

RESOLUTION NO. 5953-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE TRACT NO. 11072 (A ONE LOT SUBDIVISION) LOCATED ON THE SOUTHWEST CORNER OF VALLEY VIEW STREET AND TIFFANY AVENUE

WHEREAS, Tentative Tract No. 11072 proposes to subdivide approximately 41,425 square foot (.951 acre) parcel in the Office-Professional zone, located on the southwest corner of Valley View Street and Tiffany Avenue, as set forth in Site Plan Amendment No. SPA-139-76; and

WHEREAS, pursuant to Administrative Action No. 386, the Zoning Administrator recommended approval on May 20, 1980; and

WHEREAS, the City Council gave due and careful consideration to the proposal on June 10, 1980;

NOW, THEREFORE, BE IT RESOLVED that Tentative Tract No. 11072 is hereby approved pursuant to Administrative Action No. 386, a copy of which is attached hereto and incorporated herein with the same force and effect as if set forth in full.

ADOPTED this 24th day of June, 1980.

ATTEST:

*Jeri Louise Stately*  
CITY CLERK

*Jonathan H. Cannon*  
MAYOR

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

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 24th day of June, 1980, by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, HOLLAND, KRIEGER,  
WILLIAMS, CANNON  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

*Jeri Louise Stately*  
CITY CLERK



GARDEN GROVE ZONING ADMINISTRATOR  
ADMINISTRATIVE ACTION NO. 368

APPLICANT: STAN SMOLIN  
LOCATION: SOUTHWEST CORNER OF VALLEY VIEW STREET AND TIFFANY AVENUE  
CASE NO.: TT-11072  
DATE: MAY 20, 1980

This is a request to subdivide a 46,500 square foot parcel with three (3) existing office buildings. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report pursuant to the California Environmental Quality Act of 1970.

The applicant is requesting approval of a Tentative Tract Map to subdivide the existing office structures into condominium office structures. The subject request is in accordance with the Garden Grove Municipal Code Section 9100, Subdivisions. The Planning Commission approved the Site Plan for the subject building in June of 1976. The City Council approved the Site Plan on July 13, 1976. The subject request does meet all applicable Code requirements. The subject site is developed to its full potential including the office buildings, mature landscaping and approved parking lots. The one requirement that must be complied with would be the repair of the trash enclosure now located on the site. Other than the trash enclosure, the request does appear to meet all applicable Code requirements.

In consideration of the evidence submitted and after a review of the criteria established for the review of Tentative Tract Maps, it is hereby recommended that the City Council approve Tentative Tract No. TT-11072 subject to the following conditions:

1. The trash enclosure is to be repaired.

2. A reciprocal maintenance agreement or bylaws of the condominium association providing for permanent maintenance of the grounds, drives, and building exteriors, trash pick-up services shall be submitted to the City Attorney along with C.C. & R's for approval and shall be recorded.
3. The association shall be responsible for the proper maintenance and condition of all fire and life safety equipment on common area. Any condition causing problems of a fire or life safety nature shall be the responsibility of the association.
4. Recordation of the final map.
5. All applicable state and municipal code requirements are to be met.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

9175C/285A