: 12571 Western Ave.
 City/State: Garden Grove, CA 92841
 Phone: 714/892-8321

Representative:

Name: M. Petyo & Assoc. Inc. Bob Podas
 Address: 17982 Sky Park Circle Suite B
 City/State: Irvine CA 92614
 Phone: 949 250 0272

Property Owner:

Name: Robert S. Hurtt, Jr.
 Address: 12571 Western Ave.
 City/State: Garden Grove, CA 92841
 Phone: 714/892-8321

Status of Applicant:

- Recorded Property Owner
- Purchasing/Escrow Subject to Case Approval
- Lessee
- Authorized Agent of One of The Above

AUTHORIZED SIGNATURES

Important Note: If the applicant is anyone other than the recorded owner of the property, a letter of authorization, signed by the owner, is to be notarized and submitted as a part of the application.

Owner's Signature: Robert S. Hurtt, Jr. Date: 4-28-99

Applicant's Signature: Robert S. Hurtt, Jr. Date: 4-28-99

Application Accepted By : _____ Date: _____

Office Use Only

Land Use Action _____	11- _____	\$ _____	Land Use Action _____	11- _____	\$ _____
Land Use Action _____	11- _____	\$ _____	Land Use Action _____	11- _____	\$ _____
Land Use Action _____	11- _____	\$ _____	Land Use Action _____	11- _____	\$ _____

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed: _____

GENERAL INFORMATION:

1. Name and address of developer or project sponsor: Robert S. Hurtt Jr.
12571 Western Ave., Garden Grove CA 92846
2. Address of project: 7180 Lampson Ave., Garden Grove CA
92846
3. Assessor's Block and Lot Number: 215-011-02
4. Name, address, and telephone number of person to be contacted concerning this project:
Bob Podas, M. Petyo & Assoc Inc. 17932 Sky Park Circle
Suite B, Irvine CA 92614, (949) 250 0272
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: Tentative Parcel
Map approval
6. Existing zoning district and General Plan designation: M-P (Industrial Park)
7. Proposed use of site (project for which this form is filed): Existing industrial, no
change

PROJECT DESCRIPTION:

9. Site size (gross acres/square feet): 3.34 Acres/145,665 SQ FT
10. Square footage of structures/buildings: Existing Buildings 39,200^{sq} & 37,000^{sq}
11. Number of floors of construction: No new construction
12. Amount of off-street parking provided: Nly lot 56 spaces, Sly lot 47 spaces
13. Proposed scheduling (phasing): No new construction
14. Associated projects: Final Parcel Map
15. Anticipated phased development: None

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: N/A

17. If commercial, indicate the type, whether neighborhood, city, or regionally-oriented, square footage, and loading and trash facilities: N/A

18. If industrial, indicate type, estimated employment per shift, and loading facilities: No change from existing

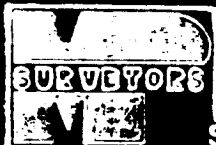
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

20. If the project involves a Variance, Conditional Use Permit, or rezoning application, state this and indicate clearly why the application is required: N/A

ENVIRONMENTAL CHECKLIST:

Are the following items applicable to the project or its effects? Discuss below all items checked "Yes" (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.	_____	<u>X</u>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	_____	<u>X</u>
23. Change in pattern, scale or character of general area of project.	_____	<u>X</u>
24. Significant amounts of solid waste or litter.	_____	<u>X</u>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	_____	<u>X</u>
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	_____	<u>X</u>
27. Substantial change in existing noise or vibration levels in the vicinity.	_____	<u>X</u>
28. Site on filled land or slope of 10 percent or more.	_____	<u>X</u>



M. PETYU & ASSOC., INC.

17982 SKY PARK CIRCLE SUITE "B"
IRVINE, CALIF. 92614 (949) 250-0272

SURVEYING ENGINEERING MAPPING

LETTER OF TRANSMITTAL

Planning Dept.
To City of Garden Grove
11222 Acacia Parkway
Garden Grove CA 92842

Date May 17, 1999
Project Tent PM 99-142

Attn: Melvin Lee Tract/W.O. No. 06599MP

Gentlemen:

We are forwarding By Mail By Messenger

<u>No. Copies</u>	<u>Description</u>	<u>Sheet No.</u>
<u>2</u>	<u>Title Report for Tent PM 99-142</u>	<u>1-5</u>
<u>25</u>	<u>8 1/2 x 14 Exist. Site Plan for T. PM 99-142</u>	<u>1 of 1</u>

Remarks _____

This material is sent for: Checking Approval
 Your Files Other As you requested

Please sign _____ copies and return to our office.

By: Robert E. Dodas

First American Title Insurance Company

114 East Fifth Street, Santa Ana, California 92701
(P.O. Box 267, Santa Ana, California 92702)
(714) 558-3211

Rec'd. 3/31/99

CONTAINER SUPPLY SALES CO.
12571 WESTERN AVENUE
GARDEN GROVE, CALIFORNIA
ATTN: ROBERT MARONEY

*Requested Doc. B-6
4/10/99 BFP*

YOUR NO. CONTAINER SUPPLY COMPANY, INC.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, THIS 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 BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF THE POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF THE POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

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.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT A 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.

DATED AS OF FEBRUARY 19, 1999 AT 7:30 A.M.



BY MICHAEL C. WILLIAMS - TITLE OFFICER
TELEPHONE NUMBER - (714) 647-4498
FAX NUMBER - (714) 550-7195

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY.

TITLE TO THE ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

CONTAINER SUPPLY COMPANY, INC., A CALIFORNIA CORPORATION.

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1999-2000, A LIEN NOT YET DUE OR PAYABLE.
2. SECOND INSTALLMENT GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1998-1999, NOW A LIEN NOT YET DELINQUENT; AMOUNT \$10,509.06;
CODE AREA: 18028.
A. P. NO.: 215-011-02.
3. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
4. ANY RESTRICTIONS COVERING THE FUTURE USE OF SAID LAND, AS DISCLOSED BY A "STATEMENT FOR A REDEVELOPMENT PROJECT", RECORDED DECEMBER 6, 1976 IN BOOK 11984, PAGE 1027 OF OFFICIAL RECORDS, COVERING THE HEREIN DESCRIBED AND OTHER LAND.

NOTE: AN AMENDMENT OF THE ABOVE INSTRUMENT RECORDED DECEMBER 6, 1976 IN BOOK 14132, PAGE 129 OF OFFICIAL RECORDS.

5. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED APRIL 16, 1979 IN BOOK 13107, PAGE 1511 OF OFFICIAL RECORDS; REFERENCE BEING MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

6. A LIEN FOR THE AMOUNT (NONE SHOWN) IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE OF LIEN FILED BY THE DEPARTMENT OF INDUSTRIAL RELATIONS (STATE OF CALIFORNIA OR THE WORKERS' COMPENSATION APPEALS BOARD, CASE NO. 88-ANA-208-733/208-734/207-999.

DEBTOR: CONTAINER SUPPLY CO., INC. DBA MONARCH WAREHOUSE PARTNERS.
RECORDED: MAY 17, 1990 AS INSTRUMENT NO. 90-265643 OF OFFICIAL RECORDS.

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 106, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

* * * * *

WARNING

"THE MAP ATTACHED HERETO MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED THEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP".

* * * * *

PP
PLATS (CC&R'S, IF ANY) ENCLOSED.

NOTE: WIRING INSTRUCTIONS FOR SUB-ESCROW DEPOSITS ARE AS FOLLOWS:

FIRST AMERICAN TRUST COMPANY	ACCOUNT #15020	ABA #122241255
114 E. FIFTH STREET	ACCOUNT NAME:	FIRST AMERICAN
SANTA ANA, CA 92701		TITLE COMPANY

CREDIT TO FIRST AMERICAN TITLE COMPANY

OR-9933609

TITLE OFFICER - MICHAEL C. WILLIAMS

DISREGARD IF FIRST AMERICAN IS YOUR ESCROW SETTLEMENT AGENT -

CONTACT ESCROW OFFICER FOR WIRING INSTRUCTIONS

NOTICE

SECTION 12413.1 OF THE CALIFORNIA INSURANCE CODE, EFFECTIVE JANUARY 1, 1990, REQUIRES THAT ANY TITLE INSURANCE COMPANY, UNDERWRITTEN TITLE COMPANY, OR CONTROLLED ESCROW COMPANY HANDLING FUNDS IN AN ESCROW OR SUB-ESCROW CAPACITY, WAIT A SPECIFIED NUMBER OF DAYS AFTER DEPOSITING FUNDS, BEFORE RECORDING ANY DOCUMENTS IN CONNECTION WITH THE TRANSACTION OR DISBURSING FUNDS. THIS STATUTE ALLOWS FOR FUNDS DEPOSITED BY WIRE TRANSFER TO BE DISBURSED THE SAME DAY AS DEPOSIT. IN THE CASE OF CASHIER'S CHECKS OR CERTIFIED CHECKS, FUNDS MAY BE DISBURSED THE NEXT DAY AFTER DEPOSIT. IN ORDER TO AVOID UNNECESSARY DELAYS OF THREE TO SEVEN DAYS, OR MORE, PLEASE USE WIRE TRANSFER, CASHIER'S CHECKS, OR CERTIFIED CHECKS WHENEVER POSSIBLE.

IF YOU HAVE ANY QUESTIONS ABOUT THE EFFECT OF THIS NEW LAW, PLEASE CONTACT YOUR LOCAL FIRST AMERICAN OFFICE FOR MORE DETAILS.

NOTICE

IN ACCORDANCE WITH SECTIONS 18662 AND 18668 OF THE REVENUE AND TAXATION CODE, A BUYER MAY BE REQUIRED TO WITHHOLD AN AMOUNT EQUAL TO THREE AND ONE-THIRD PERCENT OF THE SALES PRICE IN THE CASE OF THE DISPOSITION OF CALIFORNIA REAL PROPERTY INTEREST BY EITHER:

1. A SELLER WHO IS AN INDIVIDUAL WITH A LAST KNOWN STREET ADDRESS OUTSIDE OF CALIFORNIA OR WHEN THE DISBURSEMENT INSTRUCTIONS AUTHORIZE THE PROCEEDS BE SENT TO A FINANCIAL INTERMEDIARY OF THE SELLER, OR
2. A CORPORATE SELLER WHICH HAS NO PERMANENT PLACE OF BUSINESS IN CALIFORNIA.

THE BUYER MAY BECOME SUBJECT TO PENALTY FOR FAILURE TO WITHHOLD AN AMOUNT EQUAL TO THE GREATER OF 10 PERCENT OF THE AMOUNT REQUIRED TO BE WITHHELD OR FIVE HUNDRED DOLLARS (\$500).

HOWEVER, NOTWITHSTANDING ANY OTHER PROVISION INCLUDED IN THE CALIFORNIA STATUTES REFERENCED ABOVE, NO BUYER WILL BE REQUIRED TO WITHHOLD ANY AMOUNT OR BE SUBJECT TO PENALTY FOR FAILURE TO WITHHOLD IF:

1. THE SALES PRICE OF THE CALIFORNIA REAL PROPERTY CONVEYED DOES NOT EXCEED ONE HUNDRED THOUSAND DOLLARS (\$100,000), OR
2. THE SELLER EXECUTES A WRITTEN CERTIFICATE, UNDER THE PENALTY OF PERJURY, CERTIFYING THAT THE SELLER IS A RESIDENT OF CALIFORNIA, OR IF A CORPORATION, HAS A PERMANENT PLACE OF BUSINESS IN CALIFORNIA, OR
3. THE SELLER, WHO IS AN INDIVIDUAL, EXECUTES A WRITTEN CERTIFICATE, UNDER THE PENALTY OF PERJURY, THAT THE CALIFORNIA REAL PROPERTY BEING CONVEYED IS THE SELLER'S PRINCIPAL RESIDENCE (AS DEFINED IN SECTION 1034 OF THE INTERNAL REVENUE CODE).

THE SELLER IS SUBJECT TO PENALTY FOR KNOWINGLY FILING A FRAUDULENT CERTIFICATE FOR THE PURPOSE OF AVOIDING THE WITHHOLDING REQUIREMENT.

THE CALIFORNIA STATUTES REFERENCED ABOVE INCLUDE PROVISIONS WHICH AUTHORIZE THE FRANCHISE TAX BOARD TO GRANT REDUCED WITHHOLDING AND WAIVERS FROM WITHHOLDING ON A CASE-BY-CASE BASIS.

THE PARTIES TO THIS TRANSACTION SHOULD SEEK AN ATTORNEY'S, ACCOUNTANT'S, OR OTHER TAX SPECIALIST'S OPINION CONCERNING THE EFFECT OF THIS LAW ON THIS TRANSACTION AND SHOULD NOT ACT ON ANY STATEMENTS MADE OR OMITTED BY THE ESCROW OR CLOSING OFFICER.

First American Title Insurance Company

114 East Fifth Street, Santa Ana, California 92701
(P.O. Box 267, Santa Ana, California 92702)
(714) 558-3211

Rec'd. 3/31/99

CONTAINER SUPPLY SALES CO.
12571 WESTERN AVENUE
GARDEN GROVE, CALIFORNIA
ATTN: ROBERT MARONEY

*Requested Doc. 3-6
3/24/99 BPP*

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DATED AS OF **FEBRUARY 19, 1999** AT 7:30 A.M.



BY MICHAEL C. WILLIAMS - TITLE OFFICER
TELEPHONE NUMBER - (714) 647-4498
FAX NUMBER - (714) 550-7195

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THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1999-2000, A LIEN NOT YET DUE OR PAYABLE.
2. SECOND INSTALLMENT GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1998-1999, NOW A LIEN NOT YET DELINQUENT; AMOUNT \$10,509.06;
CODE AREA: 18028.
A. P. NO.: 215-011-02.
3. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
4. ANY RESTRICTIONS COVERING THE FUTURE USE OF SAID LAND, AS DISCLOSED BY A "STATEMENT FOR A REDEVELOPMENT PROJECT", RECORDED DECEMBER 6, 1976 IN BOOK 11984, PAGE 1027 OF OFFICIAL RECORDS, COVERING THE HEREIN DESCRIBED AND OTHER LAND.

NOTE: AN AMENDMENT OF THE ABOVE INSTRUMENT RECORDED DECEMBER 6, 1976 IN BOOK 14132, PAGE 129 OF OFFICIAL RECORDS.

5. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED APRIL 16, 1979 IN BOOK 13107, PAGE 1511 OF OFFICIAL RECORDS; REFERENCE BEING MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.
6. A LIEN FOR THE AMOUNT (NONE SHOWN) IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE OF LIEN FILED BY THE DEPARTMENT OF INDUSTRIAL RELATIONS (STATE OF CALIFORNIA OR THE WORKERS' COMPENSATION APPEALS BOARD, CASE NO. 88-ANA-208-733/208-734/207-999.
DEBTOR: CONTAINER SUPPLY CO., INC. DBA MONARCH WAREHOUSE PARTNERS.
RECORDED: MAY 17, 1990 AS INSTRUMENT NO. 90-265643 OF OFFICIAL RECORDS.

OR-9933609

TITLE OFFICER - WILLIAMS

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 106, PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

* * * * *

WARNING

"THE MAP ATTACHED HERETO MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED THEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP".

* * * * *

PP
PLATS (CC&R'S, IF ANY) ENCLOSED.

NOTE: WIRING INSTRUCTIONS FOR SUB-ESCROW DEPOSITS ARE AS FOLLOWS:

FIRST AMERICAN TRUST COMPANY	ACCOUNT #15020	ABA #122241255
114 E. FIFTH STREET	ACCOUNT NAME:	FIRST AMERICAN
SANTA ANA, CA 92701		TITLE COMPANY

CREDIT TO FIRST AMERICAN TITLE COMPANY

OR-9933609

TITLE OFFICER - MICHAEL C. WILLIAMS

DISREGARD IF FIRST AMERICAN IS YOUR ESCROW SETTLEMENT AGENT --

CONTACT ESCROW OFFICER FOR WIRING INSTRUCTIONS

NOTICE

SECTION 12413.1 OF THE CALIFORNIA INSURANCE CODE, EFFECTIVE JANUARY 1, 1990, REQUIRES THAT ANY TITLE INSURANCE COMPANY, UNDERWRITTEN TITLE COMPANY, OR CONTROLLED ESCROW COMPANY HANDLING FUNDS IN AN ESCROW OR SUB-ESCROW CAPACITY, WAIT A SPECIFIED NUMBER OF DAYS AFTER DEPOSITING FUNDS, BEFORE RECORDING ANY DOCUMENTS IN CONNECTION WITH THE TRANSACTION OR DISBURSING FUNDS. THIS STATUTE ALLOWS FOR FUNDS DEPOSITED BY WIRE TRANSFER TO BE DISBURSED THE SAME DAY AS DEPOSIT. IN THE CASE OF CASHIER'S CHECKS OR CERTIFIED CHECKS, FUNDS MAY BE DISBURSED THE NEXT DAY AFTER DEPOSIT. IN ORDER TO AVOID UNNECESSARY DELAYS OF THREE TO SEVEN DAYS, OR MORE, PLEASE USE WIRE TRANSFER, CASHIER'S CHECKS, OR CERTIFIED CHECKS WHENEVER POSSIBLE.

IF YOU HAVE ANY QUESTIONS ABOUT THE EFFECT OF THIS NEW LAW, PLEASE CONTACT YOUR LOCAL FIRST AMERICAN OFFICE FOR MORE DETAILS.

NOTICE

IN ACCORDANCE WITH SECTIONS 18662 AND 18668 OF THE REVENUE AND TAXATION CODE, A BUYER MAY BE REQUIRED TO WITHHOLD AN AMOUNT EQUAL TO THREE AND ONE-THIRD PERCENT OF THE SALES PRICE IN THE CASE OF THE DISPOSITION OF CALIFORNIA REAL PROPERTY INTEREST BY EITHER:

1. A SELLER WHO IS AN INDIVIDUAL WITH A LAST KNOWN STREET ADDRESS OUTSIDE OF CALIFORNIA OR WHEN THE DISBURSEMENT INSTRUCTIONS AUTHORIZE THE PROCEEDS BE SENT TO A FINANCIAL INTERMEDIARY OF THE SELLER, OR
2. A CORPORATE SELLER WHICH HAS NO PERMANENT PLACE OF BUSINESS IN CALIFORNIA.

THE BUYER MAY BECOME SUBJECT TO PENALTY FOR FAILURE TO WITHHOLD AN AMOUNT EQUAL TO THE GREATER OF 10 PERCENT OF THE AMOUNT REQUIRED TO BE WITHHELD OR FIVE HUNDRED DOLLARS (\$500).

HOWEVER, NOTWITHSTANDING ANY OTHER PROVISION INCLUDED IN THE CALIFORNIA STATUTES REFERENCED ABOVE, NO BUYER WILL BE REQUIRED TO WITHHOLD ANY AMOUNT OR BE SUBJECT TO PENALTY FOR FAILURE TO WITHHOLD IF:

1. THE SALES PRICE OF THE CALIFORNIA REAL PROPERTY CONVEYED DOES NOT EXCEED ONE HUNDRED THOUSAND DOLLARS (\$100,000), OR
2. THE SELLER EXECUTES A WRITTEN CERTIFICATE, UNDER THE PENALTY OF PERJURY, CERTIFYING THAT THE SELLER IS A RESIDENT OF CALIFORNIA, OR IF A CORPORATION, HAS A PERMANENT PLACE OF BUSINESS IN CALIFORNIA, OR
3. THE SELLER, WHO IS AN INDIVIDUAL, EXECUTES A WRITTEN CERTIFICATE, UNDER THE PENALTY OF PERJURY, THAT THE CALIFORNIA REAL PROPERTY BEING CONVEYED IS THE SELLER'S PRINCIPAL RESIDENCE (AS DEFINED IN SECTION 1034 OF THE INTERNAL REVENUE CODE).

THE SELLER IS SUBJECT TO PENALTY FOR KNOWINGLY FILING A FRAUDULENT CERTIFICATE FOR THE PURPOSE OF AVOIDING THE WITHHOLDING REQUIREMENT.

THE CALIFORNIA STATUTES REFERENCED ABOVE INCLUDE PROVISIONS WHICH AUTHORIZE THE FRANCHISE TAX BOARD TO GRANT REDUCED WITHHOLDING AND WAIVERS FROM WITHHOLDING ON A CASE-BY-CASE BASIS.

THE PARTIES TO THIS TRANSACTION SHOULD SEEK AN ATTORNEY'S, ACCOUNTANT'S, OR OTHER TAX SPECIALIST'S OPINION CONCERNING THE EFFECT OF THIS LAW ON THIS TRANSACTION AND SHOULD NOT ACT ON ANY STATEMENTS MADE OR OMITTED BY THE ESCROW OR CLOSING OFFICER.



RECEIPT

DATE MAY 5 19 79 No. 93549

RECEIVED FROM CONTAINER SUPPLY CO. INC

ADDRESS PO BOX 5367 G.G., CA 92646

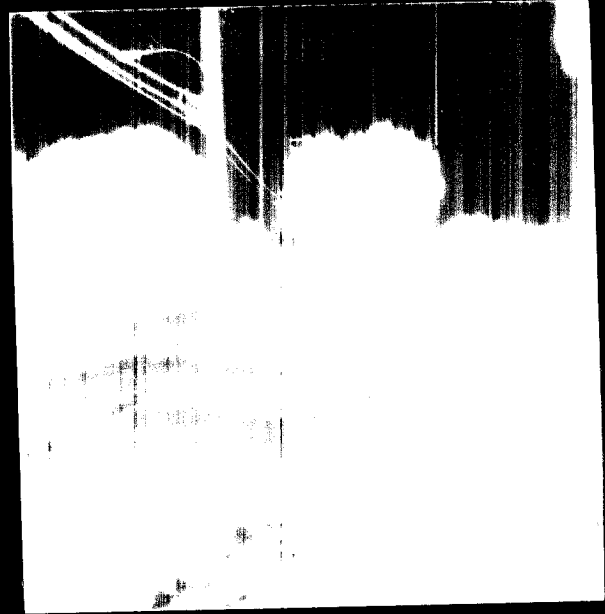
THE SUM OF NINE HUNDRED NINETY FIVE DOLLARS 995.00

FOR TENT. PANCEL MAN, NOTICE OF EJECTMENT

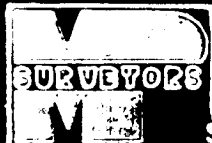
THIS RECEIPT IS VALID ONLY IF THE OPERATOR'S LICENSE IS VALID AND THE OPERATOR'S LICENSE IS VALID IN THE AMOUNT OF \$995.00

CASH	MONEY ORDER	CHECK	VALIDATION
		<u>995.00</u>	
GENERAL LEDGER NO. <u>111-32117-8920</u>			CITY OF GARDEN GROVE, CALIF.
ACCOUNT NUMBER <u>111-32150-875</u>			<u>CD</u> DEPARTMENT

FORM NO. 142-1-62



7-7 SEC Lampson & Industry, looking east



M. PETYO & ASSOC., INC.
 17982 SKY PARK CIRCLE SUITE B
 IRVINE, CALIF. 92614 (949) 250-0272

SURVEYING ENGINEERING MAPPING

LETTER OF TRANSMITTAL

To City of Garden Grove Date May 5, 1999
 Project Tentative Parcel Map
No 99-142
 Attn: Planning Dept Tract/W.O. No. 06599IMP

Gentlemen:

We are forwarding By Mail By Messenger

No. Copies	Description	Sheet No.
<u>25</u>	<u>Blue Prints 18"x26" Tent P.M. 99-142</u>	<u>1 of 1</u>
<u>1</u>	<u>Check in the amount of \$995⁰⁰</u>	<u>1 of 1</u>
	<u>(900 + 20 + 75 = 995)</u>	
<u>1</u>	<u>Application form</u>	<u>1 of 1</u>
<u>1</u>	<u>EIR form</u>	<u>1, 2, 3</u>

Remarks _____

This material is sent for Checking Approval
 Your Files Other _____

Please sign _____ copies and return to our office.

By Robert E. Podes