

APPLICATION CHECK LIST

Application No. TT 1072 For Meeting of _____ Final Action With: No. Act.

Applicant: STAN SMOLIN Owner: SAME

Address: 12777 VALLEY VIEW ST. STE. #111

Phone Number: 892-6605 GG, CA 92045

Request: A one lot subdivision for condominium purposes on an approximately 46,500 sq foot parcel with three (3) existing office buildings.

The City of SD has prepared a Neg Dec. eliminating the requirement of an EIR pursuant to Calif. Environmental Quality Act of 1970

Current Zoning OP General Plan Des.: OP

Located At S/W CORNER VALLEY VIEW + TIFFANY Present Use Offices

Address of Site 12777 V.V. A.P. NO(S) _____

Date Filed 3-17-80 Analyst C. Baranger

Following information to be documented as work is completed: (Please initial)

- | | | |
|-----------|-----------|---------------------------------------|
| <u> </u> | Analyst | File prepared |
| <u> </u> | <u> </u> | Plans folded & identified |
| <u> </u> | <u> </u> | Case entered on board & map |
| <u> </u> | <u> </u> | Case resumes distributed |
| <u> </u> | <u> </u> | Public hearing notice-newspaper |
| <u> </u> | <u> </u> | Notice to property owners within 300' |
| <u> </u> | <u> </u> | Neg. Declaration typed |
| <u> </u> | <u> </u> | Staff Report written |
| <u> </u> | <u> </u> | Letter to applicant |
| <u> </u> | <u> </u> | Fee Letter |
| <u> </u> | <u> </u> | Hearing |
| <u> </u> | <u> </u> | Written Decision (action) in file |
| <u> </u> | <u> </u> | Minutes of hearing(s) in file |
| <u> </u> | <u> </u> | Appeal |
| <u> </u> | <u> </u> | Notice of Determination |
| <u> </u> | <u> </u> | Purge File |

SPA 139-76

Final Action: _____ Other Actions: _____ Modifications: _____

Date: _____ Date: _____ Date: _____

RECEIVED

JUL 1 1980

Dept. of Community Development

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.

/s/ JONATHAN H. CANNON
MAYOR

ATTEST:

/s/ JERI LOUISE STATELY
CITY CLERK

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

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly 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

/s/ JERI LOUISE STATELY
CITY CLERK



GARDEN GROVE

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

Tentative Tract No. 11072 (F:103)

TENTATIVE TRACT NO. 11072 (F: 103)

Tentative Tract No. 11072, Stan Smolin, requesting consideration of a one (1) lot subdivision for a commercial condominium located on the southwest corner of Valley View Street and Tiffany Avenue.

The Zoning Administrator, pursuant to Administrative Action No. 368, recommended approval of Tentative Tract No. 11072 on May 20, 1980. The development plan for the tract was approved as SPA-139-76 by the Planning Commission on June 10, 1976, and by the City Council on July 13, 1976.

Councilman Krieger moved, seconded by Councilman Williams, that Tentative Tract No. 11072 be and hereby is approved pursuant to Administrative Action No. 368 of the Zoning Administrator, and Staff be directed to prepare appropriate Council Resolution of approval. Said motion carried by the following vote:

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

City Council Minutes 6/24/80

Resolution No. 5953-80 (F:103)

RESOLUTION NO. 5953-80 (F:103)

Councilman Krieger moved, seconded by Councilman Williams, that full reading of Resolution No. 5953-80 be waived, and said Resolution entitled 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, be and hereby is adopted. Upon the following vote:

A YES: COUNCIL MEMBERS: (5) DINSEN, HOLLAND, KRIEGER,
WILLIAMS, CANNON
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE

said Resolution No. 5953-80 was declared adopted.

716

Delbert L. Powers

City Manager

HOME & COMMUNITY DEVELOPMENT
PROGRAM: CONSIDERATION OF A
REQUESTED TENTATIVE TRACT APPROVAL
NO. 11702, SOUTHWEST CORNER VALLEY VIEW
STREET AND TIFFANY AVENUE

Michael J. Le Blanc

Community Development

May 28, 1980

The attached materials contain all relevant documentation regarding consideration of a requested Tentative Tract Approval No. 11702. The applicant, Stan Smolin, is requesting approval of a one lot subdivision for a commercial condominium on a 41,425 square foot (.951 acre) parcel in the Office-Professional zone.

The development plan for the tract was approved as SPA-139-76 by the Planning Commission on June 10, 1976. The City Council approved the plan on July 13, 1976. The Zoning Administrator recommended approval of the Tentative Map on May 20, 1980 by Administrative Action No. 368. Staff has reviewed the request as it relates to the State Subdivision Map Act and the Garden Grove Municipal Code. The tract appears to comply with the above codes.

It is now in order for the City Council to consider the request. Council action on the request is final.

MICHAEL J. LE BLANC
Director of Community Development

By: WILLIAM H. CLAIRE, III, AICP
Planning Division Manager

Attachments: Area Map
Tract Map
Site Plan, Floor Plan and Elevations of SPA-139-76
Planning Commission Resolution No. 2855
Zoning Administrator Administrative Action No. 368
City Council Resolution No. 5096-76

CITY OF GARDEN GROVE

TO: Community Development DATE 6/11/80 196

SUBJECT: TT11072

- FOR YOUR APPROVAL/SIGNATURE
- AS YOU REQUESTED
- PLEASE RETURN/HANDLE
- PLEASE ACKNOWLEDGE

REFERENCE:

The City Council at their meeting of June 10, 1980 approved Tentative Tract No. 11072. We will target the meeting of June 24, 1980 for the resolution/

RECEIVED

JUN 13 1980

Dept. of Community Development

FROM Jeri

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City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

*Approved
6/10*

To:	Delbert L. Powers	From:	Michael J. Le Blanc
Dept:	City Manager	Dept:	Community Development
Subject:	HOME & COMMUNITY DEVELOPMENT PROGRAM: CONSIDERATION OF A REQUESTED TENTATIVE TRACT APPROVAL NO. 11072 SOUTHWEST CORNER VALLEY VIEW STREET AND TIFFANY AVENUE		
		Date:	May 28, 1980

The attached materials contain all relevant documentation regarding consideration of a requested Tentative Tract Approval No. 11072. The applicant, Stan Smolin, is requesting approval of a one lot subdivision for a commercial condominium on a 41,425 square foot (.951 acre) parcel in the Office-Professional zone.

The development plan for the tract was approved as SPA-139-76 by the Planning Commission on June 10, 1976. The City Council approved the plan on July 13, 1976. The Zoning Administrator recommended approval of the Tentative Map on May 20, 1980 by Administrative Action No. 368. Staff has reviewed the request as it relates to the State Subdivision Map Act and the Garden Grove Municipal Code. The tract appears to comply with the above codes.

It is now in order for the City Council to consider the request. Council action on the request is final.

ML
MICHAEL J. LE BLANC
Director of Community Development

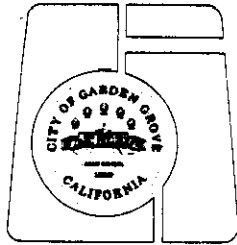
William H. Claire III
By: WILLIAM H. CLAIRE, III, AICP
Planning Division Manager

Attachments: Area Map
Tract Map
Site Plan, Floor Plan and Elevations of SPA-139-76
Planning Commission Resolution No. 2855
Zoning Administrator Administrative Action No. 368
City Council Resolution No. 5096-76

RECOMMENDED FOR APPROVAL:

9482C

Delbert L. Powers
Delbert L. Powers
Acting City Manager



GARDEN GROVE

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

RESOLUTION NO. 5090-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-139-76, THE REZONING OF A PARCEL OF LAND LOCATED AT THE SOUTHWEST CORNER OF VALLEY VIEW AND TIFFANY AT 12771 VALLEY VIEW STREET, PARCEL NO. 217-024-48

WHEREAS, subject case, initiated by Stan Smolin, requests rezoning of an approximately 41,427 square foot parcel in the R-1 (One-Family Residential) zone to the OP (Office Professional) zone and site plan approval for construction of a two-story 13,250 square foot office-professional building at the southwest corner of Valley View and Tiffany at 12771 Valley View Street; and

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

WHEREAS, pursuant to Resolution No. 2855, the City Planning Commission recommended approval of SPA-139-76 on June 10, 1976; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on July 6, 1976, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Site Plan Amendment No. SPA-139-76 is hereby approved, pursuant to facts and reasons stated in Planning Commission Resolution No. 2855, copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

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

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

ADOPTED this 13th day of July, 1976.

/s/ I. TILMAN WILLIAMS
MAYOR
CITY OF GARDEN GROVE
STATE OF CALIFORNIA

ATTEST:

/s/ JERI LOUISE WILSON
CITY CLERK
CITY OF GARDEN GROVE
STATE OF CALIFORNIA

RESOLUTION NO. 2855

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING APPROVAL OF SITE PLAN AMENDMENT NO. SPA-139-76

WHEREAS, in the matter of Site Plan Amendment No. SPA-139-76, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Stan Smolin, as applicant.
2. The applicant is requesting rezoning of an approximately 41,427 square foot parcel in the R-1 (One Family Residential) zone to the OP (Office Professional) zone and site plan approval for the construction of a two-story 13,250 square foot office professional building on property located on the southwest corner of Valley View and Tiffany at 12771 Valley View Street.
3. The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.
4. The subject property is zoned R-1 and is unimproved.
5. Existing land use and zoning in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered and report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on June 10, 1976, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of June 10, 1976; and

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

1. The proposed project is in keeping with the spirit and intent of the Municipal Code in that the rezoning to OP will serve to implement the Land Use Element of the General Plan.
2. The proposed office building is similar in design and character to existing developments in the immediate area and meets or exceeds Municipal Code requirements for design as per Section 9219.7; and

WHEREAS, the Planning Commission does conclude:

1. Subject site plan amendment does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9219.7 and 9220.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. All lighting structures shall be placed so as to confine direct rays to the subject property.
- B. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, the Garden Grove Freeway and surrounding properties.
- C. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.

RESOLUTION 2855
SPA-139-76

D. An undergrounded marbelita street light shall be installed on Tiffany Avenue by the developer prior to utility release.

E. A revised plot plan shall be submitted for Zoning Administrator's approval prior to issuance of building permits which indicates ingress, egress, parking and landscaping, as agreed upon by the applicant and the Midway City Sanitary District.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend approval of SPA-139-76, subject to the conditions stated above, and does further recommend to the City Council rezoning to the OP zone, as indicated on the maps attached hereto and made a part hereof.

ADOPTED this 10th day of June, 1976.

/s/ FRAN JENNINGS
VICE CHAIRMAN

I HEREBY
I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on June 10, 1976, and carried by the following vote, to wit:

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

/s/ FLORENCE T. DAVIS
SECRETARY OF THE PLANNING COMMISSION

AREA: 10,000 SQ. FT. AREA: 10,000 SQ. FT.
 TOTAL AREA: 20,000 SQ. FT.
 LOT AREA: 10,000 SQ. FT.
 TOTAL LOT AREA: 20,000 SQ. FT.
 TOTAL LOT AREA: 20,000 SQ. FT.

valley street

parking for 600 cars

valley view st.

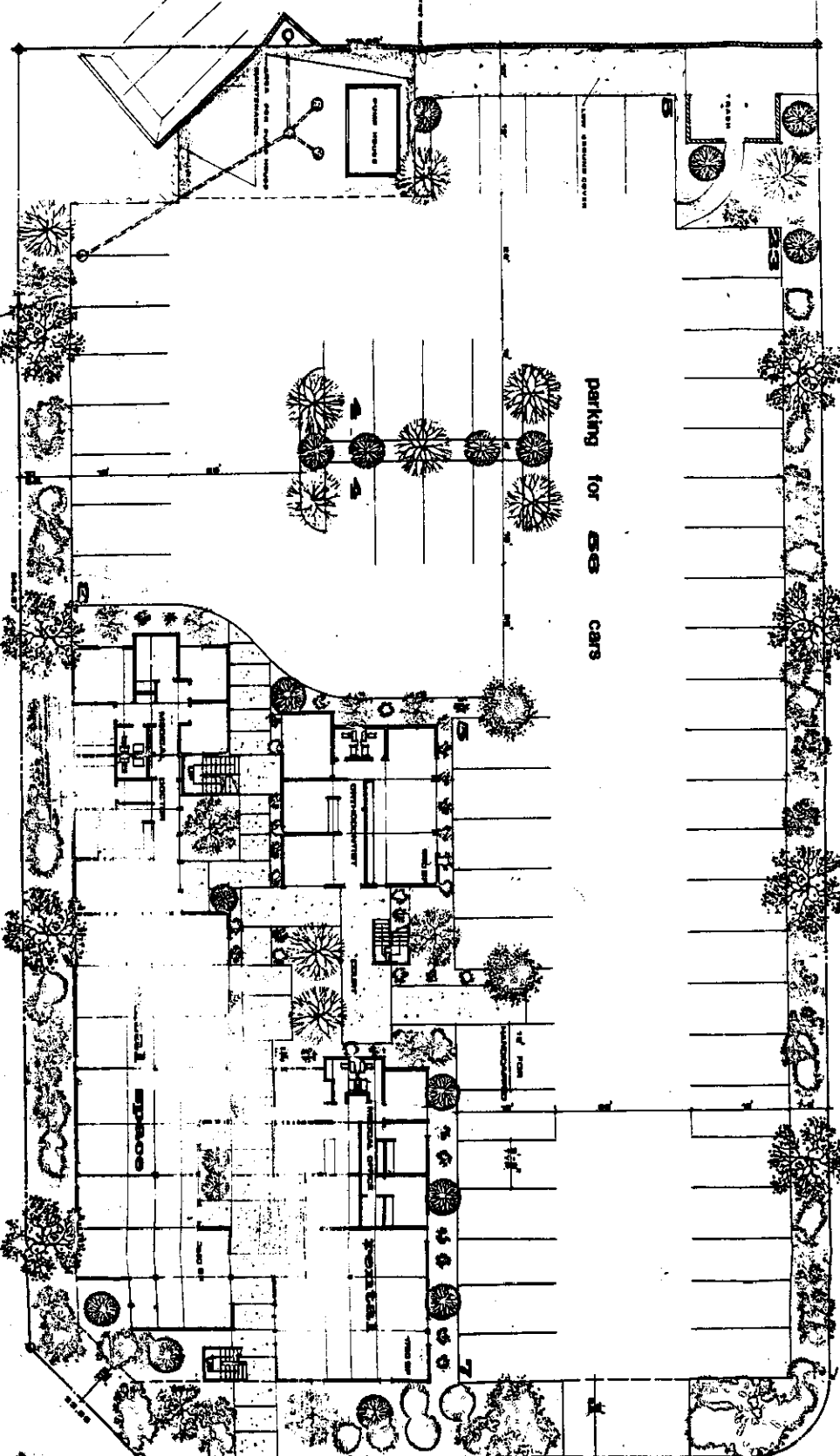
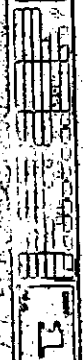
Plot 1st floor plan

REVISIONS
 5/24-12/76
 OFFICIAL COPY

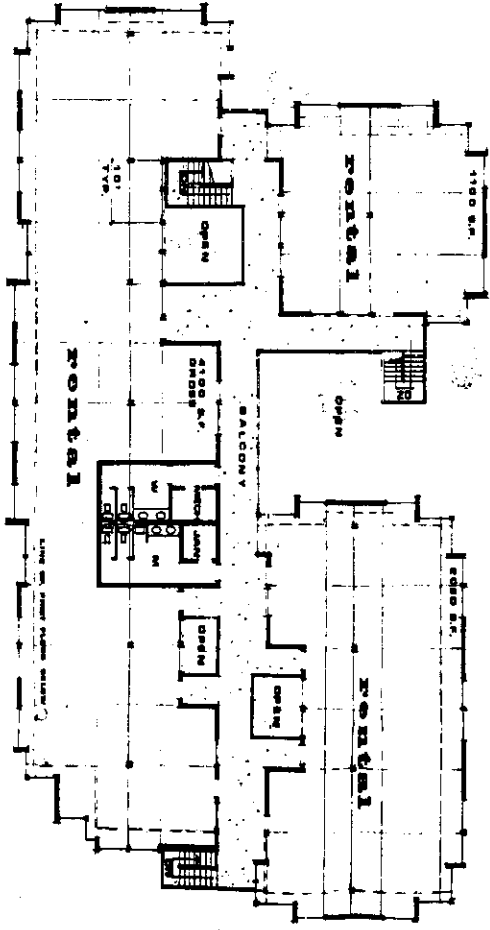
JOHN E. VALLS
 ARCHITECTS

AND ASSOCIATES ARCHITECTS
 2000 GARDEN AVENUE, SUITE 1000, SAN ANTONIO, TEXAS 78213
 TEL: 512-343-1100

PROFESSIONAL CENTER

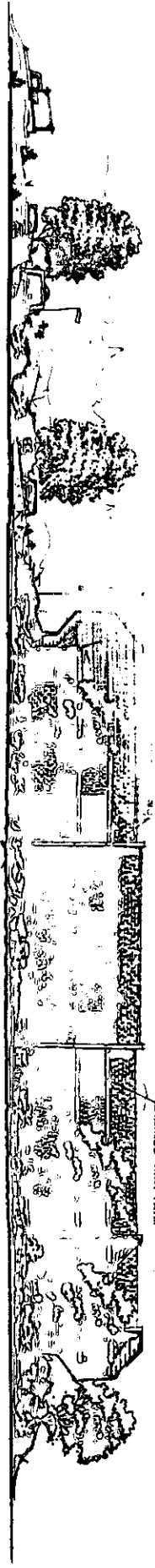


STAIRWAY



second floor plan

1/8" = 1'-0"



valley view st. elevation

1/8" = 1'-0"

OFFICIAL COPY

JOHN E. WELLS
ARCHITECTURE



and ASSOCIATES - ARCHITECTS AIA
2000
1000
1000
1000

TIFFANY VIEW MEDICAL & PROFESSIONAL CENTER
1000
1000
1000
1000

DATE	BY	REVISION

Case file

NOTICE OF DETERMINATION

TO: Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, CA 95814

FROM: The City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640


Clerk of the Board
County of Orange, P.O. Box 687
Santa Ana, CA 92702

SUBJECT: Filing of Notice of Determination in compliance with Section 21108
or 21152 of the Public Resources Code

Project Title Tentative Tract No. 11072	
State Clearinghouse Number (if submitted to State Clearinghouse)	
Contact Person D. Butterfield	Telephone Number 638-6831
Project Location Valley View Street between Tiffany and Marietta Avenues	
Project Description Commercial Condominium Conversion.	

This is to advise that the City of Garden Grove
has made the following determinations regarding the above described project:

1. The project has been approved disapproved by the Lead Agency.
2. The project will will not have a significant effect on the environment.
3. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.


Michael J. Le Blanc, Chairman
Planning Coordinating Committee

Date 5-21-80

NEGATIVE DECLARATION

Project Title Tentative Tract No. 11072

Project Location Valley View Street between Tiffany Avenue and Marietta Avenue

Project Description Commercial Condominium Conversion

Applicant/Address/Phone No. Olson Associates, 19600 Fairchild Road, Suite 230,
Irvine, CA 92713 714/851-9444

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation measures, if any, included in this project to avoid potentially significant environmental effects, are as follows:

None.

Approved By:


Chairman, Planning Coordinating Committee

April 16, 1980
Date

INITIAL STUDY OF ENVIRONMENTAL EFFECTS
 CITY OF GARDEN GROVE, CALIFORNIA

NEG. DEC.
 4-16-80

Project Title Tentative Tract No. 11072

Project Location Valley View Street, Between Tiffany Avenue and Marietta Avenue

Project Description Commercial Condominium Conversion

Applicant/Address/Phone No. 1277 Valley View Street, Suite 111

Garden Grove, CA 92645 (714) 892-6605

<u>Environmental Effects</u>	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	_____	<u>X</u>
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	_____	<u>X</u>
3. Is the project within a 100-year flood plain?	_____	_____	<u>X</u>
4. Is the project to be located in an area frequently impacted by high noise levels?	_____	<u>X</u>	_____
5. Is the project to be located in an area with a high ambient level of air pollution?	_____	<u>X</u>	_____
6. Will any mature trees be removed or relocated as a result of the project?	_____	<u>X</u>	_____
7. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	_____	<u>X</u>	_____
8. Will the project involve the burning of any material, including brush, trees, and construction material?	_____	<u>X</u>	_____
9. Will the project create dust, fumes, smoke or odors?	_____	<u>X</u>	_____
10. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	_____	<u>X</u>	_____
11. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
12. Would the project affect wind conditions or other weather conditions in the project area?	_____	<u>X</u>	_____
13. Will heat or glare be emitted from the project that would annoy neighboring residents?	_____	<u>X</u>	_____
14. Would the project affect the amount of sunlight falling on adjacent properties?	_____	<u>X</u>	_____
15. Will the project involve the application, use, or disposal of potentially hazardous materials, including explosives, pesticides, herbicides, other toxic substances or radioactive material?	_____	<u>X</u>	_____
16. Is the proposed project expected to result in changes in land use, either on or off the project site?	_____	<u>X</u>	_____
17. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas?	_____	<u>X</u>	_____
18. Will the project result in the introduction of activities not presently found within the neighborhood?	_____	<u>X</u>	_____
19. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____
20. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	<u>X</u>	_____
21. Will the project require the extension or enlargement of existing public utility lines?	_____	<u>X</u>	_____
22. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
23. Could the project disrupt or divide an established community or disrupt orderly, planned development, or is it inconsistent with plans and goals that have been adopted by the City?	_____	<u>X</u>	_____
24. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses?	_____	<u>X</u>	_____
25. Would the project require the relocation of people or business in order to clear the construction site?	_____	<u>X</u>	_____
26. Would the project site involve the disturbance of a known historical or archeological site?	_____	<u>X</u>	_____
27. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and or School District, etc.)?	_____	<u>X</u>	_____
28. Could the project generate a controversy?	_____	<u>X</u>	_____

Alternatives and Mitigating Measures

1. What adverse impacts are evident that cannot be avoided?

NONE

2. What adverse impacts are evident that can be avoided?

NONE

3. Are there mitigation measures included in the project design to avoid these impacts? If yes, what are they? If no, why aren't they included?

NONE

4. What, if any, feasible and less environmentally offensive alternatives to the project, including major design, use, and locational alternatives, meet the project objectives? (Include those that have been considered by the applicant and/or by staff, and make a brief statement as to why they were not selected.)

NONE

Summary

Describe in short, concise manner, the overall total impact of the proposed project, including both positive and negative effects:

There will be no impact at all by this project since it is only a Commercial Condominium Conversion with all the tenants staying the same.

Prepared by Olson Associates

Date 3/16/80

Mailing Address Olson Associates

19600 Fairchild Road, Suite 230

Irvine, CA 92713
City State Zip Code

Telephone Number (714) 851-9444
Area Code

Delbert L. Powers

City Manager

HOME & COMMUNITY DEVELOPMENT
PROGRAM: CONSIDERATION OF A
REQUESTED TENTATIVE TRACT APPROVAL
NO. 11702, SOUTHWEST CORNER VALLEY VIEW
STREET AND TIFFANY AVENUE

Michael J. Le Blanc

Community Development

May 28, 1980

The attached materials contain all relevant documentation regarding consideration of a requested Tentative Tract Approval No. 11702. The applicant, Stan Smolin, is requesting approval of a one lot subdivision for a commercial condominium on a 41,425 square foot (.951 acre) parcel in the Office-Professional zone.

The development plan for the tract was approved as SPA-139-76 by the Planning Commission on June 10, 1976. The City Council approved the plan on July 13, 1976. The Zoning Administrator recommended approval of the Tentative Map on May 20, 1980 by Administrative Action No. 368. Staff has reviewed the request as it relates to the State Subdivision Map Act and the Garden Grove Municipal Code. The tract appears to comply with the above codes.

It is now in order for the City Council to consider the request. Council action on the request is final.

MICHAEL J. LE BLANC
Director of Community Development

By: WILLIAM H. CLAIRE, III, AICP
Planning Division Manager

Attachments: Area Map
Tract Map
Site Plan, Floor Plan and Elevations of SPA-139-76
Planning Commission Resolution No. 2855
Zoning Administrator Administrative Action No. 368
City Council Resolution No. 5096-76



LETTER OF TRANSMITTAL

TO: City of Garden Grove
11391 Arancia Parkway
Garden Grove, Ca. 92640
ATTN: Don Butterfield

DATE: Mar. 14, 1980
JOB NO. 228-002
RE: TT 11072

WE ARE FORWARDING:	THE FOLLOWING:	FOR:
<input type="checkbox"/> By Messenger	<input checked="" type="checkbox"/> Prints	<input checked="" type="checkbox"/> Your Review
<input type="checkbox"/> By Blueprinter	<input type="checkbox"/> Sepias	<input checked="" type="checkbox"/> Your Approval
<input type="checkbox"/> By Mail	<input type="checkbox"/> Specifications	<input type="checkbox"/> Your Use
<input checked="" type="checkbox"/> By Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____

NUMBER OF COPIES:	DESCRIPTION:
<u>18</u> <u>blueprints</u>	<u>Tentative Tract Map</u>
<u>18</u> <u>blueprints</u>	<u>Site Plans</u>
<u>1</u> <u>check</u>	<u>\$350</u>
<u>1</u>	<u>Application</u>

REMARKS:

CC: Stan Smolin

BY: John Hamaguchi

OK
15

REQUEST FOR
ADMINISTRATIVE ACTION

TO: ZONING ADMINISTRATOR
FROM: CURRENT PLANNING SECTION

C. Baranger

DATE: April 15, 1980

APPLICANT: Stan Smolin

CASE NUMBER: JT-11702

PREVIOUS CASE NUMBER(S): SPA-139-76

LOCATION: Southwest corner of Valley View Street and Tiffany Avenue

ADDRESS: 12777 Valley View Street

GENERAL PLAN DESIGNATION: Office-Professional ZONING O-P

REQUEST: To allow a one lot subdivision for condominium purposes on an approximately 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.

STAFF COMMENTS: The subject request is submitted 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 meets all applicable code requirements. The subject site is developed to its full potential including the office buildings, mature landscaping and improved parking lots. The existing trash enclosure is in disrepair. The subject request appears to meet all applicable code requirements. Staff recommends approval with 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.

INTER-OFFICE CASE RESUME SHEET

TO: Police

DATE: 3-19-80

CASE: TT 11072

ANALYST: Emerson

APPLICANT: Stan Smolin

HEARING DATE: (Admin. Action) -

REQUEST: Tentative Tract approval for a
Commercial Condominium Conversion
on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: _____

BY: J. S. Ray #193

DATE: 3-26-80

INTER-OFFICE CASE RESUME SHEET

TO: WATER/PERMITS

DATE: 3-19-80

CASE: TT 11072

ANALYST: Emerson

APPLICANT: Stan Smolin

HEARING DATE: -(Admin. Action)-

REQUEST: Tentative Tract approval for a Commercial Condominium Conversion on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: NO COMMENTS

MM BY: 
DATE: 3/21/80

INTER-OFFICE CASE RESUME SHEET

TO: TRAFFIC

DATE: 3-19-80

CASE: TT 11072

ANALYST: Emerson

APPLICANT: Stan Smolin

HEARING DATE: (Admin. Action) -

REQUEST: Tentative Tract approval for a Commercial Condominium Conversion on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS:

con OK R.O.

Sim No additional light req'd. ³⁻²⁰⁻⁸⁰ JEK

BY: Phil Arden

DATE: 3-24-80

INTER-OFFICE CASE RESUME' SHEET

TO: FIRE

DATE: 3-19-80

CASE: TT 11072

ANALYST: Emerson

APPLICANT: Stan Smolin

HEARING DATE: (Admin. Action) -

REQUEST: Tentative Tract approval for a Commercial Condominium Conversion on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: _____

INCLUDE IN C.C.R.'S: 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.

BY: CAPT. PRAP

DATE: 3-21-80

INTER-OFFICE CASE RESUME' SHEET

TO: SANITATION DISTRICT

DATE: 3-19-80

CASE: TT 11072

ANALYST: Emerson

APPLICANT: Stan Smolin

HEARING DATE: (Admin. Action) -

REQUEST: Tentative Tract approval for a Commercial Condominium Conversion on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: The subject property is in the Midway City Sanitary District; however, the Garden Grove Sanitary District has the responsibility for collecting the County Sanitation District Fees if the project involves new construction.

BY: Ronald O. Calos

DATE: 3/21/80

RECEIVED

MAR 20 1980

INTER-OFFICE CASE RESUME' SHEET

Dept. of Community Development

TO: REDEVELOPMENT

DATE: 3-19-80

CASE: TT 11072

ANALYST: Simerson

APPLICANT: Stan Smolin

HEARING DATE: -(Admin. Action)-

REQUEST: Tentative tract approval for a Commercial Condominium Conversion on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: no comments

BY: John Grucha

DATE: 3-18-80

INTER-OFFICE CASE RESUME' SHEET

TO: ENGINEERING

DATE: 3-19-80

CASE: TT 11072

ANALYST: Simerson

APPLICANT: Stan Smolin

HEARING DATE: (Admin. Action) -

REQUEST: Tentative Tract approval for a Commercial Condominium Conversion on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: No Comment

BY: [Signature]
DATE: 3-20-80

INTER-OFFICE CASE RESUME' SHEET

TO: Plan Check

DATE: 3-19-80

CASE: TT 11072

ANALYST: Emerson

APPLICANT: Stan Smolin

HEARING DATE: (Admin. Action) -

REQUEST: Tentative Tract approval for a Commercial Condominium Conversion on the SW corner of Valley View & Tiffany

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: No COMMENTS

Multiple horizontal lines for additional notes or comments.

BY: [Signature]

DATE: 19 MAR 80

RECEIVED
MAR 19 1980
Plan Check

13713

BOOK 6217 PAGE 32

RECORDING REQUESTED BY
CITY OF GARDEN GROVE

RECORDED AT REQUEST OF
CITY OF GARDEN GROVE
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
9:05 AM AUG 17 1962
PIEST MARIANO County Recorder
FREE

WHEN RECORDED MAIL TO
City Clerk, City of Garden Grove
11391 Acacia Street
Garden Grove, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AUG 17 1962

ATTACH HEREIN IN THIS SPACE

DESCRIPTION _____
CHECKED BY _____
APPROVED _____
PLOTTED _____
ATLAS _____

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Fred H. Bixby Ranch Co.

a corporation organized under the laws of the state of
hereby GRANTS to The City of Garden Grove, A Municipal Corporation

the following described real property in the City of Garden Grove
county of Orange state of California:

See attached Legal Description and Plat "B"

This is to certify that the interest in real property conveyed by this Corporation
Grant deed dated June 6, 1962 from Fred H. Bixby Ranch Company to the
City of Garden Grove is hereby accepted by order of the City Council of the
City of Garden Grove on August 7, 1962, and the grantee consents to recordation
thereof by its duly authorized officer.

Dated: August 7, 1962

CITY OF GARDEN GROVE

by Gwen Wilson
City Clerk

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this
instrument to be executed by its _____ President and _____ Assistant Secretary
thereunto duly authorized

Dated: June 6, 1962

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss
On June 6, 1962 before me, the under
signed, a Notary Public in and for said County and State, personally
appeared PRESTON HOTCHKIS, known
to me to be the _____ President, and
G. J. SALZER, known to me to be
ASSISTANT Secretary of the Corporation that executed the
within instrument, known to me to be the persons who executed the
within instrument on behalf of the Corporation therein named, and
acknowledged to me that such Corporation executed the within instru-
ment pursuant to its by laws or a resolution of its board of directors.
WITNESS my hand and official seal.

FRED H. BIXBY RANCH COMPANY
By _____ President
By _____ Secretary

Title Order No.

LEGAL DESCRIPTION OF A DRAINAGE EASEMENT LYING
NORTHERLY OF THE PROPOSED SAN DIEGO FREEWAY BOUND ON
THE EAST BY THE WEST LINE OF TENTATIVE TRACT NO. 120
AND BOUND ON THE WEST BY THE EAST LINE OF THE POCSA
CHICA CHANNEL.
June 5, 1962

That portion of the south half of Section 14,
Range 11 West, 4th Meridian, Los Angeles County, California,
City of Garden Grove, County of Orange, State of California, as per
Decree of Partition in the Superior Court of Los Angeles County,
California, Case No. 17, 277, a certified copy of the said Decree
said case having been recorded February 2, 1961, in Book 502,
of Deeds of said Orange County, more particularly follows:

Commencing at the southeast corner of the West Half of Section 14,
Township 4 South, Range 11 West, 4th Meridian, Los Angeles County,
City of Garden Grove, County of Orange, State of California, as per
map filed in Decree of Partition in the Superior Court of Los Angeles
County, California, Case No. 17, 277, a certified copy of the said Decree
of said case having been recorded February 2, 1961, in Book 502,
page 31 of deeds of said Orange County thence along the east line of
said West Half No. 14 of T. 4 S., R. 11 W., to the north line of the land
described as Parcel 1 in deed to the State of California, recorded
February 2, 1960, in Book 502, Page 297, Official Records of said
Orange County thence along last mentioned north line the following
courses:

thru a central angle of $17^{\circ} 43' 48''$, thence tangent to last mentioned curve N $49^{\circ} 50' 51''$ E 329.7 feet to the beginning of a tangent curve concave Northwestward and having a radius of 184.00 feet, thence Northeastward along last mentioned curve 60.34 feet thru a central angle of $21^{\circ} 35' 33''$ to a point on a reverse curve, concave Southward and having a radius of 191.00 feet, a radial to last mentioned point bears N $61^{\circ} 44' 42''$ W, thence Northeastward along last mentioned curve 186.42 feet thru a central angle of $107^{\circ} 45' 14''$, thence tangent to last mentioned curve S $45^{\circ} 30' 20''$ E 691.77 feet to a tangent curve concave northeasterly and having a Radius of 455.00 feet, thence Easterly along last mentioned curve 322.30 feet thru a central angle of $40^{\circ} 35' 07''$, thence tangent to last mentioned curve S $86^{\circ} 34' 36''$ E 383.23 feet to a point on the west line of said Tract No. 4299, thence along last mentioned west line S $31^{\circ} 25' 24''$ W 34.12 feet to the most Southwesterly corner of said Tract No. 4299, thence S $73^{\circ} 02' 47''$ E 46.50 feet to the point of beginning.

The drainage channel described hereinabove shall be covered over at a level and in such manner as will meet the requirements of the County of Orange and the City of Garden Grove for the extension of Valley View St., without expense to the Grantor herein. In the event the Grantee shall cease using the easements hereby granted for the purposes hereinbefore specified for any continuous period of one year's duration, all rights and privileges hereby granted to the Grantee shall fully and completely terminate.

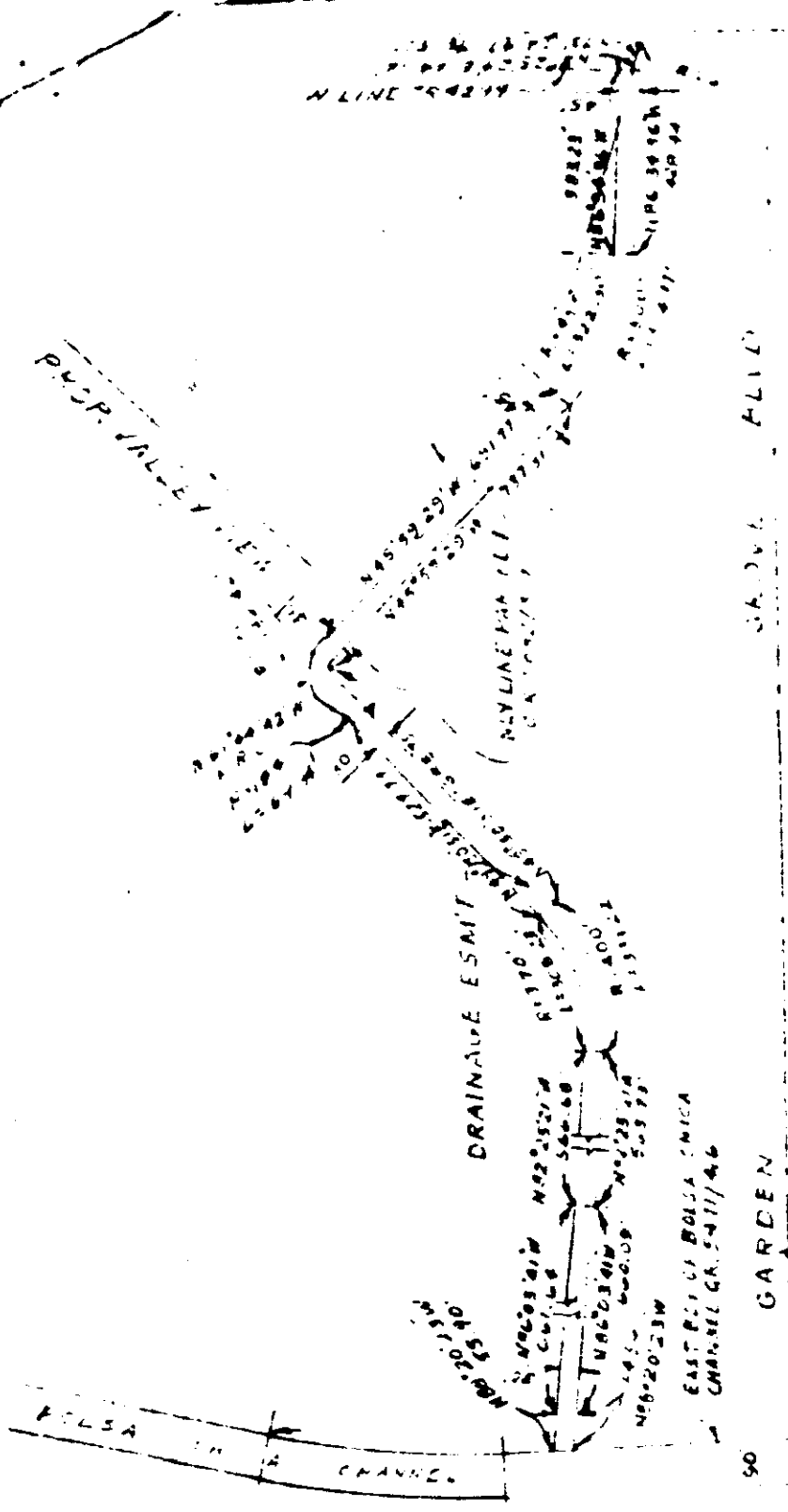
AUG 17, 1962

Page 2 of 3 Pages

BOOK 6217 PAGE 34

N 89° 45' 21" W 3,126.70 feet, N 86° 34' 36" W 450.69 feet to the true point of beginning, said point also being on the South line of Tract No. 4289 as recorded in Book 160, Pages 15-17 M. M. Records of said Orange County, thence N 86° 34' 36" W 428.44 feet to a tangent curve concave northeasterly and having a radius of 500.00 feet thence northwesterly along said curve 354.17 feet through a central angle of 40° 35' 07"; thence tangent to said curve N 45° 59' 29" W 737.31 feet thence S 49° 50' 51" W 685.75 feet to a tangent curve, concave northwesterly and having a radius of 400.00 feet, thence southwesterly along said curve 333.22 feet through a central angle of 47° 45' 48", thence N 82° 25' 21" W 565.73 feet, thence N 86° 03' 41" W 660.09 feet, thence N 88° 20' 23" W 54.56 feet to a point on the east line of that certain strip of land, 90.00 feet in width, described in final order of condemnation, recorded October 19, 1960, in Book 5471, Page 416, Official Records of said Orange County, last mentioned point bears S 0° 14' 20" W 148.88 feet from the end of that certain curve having a radius of 1,977.00 feet, a central angle of 14° 07' 09" and a length of 482.26 feet as described in last mentioned order of condemnation, thence along last mentioned east line N 0° 14' 20" E 30.01 feet, thence leaving last mentioned east line S 88° 20' 23" E 55.90 feet, thence S 86° 03' 41" E 661.64 feet, thence S 82° 25' 21" E 566.68 feet to a tangent curve concave northwesterly and having a radius of 370.00 feet, thence easterly and northeasterly along last mentioned curve 303.23 feet

BOOK 6217 PAGE 36



EASEMENT DEED
 GRANTED BY
 FRED H. BOY RANCH
 CO.

JULY 1962 - D.E. 12

RECORDING REQUESTED BY
Midway City Sanitary District

NO 6701 #2347

736

RECORDED AT REQUEST OF
Midway City Sanitary Dist.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
1:26 AM SEP 3 1963
RUBY McFARLAND, County Recorder

FREE

Midway City Sanitary District
7631 - 13th Street
Westminster, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APPEX L.S.S. _____ IN THIS SPACE

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

20-20-C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

FRED H. HOKBY RANCH COMPANY

a corporation organized under the laws of the state of
hereby GRANTS to

MIDWAY CITY SANITARY DISTRICT

the following described real property in the City of Garden Grove
County of Orange, State of California:

An easement for a sewer pump station site -

See attached Legal Description and Exhibit "A"

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this
instrument to be executed by its _____ President and _____ Secretary
thereunto duly authorized.

Dated: August 20, 1963

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On August 20, 1963 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared **FRESTON BOTCHKIS**, known
to me to be the _____ President, and
An **MARIE DABLIE** known to me to be

FRED H. HOKBY RANCH COMPANY

Freston Botchkis
President

Marie Dablie
Secretary

Secretary of the Corporation that executed the
within instrument, known to me to be the person who executed the
within instrument on behalf of the Corporation therein named, and
placely helped to see that said Corporation executed the within instru-
ment in and to its best interest or a resolution of its board of directors.

A 6701 2348

Page 1 of 2 pages

**AN EASEMENT OVER
A PARCEL OF LAND FOR A SEWER PUMP STATION SITE AS
SHOWN ON A PLAN ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A".**

July 18, 1963

Easement NE & SE

That portion of Section 33, Township 4 South, Range 11 West, in the Rancho Los Alamitos, in the City of Garden Grove, County of Orange, State of California, as shown on map filed in and made a part of the Degree of Partition in Case No. 88882 of the Superior Court, in and for the County of Los Angeles, State of California, a copy of which was recorded on March 18, 1910 in book 177, page 337 of Deeds in the office of the County Recorder of Orange County and is more particularly described as follows:

Commencing at an angle point in the Southeasterly line of the land described as Parcel No. 1, in the deed recorded on May 26, 1963, in book 6555, page 136 of Official Records of said County of Orange, said angle point being the Northwesterly terminus of that certain course described as having a bearing of S 45° 59' 29" E and a distance of 174.73 feet in said deed; thence S 45° 59' 29" E along said line 106.21 feet to the true point of beginning; thence N 49° 00' 31" E 20.00 feet; thence S 45° 59' 29" E parallel with said line 61.16 feet to its intersection with the Northerly line of land described in the deed recorded in book 6217, page 39 of Official Records of said County, said intersection being a point on a curve.

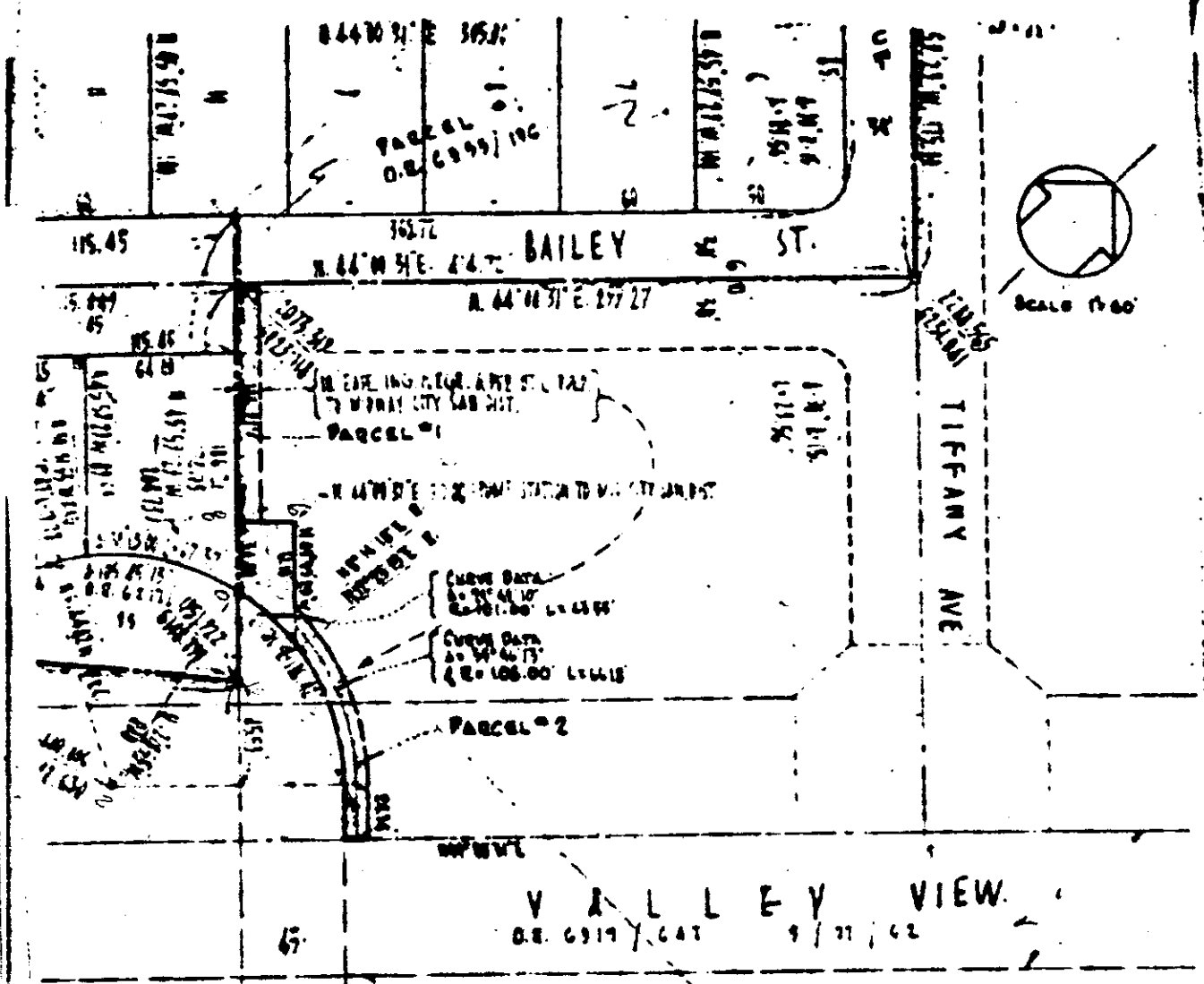
Jdo-177

C/O

**AN EASEMENT OVER
A PARCEL OF LAND FOR A SEWER PUMP STATION SITE AS
SHOWN ON A PLAT ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A".
July 16, 1963**

concave Southerly, having a radius of 161.00 feet, a radial line bears N 12° 23' 18" E from the radius point of said curve; thence Westerly along said curve and Northerly line of said last mentioned land a distance of 43.56 feet to its intersection with said Southeasterly line; thence N 45° 59' 29" W along said Southeasterly line 30.00 feet to the true point of beginning.

In the event the Grantee shall cease using the easements hereby granted for the purposes hereinbefore specified for any continuous period of one year's duration, all rights and privileges hereby granted to the Grantee shall fully and completely terminate.



VALLEY VIEW
O.R. 6917 / CAT 9 / 11 / 62

EXHIBIT A

SEWER BASEMENTS AND SEWER PUMP STATION SITE TO BE DEDICATED TO THE MIDWAY CITY SANITARY DISTRICT FROM THE REED W. GERRY RANCH CO.

CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA.

VOORHEIS - TRINOLE - NELSON INC.
18796 BEACH BLVD. WESTMINSTER, CALIF.
T.R. 5563

July 18, 1963

DRAINAGE CHANNEL
O.R. 6217 / 99
N 65° 32' 10" W 115.45'



6701 42351

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CERTIFICATE OF ACCEPTANCE

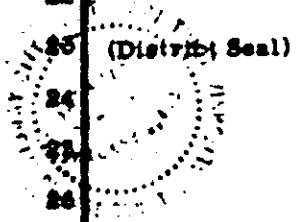
THIS IS TO CERTIFY that MIDWAY CITY SANITARY DISTRICT of Orange County, California, Grantee herein, by and through its duly qualified Secretary, hereby accepts for public purposes the real property, or interest therein, conveyed by Grant Deed Easement from

FRED H. BIXBY RANCH COMPANY

to MIDWAY CITY SANITARY DISTRICT, a political body, dated August 28 1963, and consents to the recordation thereof, by authority of Resolution No. 33 of said District, a certified copy of which is recorded in Book 2544, Page 509, of official Records of Orange County, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the MIDWAY CITY SANITARY DISTRICT, this 28th day of August, 1963.

Fred H. Bixby
Secretary of
MIDWAY CITY SANITARY DISTRICT



9-3-63

738

M

RECORDING REQUESTED BY
Midway City Sanitary District

738

S.A. 6701 N-359

RECORDED AT REQUEST OF
Midway City Sanitary Dist.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
8:08 AM SEP 3 1963
BRYN McFARLAND, County Recorder

FREE

Midway City Sanitary District
7631 - 13th Street
Westminster, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX LABELS IN THIS SPACE

Corporation Grant Deed

THIS FORM PUBLISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
FRED H. ECKBY RANCH COMPANY

a corporation organized under the laws of the state of
hereby GRANTS to

MIDWAY CITY SANITARY DISTRICT

the following described real property in the City of Garden Grove
County of Orange, State of California:

See attached legal description and Exhibit "A".

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary
thereunto duly authorized.

Dated: August 20, 1963

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On AUGUST 20, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared **FRED H. ECKBY**, known to me to be the _____ President, and **A. MARIE BAKER**, known to me to be the _____ Secretary of the Corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.
(Seal) *[Signature]*

FRED H. ECKBY RANCH COMPANY
[Signature] President
[Signature] Secretary

Title Order No. _____

EX 6701 72380

Page 1 of 2 pages

A 10.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AS SHOWN ON A PLAT ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

July 15, 1963

Easmt. NESE 4

Said easement is located within the City of Garden Grove, County of Orange, State of California, and is situated in that portion of Section 33, Township 4 South, Range 11 West, in the Rancho Los Alamitos, as shown on map filed in and made a part of the Degree of Partition in Case No. 68582 of the Superior Court, in and for the County of Los Angeles, State of California, a copy of which was recorded on March 18, 1910 in book 177, page 337 of Deeds in the office of the County Recorder of Orange County and is more particularly described as follows:

PARCEL 1: Beginning at a point in the Southeasterly line of the land described as Parcel 1 in the deed recorded on May 20, 1963, in book 6555, page 136 of Official Records of said County, distant N 44° 00' 31" E 5.00 feet from the Southwesterly terminus of that certain course described as having a bearing of S 44° 00' 31" W and a distance of 299.27 feet in said last mentioned deed; thence S 45° 59' 29" E along a line parallel with and 5.00 feet Northeasterly, as measured at right angles, to that certain course described as having a bearing of S 45° 59' 29" E and a distance of 174.73 feet in said last mentioned deed, a distance of 106.21 feet.

PARCEL 2: Beginning at a point in the Northwesterly line of the land described in deed recorded on September 27, 1962, in book 6318, page 647 of Official Records of said County, distant Northeasterly 5.00 feet from the intersection of said Northwesterly line and the Northeasterly line of the land

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177

BOOK 6701 PAGE 381

Page 2 of 2 pages

A 10.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AS SHOWN ON A PLAT ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

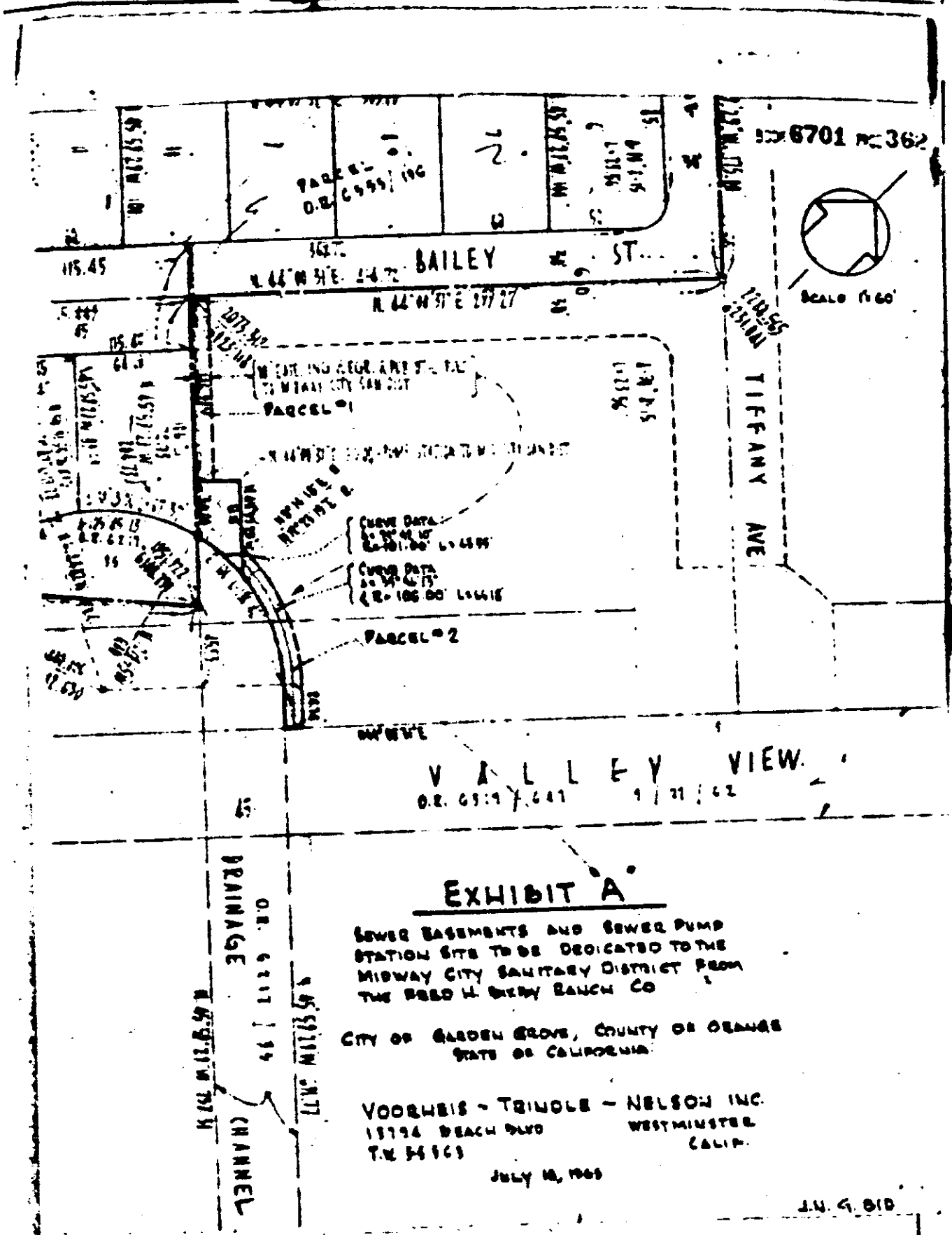
July 19, 1963

described in the deed recorded in book 6217, page 38 of Official Records of said County; thence N 45° 59' 29" W parallel with said last mentioned line 34.74 feet to the beginning of a curve concave Southerly tangent to last mentioned line and having a radius of 106.00 feet, said curve being concentric with that certain curve described as having a radius of 101.00 feet in said last mentioned deed; thence Northwesterly along said 106.00 foot radius curve through a central angle of 30° 46' 19", a distance of 68.18 feet to its intersection with a line parallel with and 30.00 feet Northeasterly, as measured at right angles, to that certain course described as having a bearing of S 45° 59' 29" E and a distance of 174.73 feet, as described in the deed recorded in book 6558, page 136 of Official Records of said County, a radial line bears N 8° 14' 18" E from the radius point of said curve through said intersection.

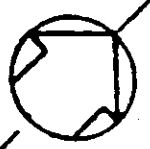
The side lines of said strip of land are to be prolonged or shortened so as to terminate on the Southeast in the Northwesterly line of the land described in the deed recorded in book 6219, page 647 of Official Records and on the Northwest in said last mentioned parallel line.

In the event the Grantee shall cease using the easements hereby granted for the purposes hereinbefore specified for any continuous period of one year's duration, all rights and privileges hereby granted to the Grantee shall fully and completely terminate.

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6701 AC 362



SCALE 1" = 60'

VALLEY VIEW
O.R. 65197, 641 9/27/62

EXHIBIT A

SEWER EASEMENTS AND SEWER PUMP
STATION SITE TO BE DEDICATED TO THE
MIDWAY CITY SANITARY DISTRICT FROM
THE REDD H. BERRY RANCH CO

CITY OF GARDEN GROVE, COUNTY OF ORANGE
STATE OF CALIFORNIA

VOORHIS - TRINGLE - NELSON INC.
15794 BEACH BLVD WESTMINSTER
CALIF. 92690

JULY 18, 1963

J.N.G. BID

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6701 363

CERTIFICATE OF ACCEPTANCE

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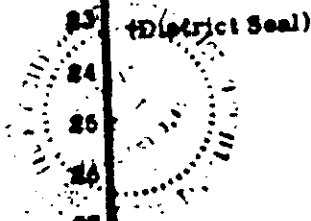
THIS IS TO CERTIFY that MIDWAY CITY SANITARY DISTRICT of Orange County, California, Grantee herein, by and through its duly qualified Secretary, hereby accepts for public purposes the real property, or interest therein, conveyed by Grant Deed Easement from

FRED H. BIXBY RANCH COMPANY

to MIDWAY CITY SANITARY DISTRICT, a political body, dated August 28, 1963, and consents to the recordation thereof, by authority of Resolution No. 33 of said District, a certified copy of which is recorded in Book 2544, Page 508, of official Records of Orange County, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the MIDWAY CITY SANITARY DISTRICT, this 28th day of August 1963.

Fred H. Bixby
Secretary of
MIDWAY CITY SANITARY DISTRICT





CHICAGO TITLE INSURANCE COMPANY

17671 IRVINE BOULEVARD, SUITE 119 • TUSTIN, CALIFORNIA 92608 • (714) 832-7222

MR. STAN SMOLIN, ATTORNEY AT LAW
12777 Valley View St. #111
Garden Grove, CA 92645

Attention:
Your No.
Our No. 32799-6

ATTN: Stan

In response to the above referenced application for a policy of title insurance, Chicago Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy 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 said policy form.

This report (and any supplements or amendments thereto) is issued for the purpose of facilitating the issuance of a policy of title insurance.

Dated: February 18, 1980 at 7:30 A.M.

Frank C. Gibford
FRANK GIBFORD

Title Officer

The estate or interest in the land hereinafter described or referred to covered by this report is: A Fee

Title to said estate or interest at the date hereof is vested in:

TIFFANY VIEW, a General Partnership formed under Laws of California and composed of Maurice M. Lebanoff and Stan Smolin

The land referred to in this report is described as follows:

(SEE DESCRIPTION ATTACHED)

CHICAGO TITLE INSURANCE COMPANY

PRELIMINARY REPORT

ADDED PAGE

DESCRIPTION

Proposed Tract Number being a Subdivision of:

Lot 7 of Tract No. 4111, in the City of Garden Grove, County of Orange, State of California, as shown on a Map recorded in Book 198, pages 45 and 46 of Miscellaneous Maps, in the office of the County Recorder of said County.

Excepting all underground water lying beneath said land, but without the right of entry to the surface thereof for the purpose of procuring water, as conveyed to the City of Garden Grove by deed recorded April 20, 1964 in Book 7026, page 538 of Official Records.

Also excepting all oil, gas, petroleum and other hydrocarbon substances below a depth of 500 feet, without the right of surface entry, as reserved in deed from Fred H. Bixby Ranch Company, recorded October 11, 1976 in Book 11918, page 1189 of Official Records.

Code: 18-107
Parcel: 217-024-49

PAGE 2
CHICAGO TITLE INSURANCE COMPANY
PRELIMINARY REPORT

At the date hereof exceptions to coverage, in addition to the printed exceptions and exclusions contained in said policy form, would be as follows:

1. General and special County taxes, have been paid:
Fiscal year: 1979-1980
Amounts for pro-ration purposes are:
Total: \$8,403.92
First installment: \$4,201.96
Second installment: \$4,201.96

A lien, if any, for additional real property taxes which may be assessed or re-assessed as a result of Article XIII A of the Constitution of the State of California (Jarvis-Gann Tax Limitation Initiative-Proposition 13) or other statutes implementing any provisions thereof.

2. An easement for purposes shown and incidental purposes as provided in the deed to the Midway City Sanitary District
Recorded: August 17, 1962 in Book 6217 Page 32, Official Records
For: drainage purposes
Affects: that portion of said land as shown on a map designated "Plat B" attached thereto and made a part thereof.

3. An easement for purposes shown and incidental purposes as provided in the deed to the Midway City Sanitary District
Recorded: September 3, 1963 in Book 6701 Page 347, Official Records
For: sewer pump station site
Affects: that portion of said land as shown on a Map designated as Exhibit attached thereto and made a part thereof.

4. An easement for purposes shown and incidental purposes as provided in the deed to the Midway City Sanitary District
Recorded: September 3, 1963 in Book 6701 Page 359, Official Records
For: 10 foot easement for ingress and egress and public utilities
Affects: that portion of said land as shown on a Map designated as Exhibit attached thereto and made a part thereof.

5. Covenants, conditions and restrictions, (deleting therefrom any restrictions based on race, color, or creed), as provided in deed
Recorded: in Book 11918 Page 1189, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value.

6. An Agreement executed by and between Midway City Sanitary District, a political body and Tiffany View, recorded February 28, 1977 in Book 12086, page 516 of Official Records. Reference being made to records for full particulars.

7. An Agreement executed by and between Tiffany View and Midway City Sanitary District, recorded February 28, 1977 in Book 12086, page 517 of Official Records. Reference being made to records for full particulars.

Continued . . .

CHICAGO TITLE INSURANCE COMPANY
PRELIMINARY REPORT

ADDED PAGE

8. An unrecorded lease, affecting the premises herein described executed by and between the parties named herein, for the term and upon the terms and provisions therein set forth.

Type of Lease: Not shown
Dated: September 14, 1976
Lessor: Tiffany View, a partnership
Lessee: Stan Smolin
Disclosed by: Subordination Agreement recorded May 26, 1978 in Book 12690 page 1623 of Official Records
Affects: said land

9. An unrecorded lease, affecting the premises herein described executed by and between the parties named herein, for the term and upon the terms and provisions therein set forth.

Type of Lease: Not shown
Dated: September 30, 1977
Lessor: Tiffany View, a partnership
Lessee: Tiffany View Escrow Corporation
Disclosed by: Subordination Agreement recorded May 26, 1978 in Book 12690, page 1626, Official Records
Affects: said land

10. A deed of trust to secure an indebtedness.

Amount: \$637,500.00
Trustor: Tiffany View, a Partnership
Trustee: Home Federal Savings and Loan Association of San Diego, a Corporation
Beneficiary: Home Federal Savings and Loan Association of San Diego, a Corporation
Dated: May 8, 1978
Recorded: May 26, 1978 in book 12690 page 1619, Official Records

The holders of this deed of trust should be contacted for all pertinent information.

11. The leasehold estate referred to in Item 8 above subordinated to the lien or charge of the deed of trust referred to

In: Item 10 above
By an agreement
Executed by: Tiffany View, a General Partnership, by Maurice M. Lebanoff partner, and Stan Smolin partner, as owner, and by Stan Smolin, as lessee.
Recorded: May 26, 1978 in Book 12690, page 1623, Official Records

12. The leasehold estate referred to in item 9 above subordinated to the lien or charge of the deed of trust referred to

In: Item 10 above
By an agreement
Executed by: Tiffany View, a General Partnership, by Maurice M. Lebanoff partner, and Stan Smolin partner, as owner and by Tiffany View Escrow Corporation, as Lessee.
Recorded: May 26, 1978 in Book 12690, Page 1626, Official Records

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CHICAGO TITLE INSURANCE COMPANY

PRELIMINARY REPORT

ADDED PAGE

13. A Deed of Trust to secure the performance of an obligation as set forth therein.

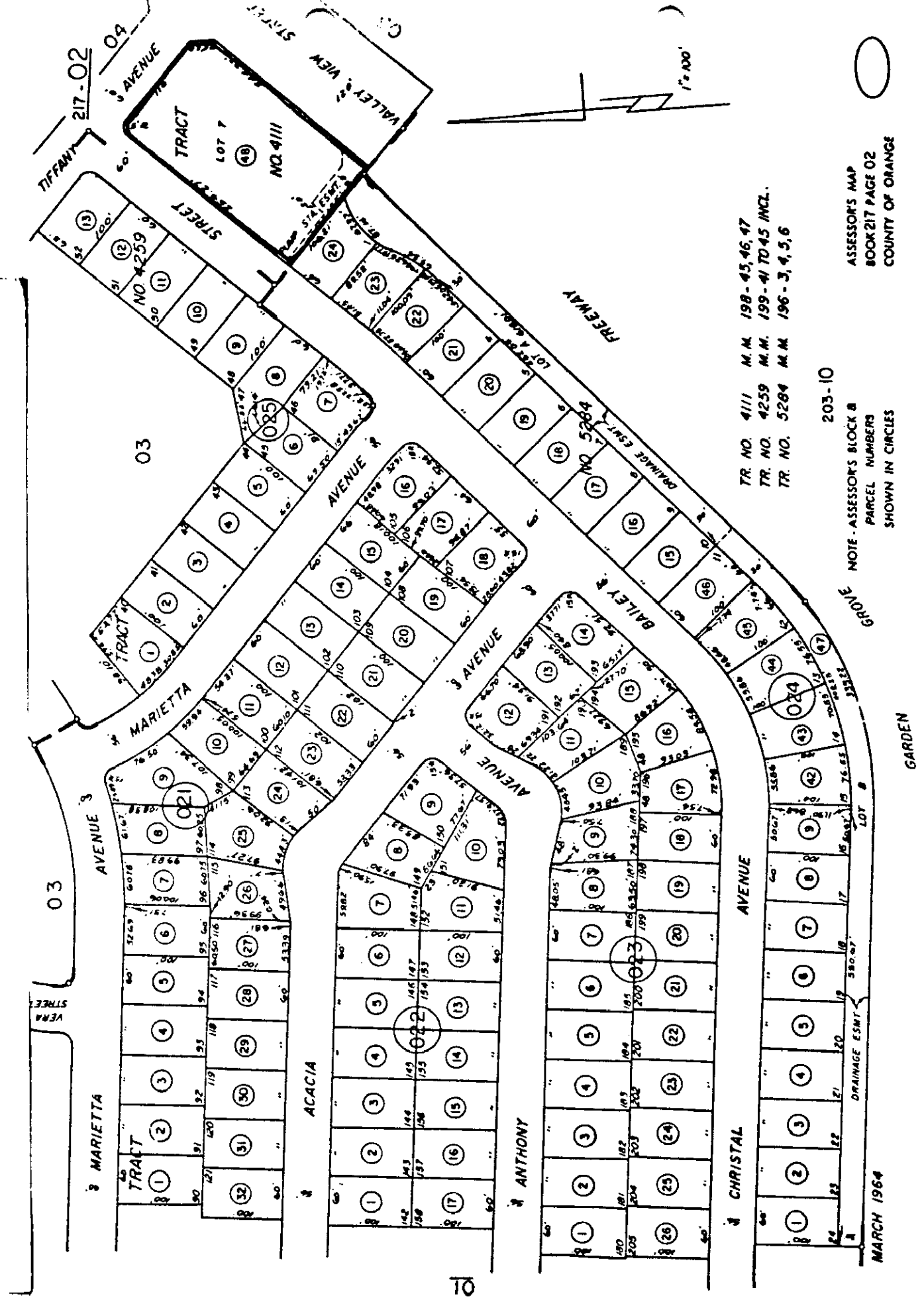
Trustor: Tiffany View, a General Partnership, formed under laws of California and composed of Maurice M. Lebanoff and Stan Smolin
Trustee: Santiago Bank, a California Corporation
Beneficiary: Santiago Bank, a California Corporation
Dated: March 2, 1979
Recorded: March 6, 1979 in Book 13057, Page 1277, Official Records

14. A Deed of Trust to secure the performance of an obligation as set forth therein.

Trustor: Tiffany View, a General Partnership, formed under laws of California and composed of Maurice M. Lebanoff and Stan Smolin
Trustee: Santiago Bank, a California Corporation
Beneficiary: Santiago Bank, a California Corporation
Dated: March 2, 1979
Recorded: March 6, 1979 in Book 13057, Page 1282, Official Records

15. A Deed of Trust to secure the performance of an obligation as set forth therein.

Trustor: Tiffany View, a General Partnership, formed under laws of California and composed of Maurice M. Lebanoff and Stan Smolin
Trustee: Santiago Bank, a California Corporation
Beneficiary: Santiago Bank, a California Corporation
Dated: December 9, 1979
Recorded: January 7, 1980 in Book 13459, Page 1140, Official Records



TR. NO. 4111 M.M. 198-45,46,47
 TR. NO. 4259 M.M. 199-41 TO 45 INCL.
 TR. NO. 5284 M.M. 196-3, 4, 5, 6

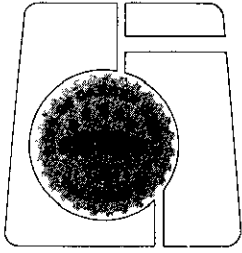
203-10

NOTE - ASSESSOR'S BLOCK #
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 217 PAGE 02
 COUNTY OF ORANGE

MARCH 1964

IMPORTANT. This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

Application is hereby made to the Zoning Administrator of the City of Garden Grove, California, pursuant to the provisions of the Garden Grove Zoning Ordinance, for a public hearing on a Tentative Tract. - 11072

Name of Applicant Stan Smolin Telephone: 892-6605

Mailing Address: 12777 Valley View Street, Suite 111

Garden Grove, CA 92645

- The recorded owner of the property.
- Purchasing under contract.
- The lessee.
- The authorized agent of any of the foregoing. If the applicant is not the property owner, he must be authorized to act on behalf of the recorded owner, for which a form is attached to this application.

Name and Address of the Recorded Owner: Stan Smolin

12777 Valley View Street, Suite 111, Garden Grove, CA 92645

Date of Acquisition of Property: 10-11-76

Subject Tentative Tract involves the property located 12777 Valley

View Street between Tiffany Avenue
(Street or Avenue)

and Marietta Avenue
(Street or Avenue)

I HEREBY CERTIFY that all of the information contained in this application is, to the best of my knowledge and belief, true and correctly represented.

TENT. TRACT - \$270.00
 EIR - 80.00
 \$350.00

By: [Signature]
(Signature of Owner)

By: _____
(Signature of Applicant)

Acknowledgement of Fee Payment

Accepted by Dept. of Community Development

By: Carol Heath

By: _____ Date: _____

Date: 3/12/80