



CITY OF GARDEN GROVE

August 28, 2017

First American Title Company
Attn: John R. Knapper
4 First American Way
Santa Ana, CA 92707

SUBJECT: VERIFICATION FOR EXPIRATION OF VARIANCE NO. V-136-93, APPROVED FOR A PROPERTY LOCATED AT 13731 HARBOR BOULEVARD, ASSESSOR'S PARCEL NO. 100-130-52, IN GARDEN GROVE, CA.

Dear Mr. Knapper,

Thank you for your recent inquiry regarding a request to remove a recorded covenant of a variance approval relating to a proposed monument sign, at the above-mentioned property. Staff has reviewed your request submitted on August 24, 2017, and provides the following information:

The subject property is located at 13731 Harbor Boulevard, Assessor's Parcel No. 100-130-52, in Garden Grove, CA.

In July of 1993, the City approved Variance No. V-136-93 (through Resolution No. 4357), which allowed the construction of a new V-shaped monument sign, in the required front yard setback, that exceeds the maximum permitted height and size allowed by the sign requirements of the Municipal Code. In Resolution No. 4357, Condition A states, "All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission." On August 12, 1993, a covenant was recorded as required by Condition A.

Subsequently, on August 16, 1993, building permit no. 19875 was issued by the City to allow the construction of the approved V-shaped monument sign, as approved under Variance No. V-136-93, at the northeast corner of the subject

Steven R. Jones
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Mayor Pro Tem - District 4

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Council Member - District 2

Thu-Ha Nguyen
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Stephanie Klopfenstein
Council Member - District 5

Kim Bernice Nguyen
Council Member - District 6

13731 Harbor Boulevard – August 28, 2017

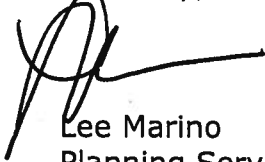
property. However, construction of the monument sign never commenced, and building permit no. 19875 expired. As of today, the V-shaped monument sign was never built and does not exist on the property.

Pursuant to the Garden Grove Municipal Code, any discretionary land use entitlement becomes null and void if not exercised within one (1) year, or such longer time specified in the resolution approving the entitlement. Since the property owner never acted on the variance approval and constructed the sign, the City considers Variance No. V-136-93 to have expired and to be of no force and effect. Therefore, the City will consent to the recorded covenant relating to V-136-93, and as required under Condition A of Resolution No. 4857, being removed from title, provided the current property owner(s) first execute a written acknowledgment prepared by the City to this effect.

If you require the City to execute any additional document to facilitate removal of the covenant from title, please prepare and provide the necessary form for the City's review.

If you have any further questions regarding this matter, please contact Chris Chung in the City's Planning Services Division at (714) 741-5312.

Sincerely,

A handwritten signature in black ink, appearing to be 'Lee Marino', with a long horizontal stroke extending to the right.

Lee Marino
Planning Services Manager