

SHEET 1 OF 2 SHEETS
NUMBER OF PARCELS: 2 NUMBERED PARCELS
ACREAGE: 0.373 ACRES GROSS
BEING ALL OF TENANTIVE
PARCEL MAP NO. 2013-158

PARCEL MAP NO. 2013-158

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 59 OF TRACT NO. 1156, AS PER MAP RECORDED
IN BOOK 43, PAGES 3 THROUGH 5, INCLUSIVE OF MISCELLANEOUS MAPS, THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

BRUCE F. HUNSAKER, PLS 5921 DATE OF SURVEY: APRIL, 2013
HUNSAKER LAND SURVEYING, INC.

ACCEPTED AND FILED AT THE
FIRST AMERICAN TITLE COMPANY
DATE: _____
TIME: _____ FEE: \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NUNZEN
COUNTY CLERK - RECORDER

BY: _____ DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST
IN THE MAP COVERED BY THIS MAP, DO HEREBY CERTIFY THAT THE INFORMATION
AND RECORDED BY SAID MAP, AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE,
WE ALSO HEREBY DEDICATE AN EASEMENT TO THE PUBLIC FOR STREET PURPOSES.
BELFAST DRIVE.

JOANNE C. TONNU, A SINGLE WOMAN
BY: Joanne C. Tonnu
JOANNE C. TONNU

HILLS FARGO BANK, NATIONAL ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST
RECORDED MARCH 7, 2012 AS INSTRUMENT NO. 2012-000129801, OF OFFICIAL RECORDS

BY: Hector Hernandez PRINT NAME: _____
TITLE: Branch Manager TITLE: _____

NOTARY ACKNOWLEDGMENTS

I, NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THE INSTRUMENT.

STATE OF CALIFORNIA)
COUNTY OF Orange) SS. Hector Hernandez (Branch Manager)
ON 05/04/2016 BEFORE ME, (PERSON NAME AND TITLE OF THE OFFICER)
A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THE SAME, AND THAT HE/SHE/THEY REQUESTED THE SAME SIGNATURE/THEIR AUTHORIZED
COPIES THEREOF, AND THAT HE/SHE/THEY REQUESTED THE SAME SIGNATURE/THEIR AUTHORIZED
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTE
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND.
SIGNATURE: Hector Hernandez MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY,
STATE OF CALIFORNIA. MY COMMISSION EXPIRES: 05/20/19
(NAME PRINTED)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL(S) WHOSE SIGNATURE(S) IS/ARE ON THIS CERTIFICATE,
AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THE INSTRUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) SS. _____
ON _____ BEFORE ME, (INSERT NAME AND TITLE OF THE OFFICER)
A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THE SAME, AND THAT HE/SHE/THEY REQUESTED THE SAME SIGNATURE/THEIR AUTHORIZED
COPIES THEREOF, AND THAT HE/SHE/THEY REQUESTED THE SAME SIGNATURE/THEIR AUTHORIZED
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTE
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND.
SIGNATURE: _____ MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY,
STATE OF CALIFORNIA. MY COMMISSION EXPIRES: _____
(NAME PRINTED)

CITY CLERKS CERTIFICATE
STATE OF CALIFORNIA)
CITY OF GARDEN GROVE) SS. _____
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THE MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL
OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING OF THE CITY COUNCIL, DURING
THE DAY OF _____ AND THAT THEREAFTER SAID COUNCIL DID, BY
ORDER, RESOLUTION AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF
OF THE CITY OF GARDEN GROVE THE DEDICATION OF SAID EASEMENT FOR
STREET PURPOSES - BELFAST DRIVE.

DATED THIS DAY _____ OF _____

KATHLEEN BAUER
CITY CLERK, CITY OF GARDEN GROVE

COUNTY TREASURER - TAX COLLECTORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS. _____
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS
OR UNPAID TAXES ON THE PROPERTY DESCRIBED IN THE PARCEL MAP AND THAT
COUNTY MANDATED OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES,
EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE,
AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE
SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE
PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED
BY THIS MAP.

DATED THIS _____ DAY OF _____, 2016.
SHARI L. REDDINGHAM, COUNTY TREASURER - TAX COLLECTOR
BY: _____ TREASURER - TAX COLLECTOR

SURVEYORS STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
STATE AND FEDERAL LAWS. ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
STATE AND FEDERAL LAWS HAVE BEEN COMPLIED WITH AND ALL NECESSARY
INDICATED OR THAT THEY WILL BE SET IN STONE POSITIONS ON OR BEFORE DECEMBER 2016.
I HEREBY STATE THAT THE SURVEYING AND SURVEYING INSTRUMENTS HAVE BEEN COMPLIED WITH
CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

BRUCE F. HUNSAKER, PLS 5921
LICENSE EXPIRES: 12/31/16
DATE: 4/25/2016



CITY ENGINEERS STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY
IN CONFORMANCE WITH THE TENTATIVE MAP IF REQUIRED, AS FILED WITH, AMENDED AND
RECORDED IN THE OFFICE OF THE COUNTY ENGINEER, AND THAT THE PROVISIONS OF THE SUBDIVISION
MAP ACT AND CITY OF GARDEN GROVE SUBDIVISION MAP ACT REQUIREMENTS HAVE BEEN COMPLIED WITH.

DATED THIS 5th DAY OF May, 2016.
DANIEL J. CARROLL, JR., P.E., 50125, C.E. 12/31/2016
CITY ENGINEER FOR THE CITY OF GARDEN GROVE



COUNTY SUPERVISORS STATEMENT:

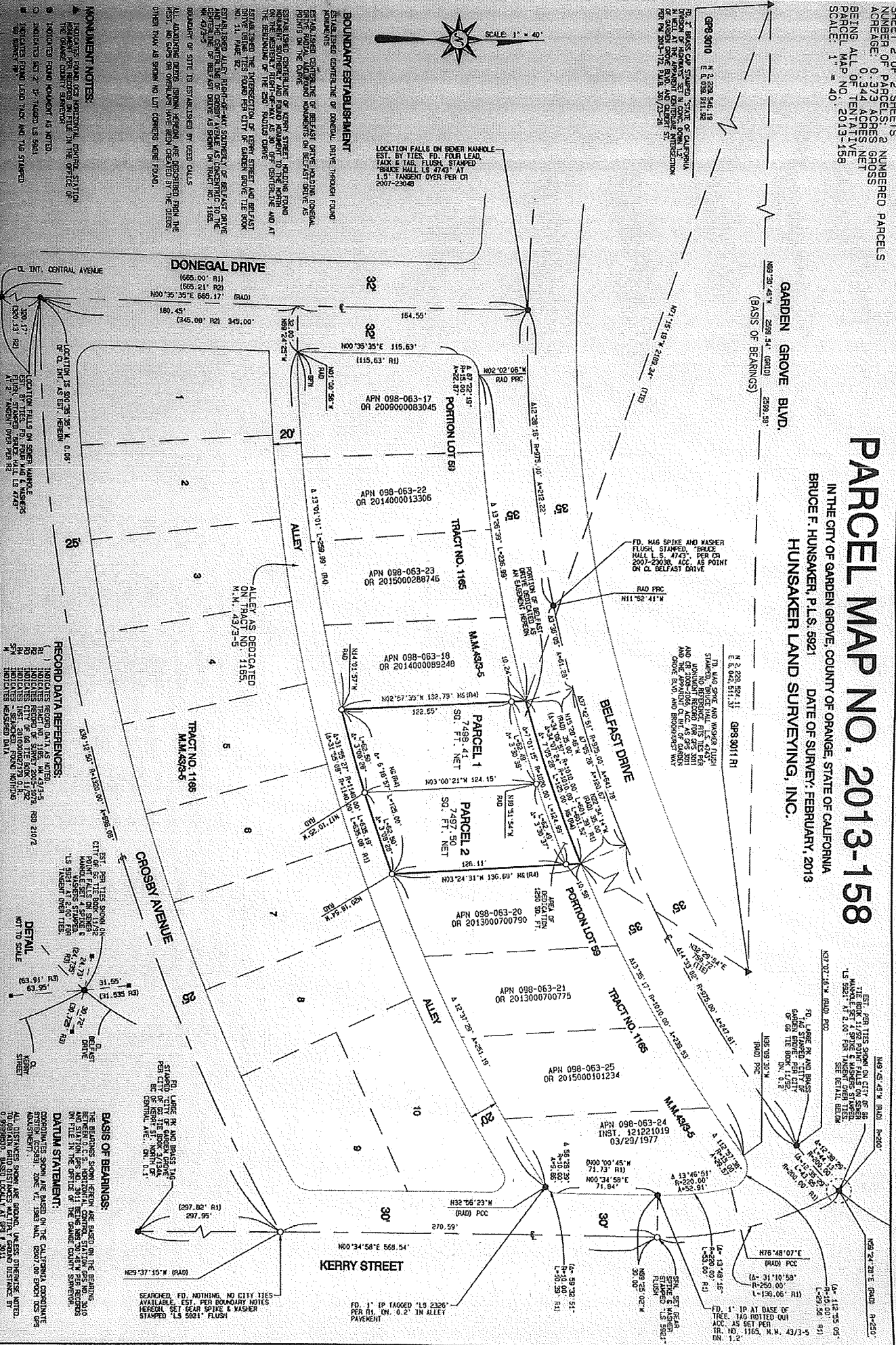
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING
AND MAP IS TECHNICALLY CORRECT.
THIS _____ DAY OF _____, 2016.
KEVIN R. HILLS, COUNTY SUPERVISOR

BY: JON C. HORNBECKER, DEPUTY COUNTY SUPERVISOR
LS 7212

SHEET 2 OF 2 SHEETS
 NUMBER OF PARCELS: 2 NUMBERED PARCELS
 ACREAGE: 0.373 ACRES GROSS
 BEING ALL OF TENTATIVE
 PARCEL MAP NO. 2013-158
 SCALE: 1" = 40'

PARCEL MAP NO. 2013-158

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA
 BRUCE F. HUNSAKER, P.L.S. 5921 DATE OF SURVEY: FEBRUARY, 2013
 HUNSAKER LAND SURVEYING, INC.



BOUNDARY ESTABLISHMENT

BEFORE THE BEGINNING OF DONEGAL DRIVE THROUGH FRONT
 BOUNDARY CENTERLINE OF DONEGAL DRIVE THROUGH FRONT
 BEING USED AS THE POINT OF BEGINNING OF BEARINGS AND
 DISTANCES FOR THE BOUNDARY ESTABLISHMENT OF THE
 BOUNDARY CENTERLINE OF KERRY STREET INCLUDING FRONT
 AND REAR SIDING OF DONEGAL DRIVE THROUGH FRONT
 ON THE WESTERN SIDE OF DONEGAL DRIVE THROUGH FRONT
 ON THE BEGINNING OF THE 200' RADII CURVE
 BEING USED THE INTERSECTION OF KERRY STREET AND BEARFAST
 DRIVE AS THE POINT OF BEGINNING OF BEARINGS AND AT
 NO. 21, PAGE 22, OF THE 200' RADII CURVE
 BEING USED THE INTERSECTION OF KERRY STREET AND BEARFAST
 DRIVE AS THE POINT OF BEGINNING OF BEARINGS AND AT
 NO. 21, PAGE 22, OF THE 200' RADII CURVE
 BEING USED THE INTERSECTION OF KERRY STREET AND BEARFAST
 DRIVE AS THE POINT OF BEGINNING OF BEARINGS AND AT
 NO. 21, PAGE 22, OF THE 200' RADII CURVE

MONUMENT NOTES:

- 1. INDICATES CORNER POSITION, DEPTH, STATION
- 2. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 3. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 4. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 5. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 6. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 7. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 8. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 9. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES
- 10. INDICATES POINT OF BEGINNING OF BEARINGS AND DISTANCES

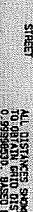
RECORD DATA REFERENCES:

- 1. INDICATES RECORD DATA AS NOTED
- 2. INDICATES RECORD DATA AS NOTED
- 3. INDICATES RECORD DATA AS NOTED
- 4. INDICATES RECORD DATA AS NOTED
- 5. INDICATES RECORD DATA AS NOTED
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- 7. INDICATES RECORD DATA AS NOTED
- 8. INDICATES RECORD DATA AS NOTED
- 9. INDICATES RECORD DATA AS NOTED
- 10. INDICATES RECORD DATA AS NOTED

DETAIL



DETAIL



SEARCHED, FOUND, NOTHING, NO CITY TIES AVAILABLE, EST. PER BOUNDARY NOTES, BEING ALL OF TENTATIVE PARCEL MAP NO. 2013-158, BEING ALL OF TENTATIVE PARCEL MAP NO. 2013-158, BEING ALL OF TENTATIVE PARCEL MAP NO. 2013-158

SEARCHED, FOUND, NOTHING, NO CITY TIES AVAILABLE, EST. PER BOUNDARY NOTES, BEING ALL OF TENTATIVE PARCEL MAP NO. 2013-158, BEING ALL OF TENTATIVE PARCEL MAP NO. 2013-158, BEING ALL OF TENTATIVE PARCEL MAP NO. 2013-158

DECISION NO. 1665-13

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-2013-000 AND VARIANCE NO. V-198-13.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove, in regular session assembled on January 10, 2013, does hereby approve Tentative Parcel Map No. PM-2013-000 and Variance No. V-198-13 for land located on the south side of Belfast Drive between Donegal Drive and Kerry Street, at 9882 Belfast Drive, Parcel No. 098-063-15.

BE IT FURTHER RESOLVED in the matter of Tentative Parcel Map No. PM-2013-000 and Variance No. V-198-13, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Joanne C. Tonnu.
2. A request for Tentative Parcel Map approval to subdivide an existing approximately 16,838 square foot lot, currently improved with eight (8) existing residential units, into two (2) separate parcels. Lot 1 will be 8,538 square feet in area and Lot 2 will be 8,300 square feet in area. Each lot will maintain four (4) residential units. Also, a request for Variance approval to deviate from the minimum lot size required for a density of four (4) residential units in the R-3 (Multiple-Family Residential) zone, and to deviate from the minimum number of required parking spaces.
3. The City of Garden Grove has determined that the proposed Tentative Parcel Map and Variance is exempt from the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulations, Title 14, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
4. The property has a General Plan designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The existing lot is currently improved with eight (8) existing residential units.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 10, 2013, and all interested persons were given an opportunity to be heard.

8. The Zoning Administrator gave due and careful consideration to the matter during its meeting on January 10, 2013; and,

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.060 (Tentative Maps – Findings Required) and 9.24.030 (Land Use Actions), are as follows:

FACTS:

The subject property is located on the south side of Belfast Drive between Donegal Drive and Kerry Street and is zoned R-3 (Multiple-Family Residential) with a General Plan Land Use designation of Medium Density Residential. The site is currently developed with eight (8) residential units. The subject property abuts GGMU3 (Garden Grove Mixed Use 3) zoned properties to the north, R-3 (Multiple-Family Residential) zoned properties to the west and east, and R-1 (Single-Family Residential) zoned properties to the south.

The existing lot is currently improved with eight (8) existing residential units. Should the proposed lot subdivision be approved, each subject lot would maintain four (4) residential units. The proposed map is consistent with the City's General Plan in that the proposed new parcels are felt to be consistent with the established Medium Density Residential land use patterns within the area. The proposed subdivision will create lots that are consistent in size, density, and configuration with similar lots within with immediate area. With the exception of the two Variance requests to deviate from the development standards for the R-3 zone, regarding parking spaces required and minimum lot size for four (4) units, the subject application complies with Code requirements along with any legal nonconforming existing conditions that are unaffected by the subject request.

Finally, the proposed lots will be physically suitable for the existing residential units as conditioned under the subject request, thereby maintaining consistency with the Medium Residential General Plan Land Use Designation and the R-3 zoning.

FINDINGS AND REASONS:

The proposal meets the required findings under section 9.32.060 (Tentative Maps – Findings Required).

Parcel Map

1. The proposed map is consistent with the City's General Plan in that the proposed new parcels are felt to be consistent with the established Medium Density Residential land use patterns within the area.

2. The design of the proposed two (2) lots is consistent with Title 9 of the Garden Grove Municipal Code and the General Plan provisions for location and proximity to similar uses. The proposed subdivision will create lots that are consistent in size and configuration with similar lots within the immediate area.
3. The site is physically suitable for the existing residential units as modified and conditioned under the subject request, thereby maintaining consistency with the Medium Residential General Plan Land Use Designation and the R-3 (Multiple-Family Residential) zoning.
4. The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulations, Title 14, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
5. The design of the subdivision is not likely to cause problems to the public health, safety, and welfare, and the two (2) new parcels in conjunction with the existing residential units as modified and conditioned herein. The only change resulting from this proposal is that the new parcels may have different property owners.
6. The design of the subdivision will not conflict with the easements of record or easements established by court judgment acquired by the public-at-large for access through or use of property within the subdivision; if such easements exist, then alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

Variance

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

While the proposed subdivision will create two (2) lots that do not meet the Code's prescribed minimum lot size for lots with four (4) residential units in the R-3 zone, the proposed subdivision will be consistent with the established Medium Density Residential land use patterns within the area along with being consistent in lot size, density, and configuration.

In regard to the parking Variance, the existing 16,838 square foot lot was originally approved and permitted with the current number of available parking spaces for the existing eight (8) residential units, which is considered legal nonconforming to the number of required parking spaces. The

proposed subdivision will create two (2) lots each with four (4) residential units and nine (9) parking spaces. Each lot will be short one (1) parking space of the Code prescribed minimum. There is no available space on each proposed lot to provide additional parking spaces. Other lots in the immediate area were originally developed and approved with less parking spaces provided and an equal number (4) of residential units as the subject proposed lots. The subject lot, to be subdivided, is under an exceptional or extraordinary circumstance in that it was not originally developed with virtually half the lot size as other lots in the immediate area. The proposed subdivision generally creates two (2) lots that will conform with the other R-3 lots in the immediate area and be within the character of the neighborhood, especially in regard to the lot sizes, number of residential units, and the number of parking spaces provided.

With the exception of the two Variance requests to deviate from the development standards for the R-3 zone, regarding parking spaces required and minimum lot size for four (4) units, the subject application complies with Code requirements along with any legal nonconforming existing conditions that are unaffected by the subject request.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question.

Staff's review of the lots in the immediate area found that the average lot size of R-3 zoned properties is approximately 8,145 square feet in area. The two proposed subject lots, Lot 1 and Lot 2, will be 8,538 square feet and 8,300 square feet, respectively, which is above the average lot size in the immediate area for R-3 zoned properties. Therefore, the subject Variance request to the minimum lot size will not create a lot that is out of character with the development patterns in the area.

Additionally, other lots in the immediate area were originally developed and approved with less parking spaces provided and an equal number (4) of residential units as the subject proposed lots. Therefore, the Variance for parking is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, but which would be denied to the subject proposed properties without Variance relief.

3. The Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

The proposed subdivision will create two (2) lots that will not be out of character with other lots in the same vicinity and zone. The lot size and development improvements are consistent with adjacent properties within the immediate area. Therefore, the proposed subdivision will not be detrimental to the public welfare or injurious to the property or improvements within the adjacent R-3 zone.

4. The granting of the Variance will not adversely affect the General Plan.

While the applicant is requesting Variance approvals to deviate from the Code's prescribed minimum lot size of 12,600 square feet for an R-3 lot with four (4) residential units and the minimum number of required parking spaces, the proposed subdivision and Variance requests will correspond with lots already established within the immediate area. If the subdivision and Variance requests are approved, two (2) lots will be created that will be compatible within the established pattern and character of similar properties within the adjacent R-3 zone. Therefore, the approval of the subject subdivision and Variances will not create an adverse effect on the City's General Plan.

5. Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Approval of the subdivision and the Variance requests will create two (2) lots that will maintain continuity within the established development pattern and character of similar properties within the adjacent R-3 zoned properties. Such similar lots, with similar lot sizes, densities, and available parking spaces, are already established within the immediate area. Therefore, the approval of the subject subdivision and Variances will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. That Tentative Parcel Map No. PM-2013-000 and Variance No. V-198-13 does possess characteristics that justify the request in accordance with the Garden Grove General Plan and the Garden Grove Municipal Code.

2. In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Tentative Parcel Map No. PM-2013-000 and Variance No. V-198-13.

Dated: January 10, 2013

SUSAN EMERY
ZONING ADMINISTRATOR