

COMMUNITY DEVELOPMENT

PLANNING DIVISION
STAFF REPORT

AGENDA NO. 3

PUBLIC HEARING OF November 13, 1980

CASE NO. SP-134-80

APPLICANT Clayton, Clayton & Company

SITE LOCATION N/S of Stanford, W/O Main
089-190-12,13,14,17

ADDRESS 2909 S. Halladay,
Santa Ana, CA 92705

ZONE CC-OR AP NO. 26,44,45,46,50,51,52

GENERAL PLAN DESIG. High Density Residential

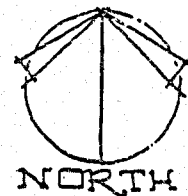
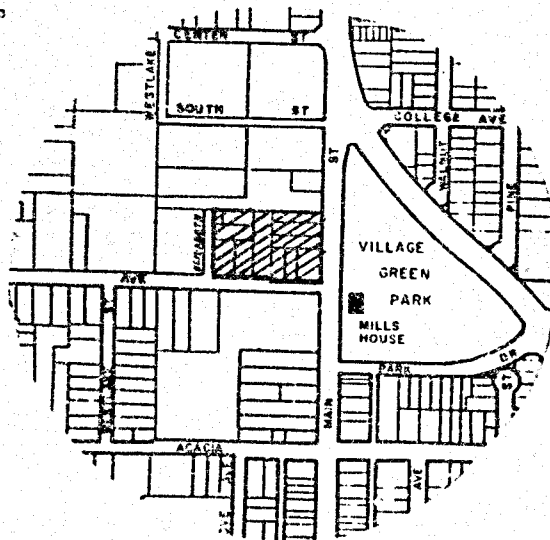
OWNER Clayton-Garden Grove Ltd.

Analyst: deKoven, James

Same as above

CEQA DETERMINATION Negative Declaration

VICINITY MAP



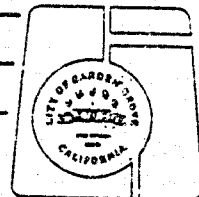
REQUESTING Site Plan approval for the construction of fifty (50) three-story one and two-bedroom condominium units located on approximately 103,308 square foot parcel (2.37 acres) and in the CC-OR (Community Center Office and High Density Residential) zone. The subject property is located on the north side of Stanford Avenue, west of Main Street. The City of Garden Grove is proposing the amending of Precise Plan No. S-113-59 which provided for the extension of a 60 foot wide public street (Elizabeth Lane) to continue northerly from it's present terminus. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement of an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

RECOMMENDATIONS Approval with conditions

FINAL ACTION Agency for Community Development

CITY OF GARDEN GROVE, 11291 ACACIA PARKWAY, GARDEN GROVE, CA 92640

(714) 638-6331



GARDEN GROVE

STAFF REPORT FOR PUBLIC HEARING

CASE NO.: SP-134-60
APPLICANT: CLAYTON CLAYTON & COMPANY
OWNER: CLAYTON-GARDEN GROVE LTD.
LOCATION: NORTH SIDE OF STANFORD, WEST OF MAIN STREET
HEARING DATE: NOVEMBER 13, 1980
ANALYST: DE KOVEN A. JAMES

I. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned CC-OR and is improved with several older detached single family dwellings. Much of the site is vacant.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
 1. NORTH: Zoned CC-OR and is improved with multifamily residential.
 2. SOUTH: Across Stanford Avenue zoned CC-OR and is improved with a church.
 3. EAST: Across Main Street zoned O-S and is improved with a park and Village Green Cultural Center.
 4. WEST: Across Elizabeth Lane zoned CC-OR and is improved with multifamily dwellings.
- C. General Plan Designation:

The proposed development is in conformance with the existing High Density Residential General Plan Designation and the proposed current CC-OR zoning.

II. BACKGROUND INFORMATION:

The subject site is within the City of Garden Grove's Redevelopment Project area. The applicant, Clayton Clayton & Company, and the Agency for Community Development entered into a Development and Disposition Agreement (DDA) on January 15, 1980 authorizing the applicant to file a site plan on the subject property.

III. INTERDEPARTMENTAL COMMENTS:

All interdepartmental comments have been evaluated by staff and there appear to be no unresolvable problems associated with the development.

IV. STAFF COMMENTS:

- A. Overview: The subject site is located on the north side of Stanford Avenue between Elizabeth Lane and Main Street. Vehicular circulation is provided primarily by local streets and Main Street connecting Euclid Street, a primary highway.

Although the subject site has been cleared of the majority of residential structures, two detached duplexes and four detached single family structures remain. They will, however, be removed to accommodate the proposed development.

- B. Site Design: The subject site indicates fifty (50) three-story, one and two-bedroom condominium units, located in six (6) freestanding buildings on an approximately 103,308 square foot parcel (2.37 acres). Internal vehicular circulation consists of one drive approach on Stanford Avenue and one from Elizabeth Lane which connects with a two-way interior drive serving eighty-six (86) covered and thirty-one (31) open parking stalls (four (4) carports included).

Pedestrian circulation indicates a formal walk path composed of colored stamped concrete outlining the interior driveway adjacent to all dwelling units.

The common recreation area is depressed and is located in the center of the development, is semienclosed by residential units and open parking spaces. The common recreation facilities consist of a pool, spa and cabana which will include men's and women's dressing rooms.

The private recreation area will provide an enclosed patio for the lower level units and one (1) or two (2) sundecks for each upper level unit.

Refuse storage enclosures are provided at four corners near the interior accessway.

C. Project Statistics:

<u>Item</u>	<u>Provided</u>	<u>Code</u>																				
Total Parcel Area	103,308 sq. ft.	20,000 sq. ft.																				
<table border="0"> <thead> <tr> <th>Number of Units</th> <th>Bedrooms/ Baths</th> <th>Unit Size</th> <th>Unit Size</th> </tr> </thead> <tbody> <tr> <td>Unit A - 14</td> <td>1/1</td> <td>948</td> <td>750</td> </tr> <tr> <td>Unit B - 22</td> <td>2/2</td> <td>1,069</td> <td>900</td> </tr> <tr> <td>Unit C - 14</td> <td>2/2</td> <td>1,108</td> <td>900</td> </tr> <tr> <td>Total</td> <td>50</td> <td></td> <td></td> </tr> </tbody> </table>			Number of Units	Bedrooms/ Baths	Unit Size	Unit Size	Unit A - 14	1/1	948	750	Unit B - 22	2/2	1,069	900	Unit C - 14	2/2	1,108	900	Total	50		
Number of Units	Bedrooms/ Baths	Unit Size	Unit Size																			
Unit A - 14	1/1	948	750																			
Unit B - 22	2/2	1,069	900																			
Unit C - 14	2/2	1,108	900																			
Total	50																					
Setbacks																						
Front (Stanford Ave.)	15 ft.	15 ft.																				
Side (Main Street)	15 ft.	7.5 ft.																				
Side (Elizabeth Lane)	0 ft.	0 ft.*																				
Rear	9 ft.	7.5 ft.																				
Density	21 units/acre	48 units/acre																				
Coverage	33%	45%																				
Building Height	44 ft.	160 ft.																				
Parking																						
Covered	86 spaces	100 spaces																				
Open	31 spaces	25 spaces																				
Total Recreation and Leisure Area	117 spaces	125 spaces (113)**																				

*One interior side yard may be deleted if compensating yard area is provided on the other side yard according to Section 9213E.c (Site Development Standards) of the CC-OR zone. This requirement has been accomplished by providing a 15 foot setback on the side yard located on Main Street.

**Ten (10) percent reduction permitted pursuant to Section 9213E.d of the CC-OR zone (See Parking Facilities on page 4).

Common Area	7,205 sq.ft.	2,500 sq.ft.
Private		
"A" Units - 7 units at 177 sq.ft.		200 sq.ft.
7 units at 224 sq.ft.		
"B" Units - 10 units at 112.5 sq.ft.		200 sq.ft.
12 units at 224 sq.ft.		
"C" Units - 8 units at 112 sq.ft.		200 sq.ft.
6 units at 224 sq.ft.		
	9,639/192.88 sq.ft.	10,000/200 sq.ft.
Refuse Storage Area	4	4

D. The following waivers are requested:

Parking Facilities - The subject development proposes eighty-two (82) garages, four (4) carports spaces and thirty-one (31) open parking spaces for a total of 117. The required parking for condominium projects is 2.5 spaces per unit or 125 stalls. However, because the subject development is in the CC-OR (Community Center Office and High Density Residential) zone, the required parking may be reduced not more than ten (10) percent by the Zoning Administrator if, in his judgment, compensatory features are incorporated which effectively carry out the purpose of this zone. Accordingly, if a ten (10) percent reduction is permitted, there will be sufficient on-site parking. Ten percent of 125 is 113; 117 spaces are provided.

Storage Facilities - The subject development does not provide any camper or recreational vehicle storage area. Staff is of the opinion that due to past experiences, there appears to be limited use of such facilities. Consequently, our staff recommends a waiver of this requirement.

Living, Recreation and Open Space - The subject development provides an average of 192 square feet of private patios, which is less than the required 200 square feet. Furthermore, the upper level stacked units provide sundecks with dimensions of less than the minimum of 12 feet.

Although the private patios for twenty-five (25) of the units are less than the required size and dimension, this is mitigated by the substantial use of open space within the subject project. The common recreation area is nearly three times the size required. Additionally, all units are within easy walking distance to the Village Green Cultural Center, just across Main Street.

E. Architectural Features:

Architectural features indicate a mansard roof on all residential buildings composed of a red Monray tile. The exterior wall provides stucco treatment with heavy wood facia. The peripheral property line will be mounted in combination with a formal wall partially enclosing each private patio. Along Elizabeth Lane berms will be provided replacing the retaining walls due to the additional street dedication required.

F. Staff Analysis: Precise Plan No. S-113-59 designated Elizabeth Lane as a public street with a ultimate width of sixty (60) feet. As of this date only thirty (30) feet of the designated sixty (60) feet has been dedicated for public right-of-way. The remaining thirty (30) feet is a private access easement that serves six residential dwellings.

G. Staff has reviewed the subject Site Plan in relationship to the criteria established in Municipal Code Sections 9219.7 and 9213E. Said criteria includes consideration of density, parking, access, relation to public facilities, public service requirements and design compatibility. The subject development appears to comply with the aforementioned requirements. Staff recommends approval with conditions.

II. Conditions of Approval: If SP-134-80 is approved, the following conditions are suggested:

1. All lighting structures shall be placed so as to confine direct rays to the subject property.
2. 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 and surrounding properties.

3. Signing for the proposed development shall be in accordance with the provisions of Municipal Code Section 9502.4 and shall be subject to the Zoning Administrator's approval prior to issuance of building permits.
4. Undergrounded service marbelite street lights shall be installed by the developer before utility release.
5. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed at the interior northeast corner of the access drive near trash enclosure prior to the start of combustible construction.
6. The amenities indicated by the Residential Design Supplemental shall apply unless waived by the hearing body.
7. A reciprocal maintenance agreement or bylaws of a homeowners association providing for permanent maintenance of the grounds, drives, and building exteriors for the condominium project and trash pick-up services shall be submitted to the City Attorney, along with C.C. & R.'s for approval, and shall be recorded.
8. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
9. All above ground gas metering equipment shall be screened.
10. All three-story units require installation of a local alarm signaling system.
11. Direct tie into the City of Garden Grove Sanitary District truck sewer line is required.
12. Gas vents must comply with Uniform Building Code 1706(a).
13. Energy requirements per Title 24 of the California Administrative Code shall be required.
14. Noise requirements per Title 25 of the California Administrative Code shall be required.
15. Ten (10) foot dedication required on Stanford.

16. Eight (8) foot quitclaim deed required on Main Street.
17. Location of all utility lines (water, sewer, electric, telephone) shall be shown on an approved site utilities plan prior to the acceptance of building plans for checking. Electric and telephone utility easements shall be negotiated with Southern California Edison and Pacific or General Telephone Companies.
18. Elizabeth Lane must have a street width of thirty-five (35) feet from curb to curb with a forty-five (45) foot right-of-way and no parking on the east side.
19. Grading plan required prior to issuance of building permits.
20. Detailed landscape and irrigation plans shall be submitted to the Current Planning Section for review and approval prior to issuance of building permits.
21. C.C. & R.'s shall specify that no recreational vehicles are to be stored on the subject project.

6135D/352A
11/7/80

PUBLIC HEARING:
INITIATED BY:
LOCATION:

DATE:

SITE PLAN NO. SP-134-80
CLAYTON, CLAYTON & COMPANY
NORTH SIDE OF STANFORD AVENUE, WEST OF
MAIN STREET
NOVEMBER 13, 1980

Chairman Modaffari announced that this is a request for Site Plan approval for the construction of fifty (50) three-story one and two-bedroom condominium units located on approximately 103,308 square foot parcel (2.37 acres) and in the CC-OR (Community Center Office and High Density Residential) zone. The subject property is located on the north side of Stanford Avenue, west of Main Street. The City of Garden Grove is proposing the amending of Precise Plan No. S-113-59 which provides for the extension of a 60 foot wide public street (Elizabeth Lane) to continue northerly from it's present terminus. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

It was noted that this matter had been properly advertised and that no correspondence has been received either favoring or opposing the subject proposal.

A slide presentation showing the parcel and surrounding land uses were viewed. Staff reviewed the proposal as set forth in the staff report and displayed the area map on the board.

Staff further noted that Condition of Approval No. 18 needed to be corrected to read "32 feet" instead of "35 feet."

Chairman Modaffari noted that the property grades is lower on the subject property and wondered if that would cause any problem.

Staff replied that at present, no significant problems would present itself because of the grade difference.

Commissioner Trujillo inquired as to the basis for the ten percent reduction in parking.

Staff replied that they used the pooling concept for parking on this project.

Nick Clayton, Clayton, Clayton & Company, 2909 South Halladay, Santa Ana, addressed the Commission, and elaborated on the amenities installed in the project and made himself available to answer questions from the Commissioners.

Kermit ²⁰⁰¹⁰²Dores, architect for the project, 3111 Second Avenue, Corona del Mar, addressed the Commission, and presented a slide presentation of other developments his company has developed in the past as a point of reference.

Commissioner Trujillo inquired if there was any division of spaces for compact/normal cars.

Staff noted that all the parking on site was normal, as prescribed by the parking standards.

There being no further response from the audience, either favoring or opposing the subject proposal, Chairman Modaffari declared the public participation portion of the hearing closed.

Commissioner Trujillo inquired about the energy requirements as listed under "Title 24."

Staff replied that this refers to insulation of the units in connection with the Uniform Building Code and State guidelines.

Commissioner Valletta moved, seconded by Commissioner Jessie, to approve Site Plan No. SP-134-80. Said Motion carried by the following vote:

AYES:

COMMISSIONERS: JESSIE, MARGOLIN, MODAFFARI, TRUJILLO,
VALLETTA, WAGNER

NOES:

COMMISSIONERS: NONE

ABSENT:

COMMISSIONERS: SLIMMER

ABSTAIN:

COMMISSIONERS: NONE

Commissioner Margolin moved, seconded by Commissioner Wagner, proposing the amending of Precise Plan No. S-113-59. Said Motion carried by the following vote:

AYES:	COMMISSIONERS:	JESSIE, MARGOLIN, MODAFFARI, TRUJILLO, VALLETTA, WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	SLIMMER
ABSTAIN:	COMMISSIONERS:	NONE

Chairman Modaffari instructed staff to prepare the proper resolution (Resolution No. 3165) and forward to the Agency for Community Development.

RESOLUTION NO. 3165

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-134-80, A SITE PLAN FOR A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET, PARCEL NOS. 089-190-12, 13, 14, 17, 26, 44, 45, 46, 50, 51, AND 52

WHEREAS, in the matter of Site Plan No. SF-134-80, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Clayton, Clayton & Company, as applicant.
2. The applicant requests approval for the construction of fifty (50), three-story one and two-bedroom condominium units located on an approximately 103,308 square foot parcel (2.37 acres) and in the CC-OR (Community Center Office and High Density Residential) zone. The subject property is located on the north side of Stanford Avenue, west of Main Street. The City of Garden Grove is proposing the amending of Precise Plan No. S-113-59 which provided for the extension of a present terminus.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement of an Environmental Impact Report because the proposed project will not have a significant effect on the environment.
4. Subject property is zoned CC-OR and is improved with several older detached single family dwellings. Much of the site is vacant.
5. Existing land use, General Plan designation, and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered, and the report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on November 13, 1980, 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 November 13, 1980; and

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

1. The subject request is consistent with Municipal Code Sections 9219.7 and 9216A.13, for review of site plans and condominiums in that considerations of parking, circulation, pedestrian and vehicular access, emergency vehicle access, aesthetic quality and adherence to the Municipal Code have been complied with in spirit and intent.

WHEREAS, the Planning Commission does conclude:

1. The subject Site Plan does possess characteristics that would indicate justification of the request for approval in accordance with Municipal Code Sections 9219.7 and 9216A.13.

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 and surrounding properties.
- C. Signing for the proposed development shall be in accordance with the provisions of Municipal Code Section 9502.4 and shall be subject to the Zoning Administrator's approval prior to issuance of building permits.
- D. Undergrounded service marbelite street lights shall be installed by the developer before utility release.
- E. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed at the interior northeast corner of the access drive near trash enclosure prior to the start of combustible construction.
- F. The amenities indicated by the Residential Design Supplemental shall apply unless waived by the hearing body.
- G. A reciprocal maintenance agreement or bylaws of a homeowners association providing for permanent maintenance of the grounds, drives, and building exteriors for the condominium project and trash pick-up services shall be submitted to the City Attorney, along with C.C. & R.'s for approval, and shall be recorded.
- H. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- I. All above ground gas metering equipment shall be screened.
- J. All three-story units require installation of a local alarm signaling system.
- K. Direct tie into the City of Garden Grove Sanitary District truck sewer line is required.
- L. Gas vents must comply with Uniform Building Code 1706(a).

- M. Energy requirements per Title 24 of the California Administrative Code shall be required.
- N. Noise requirements per Title 25 of the California Administrative Code shall be required.
- O. Ten (10) foot dedication required on Stanford.
- P. Eight (8) foot quitclaim deed required on Main Street.
- Q. Location of all utility lines (water, sewer, electric, telephone) shall be shown on an approved site utilities plan prior to the acceptance of building plans for checking. Electric and telephone utility easements shall be negotiated with Southern California Edison and Pacific or General Telephone Companies.
- R. Elizabeth Lane must have a street width of thirty-five (35) feet from curb to curb with a forty-five (45) foot right-of-way and no parking on the east side.
- S. Grading plan required prior to issuance of building permits.
- T. Detailed landscape and irrigation plans shall be submitted to the Current Planning Section for review and approval prior to issuance of building permits.
- U. C.C. & R.'s shall specify that no recreational vehicles are to be stored on the subject project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-134-80.

ADOPTED this 13th day of November 1980.

/s/ JOHN GUS MODAFFARI
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 held on November 13, 1980, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	JESSIE, MARGOLIN, MODAFFARI, TRUJILLO, VALLETTA,
		WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	SLIMMER
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PATTIE CUMMING
Secretary

REQUEST FOR
ADMINISTRATIVE ACTION

TO: ZONING ADMINISTRATOR

FROM: CURRENT PLANNING SECTION

deKoven A. James

DATE: February 4, 1981

APPLICANT: Clayton, Clayton, & Company

CASE NUMBER: SP-132-80

PREVIOUS CASE NUMBER(S): _____

LOCATION: North side of Stanford Ave. between Main Street and Elizabeth Lane

ADDRESS: 10933 Stanford Avenue

GENERAL PLAN DESIGNATION: H.D.R. ZONING CC-OR

REQUEST: Minor modification to a recently approved condominium project.

STAFF COMMENTS: The applicant is requesting the modification of four separate interior and exterior improvements indicated in the approval of Site Plan No. SP-132-80. The proposed modification consists of the following:

- 1) Increase the size of the dining rooms from ten (10) by ten (10) to ten (10) by eleven (11). (This will have the effect of reducing the patio depth by one (1) foot.)
- 2) Provide ten (10) new compact parking spaces
- 3) Delete two (2) open parking spaces in front of common recreational facilities in order to expand the open space areas.
- 4) Increase the height of the lower level patio walls from two and one-half feet (2-1/2) to four (4) feet.

NOTE: The proposed increase in size of the dining rooms will reduce the patios by approximately nine (9) square feet each. However, the patios will then have approximately 215 sq. feet each, or 15 sq. feet over the required size. The ten (10) compact parking spaces will permit four (4) new garages, additional open spaces in the common recreational area and the loss of one (1) open parking stall. The increased height of the patio screen walls will lessen the impact of noise generated from vehicle traffic and prevent pedestrian observation from the adjoining sidewalk.

MINUTE EXCERPTS

Planning Commission

October 15, 1981

FOR
CONSIDERATION:

Time Extension for Site Plan No. SP-134-80 - Clayton,
Clayton, & Company.

10-15

Staff reported that they had received a request from Clayton, Clayton & Company requesting a twelve (12) month time extension on Site Plan No. SP-134-80.

Commissioner Modaffari moved, seconded by Commissioner Jessie, to approve the twelve (12) month time extension for Site Plan No. SP-134-80. Said Motion carried by the following vote:

AYES:

COMMISSIONERS: JESSIE, MARGOLIN, MODAFFARI, MONARRES,
TRUJILLO, WAGNER

NOES:

COMMISSIONERS: NONE

ABSENT:

COMMISSIONERS: VALLETTA

ABSTAIN:

COMMISSIONERS: NONE

Chairman Margolin instructed staff to prepare the proper resolution (Resolution No. 3214), and forward to City Council.

RESOLUTION NO. 3214

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-134-80

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in an adjourned session assembled on October 15, 1981 does hereby recommend:

1. Approval of a one-year time extension for SP-134-80.

BE IT FURTHER RESOLVED in the matter of the one-year time extension for SP-134-80, requesting approval for the construction of fifty (50) three-story, one- and two-bedroom, condominium units located on an approximately 103,308 square foot parcel (2.37 acres) and in the CC-OR (Community Center Office and High Density Residential) zone. The subject property is located on the north side of Stanford Avenue, west of Main Street. The City of Garden Grove is also proposing the amending of Precise Plan No. S-113-59 which provided for the extension of a present terminus; and

WHEREAS, the applicant, Clayton, Clayton and Company, is requesting a one-year time extension for SP-134-80 in a letter received by the City of September 17, 1981; and

WHEREAS, the Planning Commission gave due and careful consideration to the request at their meeting of October 15, 1981.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, does hereby recommend approval of a one-year time extension for Site Plan No. SP-134-80.

ADOPTED this 15th day of October, 1981.

/s/ GERALD S. MARGOLIN
Chairman

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the adjourned meeting of the Planning Commission of the City of Garden Grove, State of California, held on October 15, 1981, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	JESSIE, MARGOLIN, MODAFFARI, MONARRES, TRUJILLO,
		WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	VALLETTA
ABSTAIN:	COMMISSIONERS:	NONE

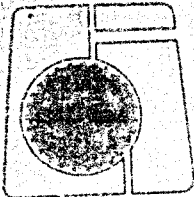
/s/ PATTIE CUMMING
Secretary

0471R/469A
10/21/81

REQUEST FOR
ADMINISTRATIVE ACTION

TO: ZONING ADMINISTRATOR
FROM: CURRENT PLANNING SECTION
D. Butterfield
DATE: 12-13-82
APPLICANT: Clayton, Clayton & Co.
CASE NUMBER: Tentative Tract No. TT-11224
PREVIOUS CASE NUMBER(S): SP-134-80
LOCATION: N/W corner Main & Stanford
ADDRESS: 10933 Stanford Ave.
GENERAL PLAN DESIGNATION: H.D.R. ZONING CC-R
REQUEST: One (1) year time extension (see attached letter of request). ¹
A ONE YEAR EXTENSION ON S.P. 134-80

STAFF COMMENTS: The original tentative map was approved by the Zoning Administrator on November 19, 1980. Council action on the original tentative map occurred on December 16, 1980. A one (1) year time extension was approved by the City Council on December 7, 1981, (Council Resolution No. 6175-81). This subject request is for a second one (1) year extension which if approved, would grant the applicant until approximately December of 1983 to consummate the proposed subdivision. Recent subdivision map act changes permit up to two (2) years in which to record a subdivision, plus an additional one (1) year extension if needed. Since three (3) years is maximum, and the applicant will have used up two (2) years as of December, 1982, looks like an additional year extension seems reasonable. Staff recommends approval of the requested one (1) year extension. Said time extension would be subject to the same conditions of approval as contained in the original approval.



GARDEN GROVE ZONING ADMINISTRATOR

ADMINISTRATIVE ACTION NO. 455

APPLICANT: CLAYTON, CLAYTON & CO.
LOCATION: NORTHWEST CORNER OF MAIN STREET AND STANFORD AVENUE
DATE: JANUARY 4, 1983

This is a request for approval of a second one (1) year time extension for Tentative Tract No. 11224 and Site Plan No. SP-134-80.

The original tentative map was approved by the Zoning Administrator on November 19, 1980, and by the City Council on December 16, 1980. A one (1) year time extension was granted by the City Council on December 7, 1981 (Resolution No. 6175-81). This subject request is for a second one (1) year time extension, which would grant the applicant until December 1983 to consummate the proposed subdivision. The applicant has indicated that initial construction should begin early in 1983.

In consideration of the evidence submitted and after a review of the criteria established for time extensions, it is hereby determined that a one (1) year time extension should be and is hereby granted to Tentative Tract No. 11224, subject to the same conditions as in the original approval.

/s/ STEWART O. MILLER
ZONING ADMINISTRATOR