

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: <p style="text-align: center;">C.1</p>	SITE LOCATION: East side of Harbor Boulevard between Trask Avenue and Westminster Avenue at 13624 - 13650 Harbor Boulevard
HEARING DATE: November 15, 2018	GENERAL PLAN: Heavy Commercial (HC)
CASE NOS.: General Plan Amendment No. GPA-002-2018, Amendment No. A-024-2018, Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018.	EXISTING ZONE: Heavy Commercial (C-3)
APPLICANT: Bui Nguyen	APN: 101-080-66 and 101-080-27
PROPERTY OWNER: Garden Grove Hotel, LLC	CEQA DETERMINATION: Mitigated Negative Declaration

REQUEST:

The Applicant is requesting several approvals necessary to facilitate the development and operation of a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located at 13624 - 13650 Harbor Boulevard (APNs 101-080-66 and 101-080-27). The discretionary approvals being requested include the following (collectively, the "Project"):

1. A text amendment to the General Plan Land Use Element to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0;
2. Text amendments to Sections 9.16.020.020.A.4 and 9.16.020.050.AJ of the Garden Grove Municipal Code modifying the development standards for hotels (a) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (b) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (c) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval;

CASE NOS. GPA-002-2018, A-024-2018, SP-056-2018, CUP-134-2018, and LLA-018-2018

3. Site Plan approval to allow the construction of the proposed five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements;
4. Conditional Use Permit approval to allow for operation of the proposed hotel use; and
5. Lot Line Adjustment approval to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project.

It is requested that the Planning Commission (1) recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve the proposed General Plan Amendment and Municipal Code Amendment, and (2) subject to the foregoing, approve the proposed Site Plan, Conditional Use Permit, and Lot Line Adjustment.

SUBJECT	CODE REQUIREMENT	PROVIDED	MEET CODE
Lot Size	30,000 square feet	64,676 square feet	Yes
Parcel 101-080-66	-	[53,723 square feet]	-
Parcel 101-080-27	-	[10,953 square feet]	-
Lot Width	100'-0"	199'-0"	Yes
Building Setbacks			
Front - West	20'-0"	20'-0"	Yes
Side - North	7'-6"	7'-6"	Yes
Side - South	7'-6"	7'-6"	Yes
Rear - East	7'-6"	7'-6"	Yes
Building Stories	4	5	No
	5 (Amended)	5	Yes
Building Height	55'-0"	59'-0"	No
	60'-0" (Amended)	59'-0"	Yes
Floor Area Ratio	0.55	0.99	No
	1.0 (Amended)	0.99	Yes
Floor Square Footage	64,676 square feet	64,673 square feet	Yes
Landscaping	Required landscape set back areas and 10% of net developable site area	13,455 square feet	Yes
Parking	124 spaces (One (1) space per unit plus two (2) spaces per "hotel manager's" unit)	100 spaces	No
	Parking may permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required (Amended)	100 spaces [*no proposed "hotel manger's" unit]	Yes

BACKGROUND:

In December 2011, the subject site was acquired by the City. In December 14, 2015, the City released a "Request for Proposals and Qualifications for Disposition and Development" for the purpose of soliciting proposals for the purchase and development of the subject site. In October 2016, the City adopted a resolution authorizing the City Manager to execute a purchase and sale agreement with BN Group, LLC, with the understanding to plan, design, and develop a hotel development on the subject site, subject to the City's approval of conceptual plans and all required land use entitlements. Garden Grove Hotel, LLC subsequently purchased the site from the City subject to these requirements.

The subject site is located at 13624 through 13650 Harbor Boulevard in the southeastern portion of Garden Grove, east of Harbor Boulevard, south of Trask Avenue, and north of Westminster Avenue. The subject site is located in the C-3 zone (Heavy Commercial), an area of the City with a mix of uses that includes heavy commercial, commercial, education, and multi-family residential uses.

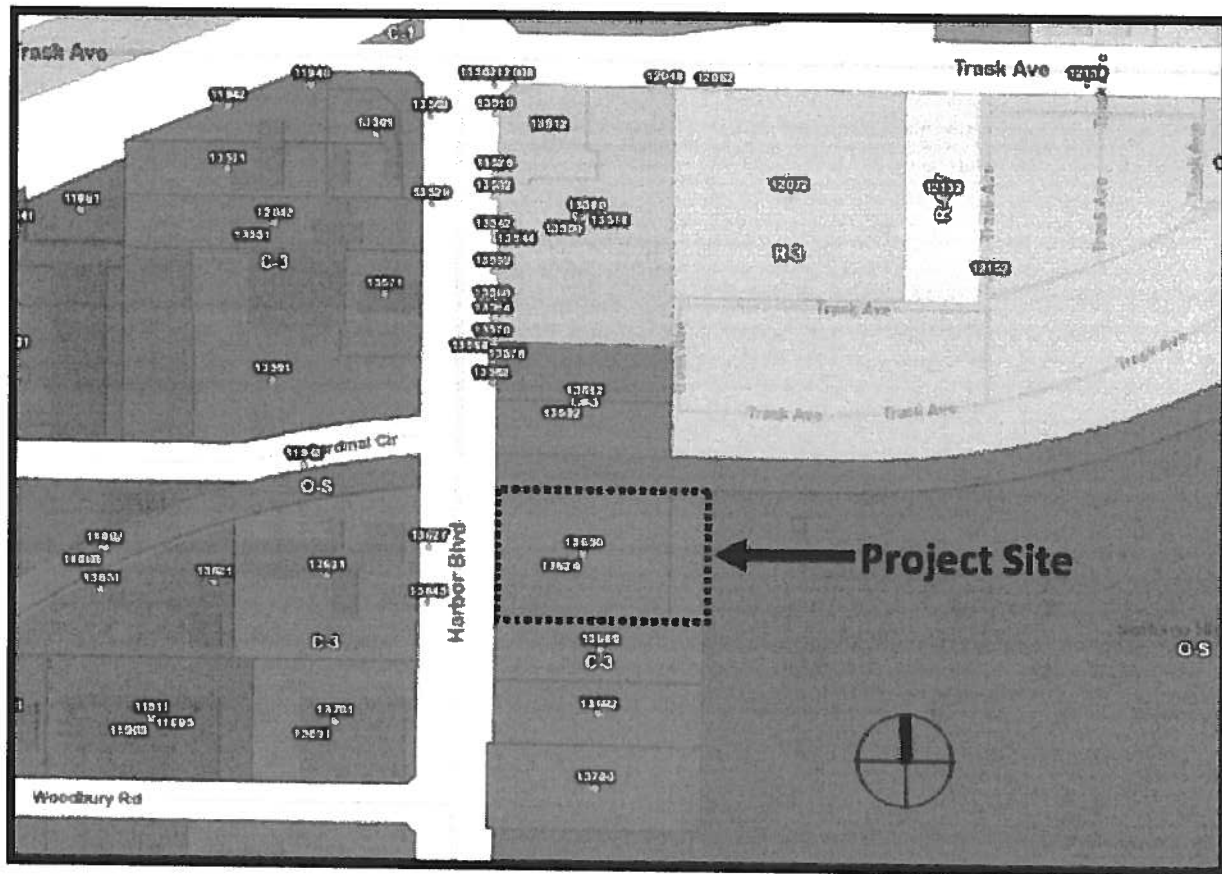
Specifically, the subject site is bounded immediately to the west by Harbor Boulevard, and beyond Harbor Boulevard to the west, are properties zoned C-3, with heavy commercial uses including a used car dealership, transportation uses operated by Yellow Cab, and Western Transit Systems, Inc. Immediately to the north, an Orange County Flood Control storm channel, zoned O-S, Open Space, then further north, is a C-3 zoned property with an auto collision repair and paint business. To the northeast, are multi-family residential uses in the R-3 (Multiple-Family Residential) zone. To the west, is Santiago High School's athletic field, zoned as O-S, Open Space, and to the south, an auto body and repair business in the C-3 zone.

The subject site was developed in 1957 as a retail sale of boats and outboard motors use that transitioned into an automotive dealership (Garden Grove Mazda) and an automotive repair center (Harbor Auto Center) containing 17,216 square feet of improvements, including a paved surface with 150 parking spaces. These improvements were demolished in July 2017.

The site consists of two (2) vacant parcels with a combined lot area of 1.48 acres: Parcel 101-080-66 with a lot size of 53,723 square feet and Parcel 101-080-27 with a lot size of 10,953 square feet.

These two (2) parcels have a Heavy Commercial (HC) General Plan Land Use Designation and are zoned C-3 (Heavy Commercial), see Figure 1.

FIGURE 1: PROJECT SITE



The developer of the project is the BN Group, now operating as Garden Grove Hotel, LLC. The Company was established in 1988 and is based in Harvey, Louisiana. The BN Group specializes in the hospitality industry, specifically, in developing, managing, consulting, and hotel operation.

Garden Grove Hotel, LLC, proposes to develop a five (5) story, 59'-0" high, 64,673 square foot, 124-room hotel, with 100 on-site surface parking spaces, landscaping, and related site improvements on the 1.48-acre site.

DISCUSSION

The vacant parcels currently have a Heavy Commercial (HC) General Plan Land Use Designation that allows for a maximum Floor Area Ratio of 0.55 and are zoned C-3 (Heavy Commercial) that allows for hotels with a maximum number of four (4) floors, a maximum building height of 55'-0", and requires one (1) parking space per unit plus two (2) parking spaces per "hotel manager's" unit (if a manager's unit is provided). In order to facilitate the proposed hotel use development, and to ensure consistency between the General Plan Land Use and Zoning Designations, a General Plan Amendment and a Municipal Code Amendment are required for the vacant parcels.

GENERAL PLAN AMENDMENT:

The Heavy Commercial (HC) General Plan Land Use Designation is intended to provide a mix of a variety of more intense commercial uses. The C-3 zoning district implements the Heavy Commercial (HC) Land Use Designation. Hotels are a conditionally permitted use in the C-3 zone.

Section 2.4.2 of the Garden Grove General Plan Land Use Element currently states that the Heavy Commercial (HC) Land Use Designation allows a Floor Area Ratio (FAR) ranging from 0.55 to 0.60 and states that the C-3 zoning designation allows a FAR of 0.55. It is proposed that this language be amended to increase the allowable maximum FAR range allowed to 0.55 to 1.0 for Heavy Commercial designated properties and to state that the C-3 zoning designation allows a FAR of up to 1.0 for hotel uses and 0.55 for other uses. The complete proposed text amendments are attached as Exhibit "A" to proposed Resolution No. 5939-18.

The effect of this amendment will be to increase the maximum allowable FAR for new hotels in the C-3 zone, without increasing the allowable development intensity of any other uses. This General Plan Amendment is necessary to facilitate development of the proposed hotel project, which consists of a 64,673 square foot hotel on the 64,676 square foot site, which equates to a Floor Area Ratio of 0.99.

Staff does not currently anticipate that the proposed General Plan Amendment will have an impact beyond the intended proposed hotel project. There are currently twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation to which the proposed FAR increase for hotels would apply, none of which are currently developed with hotels. Of these, only eleven (11) properties, collectively totaling approximately 18.78 acres, could theoretically accommodate a hotel based on the existing 30,000 square foot minimum lot size and other development standards for hotels set forth in the Garden Grove Municipal Code. Hotel development within the City is primarily limited to those areas located to the north of the Garden Grove (SR-22) Freeway. For years, the City has been actively promoting the development of new hotels south of the Garden Grove (SR-22) Freeway but without success. With the single exception of the proposed Project, no formal or informal expressions of interest have been received by the City from property owners or from the development community regarding potential hotel development opportunities on any of the twenty-five (25) C-3 zoned properties in the City with a Heavy Commercial General Plan Land Use Designation. Staff has therefore determined that the prospects of any such hotel development are presently speculative.

MUNICIPAL CODE AMENDMENT:

Subsection A.4. of Section 9.16.020.020 of the Garden Grove Municipal Code summarizes the intent of the C-3 (Heavy Commercial) zone and states that the "C-3 zone is intended to provide for a wide range of commercial uses, primarily more intensive services and uses of wholesale/retail combinations, normally

incompatible with other commercial activities or residential uses." To provide consistency with the proposed General Plan Amendment, it is proposed that the following sentence be added to Section 9.16.020.020.A.4.: "*A Floor Area Ratio up to 1.0 for hotels and 0.55 for all other uses is allowed in the C-3 zone.*" This change is necessary in order for the Planning Commission to approve the proposed hotel project, which is designed with a Floor Area Ratio of 0.99.

Subjection AJ of Section 9.16.020.050 of the Garden Grove Municipal Code sets forth special operating conditions and development standards applicable to hotel uses. It is proposed that these provisions be amended in a manner necessary to facilitate the proposed hotel Project by slightly increasing the maximum height limitation for hotels in the C-3 zone and by expressly authorizing the City to approve a reduction in the required parking for hotel projects where justified by the applicant.

Currently, the maximum building height for hotels is four (4) stories and/or 55 feet. The proposed Amendment would increase this limit to five (5) stories and/or 60 feet for hotels located in the C-3 zone. This change is necessary in order for the Planning Commission to approve the proposed hotel project, which is designed for a 59'-0" high hotel with five (5) stories.

The need for the proposed increase in height from four (4) to five (5) stories and from 55'-0" to 60'-0" has been noticed by City Staff as developer's propose their projects on small available sites. In the past, there was ample land to develop a project over a large area, however, overtime, as projects have been built, the availability of land has been reduced, making it difficult to develop on small site, making land a scarce resource. Recently, City Staff has been involved in a series of initial discussions and has reviewed conceptual hotel proposals that request hotel products with more floors and at greater heights than what is currently permitted in the City's Municipal Code. Additionally, Policy LU-9.6 of the City's General Plan, states the City's goal is to locate tourist or entertainment related uses with adequate access to freeways or major arterials in order to encourage both local and regional patronage and Policy ED-1.1 of the Economic Development Element which encourages the development and expansion of hotel facilities on key corridors in the City, such as Harbor Boulevard.

For hotels generally, Garden Grove Municipal Code Section 9.16.040.150 requires one (1) parking space per unit plus two (2) parking spaces per "hotel manager's" unit (if a manager's unit is provided). The proposed Amendment would add a new provision expressly authorizing the City hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Municipal Code Section 9.16.040.050 for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval, provided the applicant demonstrates that sufficient parking would be provided to serve the intended uses and the intent of the City's parking regulations is met. This change is necessary in order for the Planning Commission to approve the proposed hotel project, which is designed to provide 100 on-site surface parking spaces, which

reflects a 20% reduction from the 124 parking spaces that would otherwise be required pursuant to Section 9.16.040.150.

The complete proposed text amendments are attached as Exhibit "A" to proposed Resolution No. 5939-18.

SITE PLAN:

Site Design and Circulation

The site plan is designed with the hotel centrally located on the subject site. Vehicular access to the subject site will be provided via two (2) "right-in" and "right-out" only points off Harbor Boulevard due to the existing median. The site will be designed with two (2) new 30'-0" wide driveway approaches that taper down to 25'-0" wide within the 20'-0" deep decorative driveway throat that meets current City standards. The parking lot layout is "C" shaped with a 26'-0" wide drive aisle throughout the site plan. The drive aisle accommodates two-way vehicle circulation to provide access to the north double-loaded and to the south single-loaded perpendicular parking areas, and accommodates access for trash trucks, delivery trucks, and emergency vehicles. The hotel is designed with a porte-cochere on the north side of the parking lot at a clearance height of 13'-6" for the drop-off and pick-up of hotel guest. The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via two (2) ADA compliant walkways adjacent the drive aisles and leading directly into the hotel's north and south hotel entrances. The perimeter and selected interior areas of the site plan will be landscaped, equipped with light standards to illuminate the site, and a trash enclosure provided in the northeast section of the site.

Building Placement

The hotel is a single building that will be placed at center of the subject site surrounded by vehicle parking and circulation, and landscaping meeting the City's development standards and ensuring consistency with the goals and intent of the General Plan.

Floor Plan

The hotel will consist of a single building, five (5) stories, 59'-0" high, with 124-rooms, totaling 64,673 square feet. The ground/first floor consists of an outdoor pool and sitting area; main lobby; registration desk; retail store; breakfast and associated food preparation area; a community table; fitness room; laundry room; offices; public restrooms; elevators; mechanical and engineering room, and a double-loaded corridor of guest bedrooms. The remaining floors, two through five consist of house-keeping rooms, elevators, and double-loaded corridors of guest bedrooms. The mixture of guest bedrooms will include Queen Studios, Queen One-Bedrooms, and Queen Doubles (see table below). Pursuant to the current California Building Code, the subject site, the common area, the hotel, and the required

number of rooms will meet the American Disability Act. The roof level will be solar ready and provide access for emergency personnel.

GUEST ROOM TYPE	UNITS	SQUARE FOOTAGE
Queen Studio	77	361 s.f. per unit
Queen One-Bedroom	5	504 s.f. per unit
Queen Studio Connecting	12	361 s.f. per unit
Queen Studio Accessible	4	487 s.f. per unit
Double Queen Bedroom	24	456 s.f. per unit
Double Queen Bedroom Accessible	2	912 s.f. per unit
TOTAL GUEST ROOM	124	

Building Elevations

The proposed building is designed in a contemporary architectural style. The building's elevations consist of various masses, horizontal, and vertical planes that create an overall visual interest. The building's exterior exhibits a sand stucco texture that will be painted in several colors and shades from terra cotta, grey, beige, and brown to create interest and highlight the various façade masses, all capped with an accent color parapet cap. The placement of the double-glazed windows enforce the horizontal and vertical lines. The structure includes two (2) roof-top light towers incorporated into the building design, each constructed of an acrylic frosted glass and equipped with an internal L.E.D. light to be illuminated at night to create a focal element and enforce the hotel's brand. The porte-cochere and the cantilever portion of the hotel bedrooms on the building's north side reinforce the variation of masses to the overall project design.

Parking

The City's Municipal Code Section 9.16.040.150(B)(6), Parking Spaces Required, Commercial Uses, requires one (1) parking space per hotel unit, plus two (2) additional spaces for the "hotel manager's" unit (if a manager's unit is provided). The Applicant is not proposing a hotel manager's unit, therefore, based on the applicant's proposed 124 rooms, code requires 124 parking spaces.

As discussed above, the proposed Municipal Code text amendment would authorize the Planning Commission to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Section 9.16.040.150 in conjunction with a Site Plan and/or Conditional Use Permit approval. The Applicant's proposed Project provides for 100 parking spaces, which is a 20 percent reduction ($124 \times 0.8 = 100$ rounded).

Staff believes the 20 percent reduction is justified in this instance. The same parking standard has been applied to the City's newer hotels located along Harbor Boulevard without a negative impact to the daily operation of the hotels. The parking spaces for the Project otherwise comply with applicable Municipal Code

requirements, the Applicant has represented that 100 spaces will provide sufficient capacity for the type and class of hotel it proposes to operate, and the site design, with 100 spaces, will allow for adequate and efficient circulation throughout the site. Furthermore, a proposed condition of approval (No. 88) has been included that allows the City to require the property owner and hotel operator to devise and implement a parking management plan acceptable to the City if, at any time, the subject site cannot accommodate the parking demand actually generated by the hotel use, and/or if the operation of the hotel use on the site results in demonstrable nuisances, problems, or issues concerning either on-site or off-site parking, circulation, or traffic.

Landscaping

Pursuant to Sections 9.16.040.070 of the City's Municipal Code, respectively, for this type of development, all required landscaped setback areas, including the front, rear, and sides, and a minimum of ten percent (10%) of all net developable site area, must be landscaped. The proposed Site Plan provides a total of 13,455 square feet of landscaping, which meets the Code's minimum landscaping requirements. As a Condition of Approval, the applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirement of Title 9 of the Municipal Code for the C-3 Zone.

CONDITIONAL USE PERMIT:

Pursuant to Title 9 of the Municipal Code, a Conditional Use Permit approval is required as part of the site's land use entitlements to operate a hotel use. A detailed set of proposed conditions of approval has been prepared to regulate the operation of the uses in order to minimize impacts to the site and surrounding uses. The conditions of approval include conditions addressing noise, abatement of graffiti, security, signage, removal of litter, designation of smoking areas, parking, and circulation.

LOT LINE ADJUSTMENT:

To facilitate the construction of the proposed 64,673 square foot hotel, the Applicant is required to receive approval of a Lot Line Adjustment in order to eliminate the existing lot line to consolidate the two (2) parcels into one (1) parcel. Exhibit "A" and Exhibit "B" identify Parcel 101-080-66 and Parcel 101-080-27.

The legal description provided for the project identifies that Parcel 101-080-66 and Parcel 101-080-27 will be merged to create one (1) parcel as identified in Exhibit "A". Exhibit "B" identifies the subject parcels, and shows the current lot configuration and the lot line that will be removed. Currently, Parcel 101-080-66 has a lot size of 53,723 square feet, while Parcel 101-080-27 has a lot size of 10,953 square feet. The combined lot area will be 64,676 square feet.

The proposed Lot Line Adjustment is consistent with the City's General Plan, the City's Municipal Code, the City's Subdivision Ordinance, and the State's Subdivision Map Act and therefore, Staff is recommending approval of the Lot Line Adjustment.

ENVIRONMENTAL CONSIDERATION:

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., an initial study was prepared (Harbor Boulevard Hotel Project Initial Study/Mitigated Negative Declaration). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts can be mitigated to a level of less than significance. On this basis, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared. Copies of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are attached to this report along with a CD that contains a complete digital version of the environmental document with the corresponding technical studies.

The 20-day public comment period on the Mitigated Negative Declaration occurred from October 24, 2018 to November 14, 2018.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5939-18 recommending that the City Council adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program, and approve General Plan Amendment No. GPA-002-2018 and Amendment No. A-024-2018; and,
2. Adopt Resolution No. 5940-18 approving Site Plan No. SP-056-2018, Conditional Use Permit No. CUP-134-2018, and Lot Line Adjustment No. LLA-018-2018, subject to the recommended Conditions of Approval and contingent upon City Council approval of General Plan Amendment No. GPA-002-2018 and Amendment No. A-024-2018.

M. P. Valle for Lee Marino

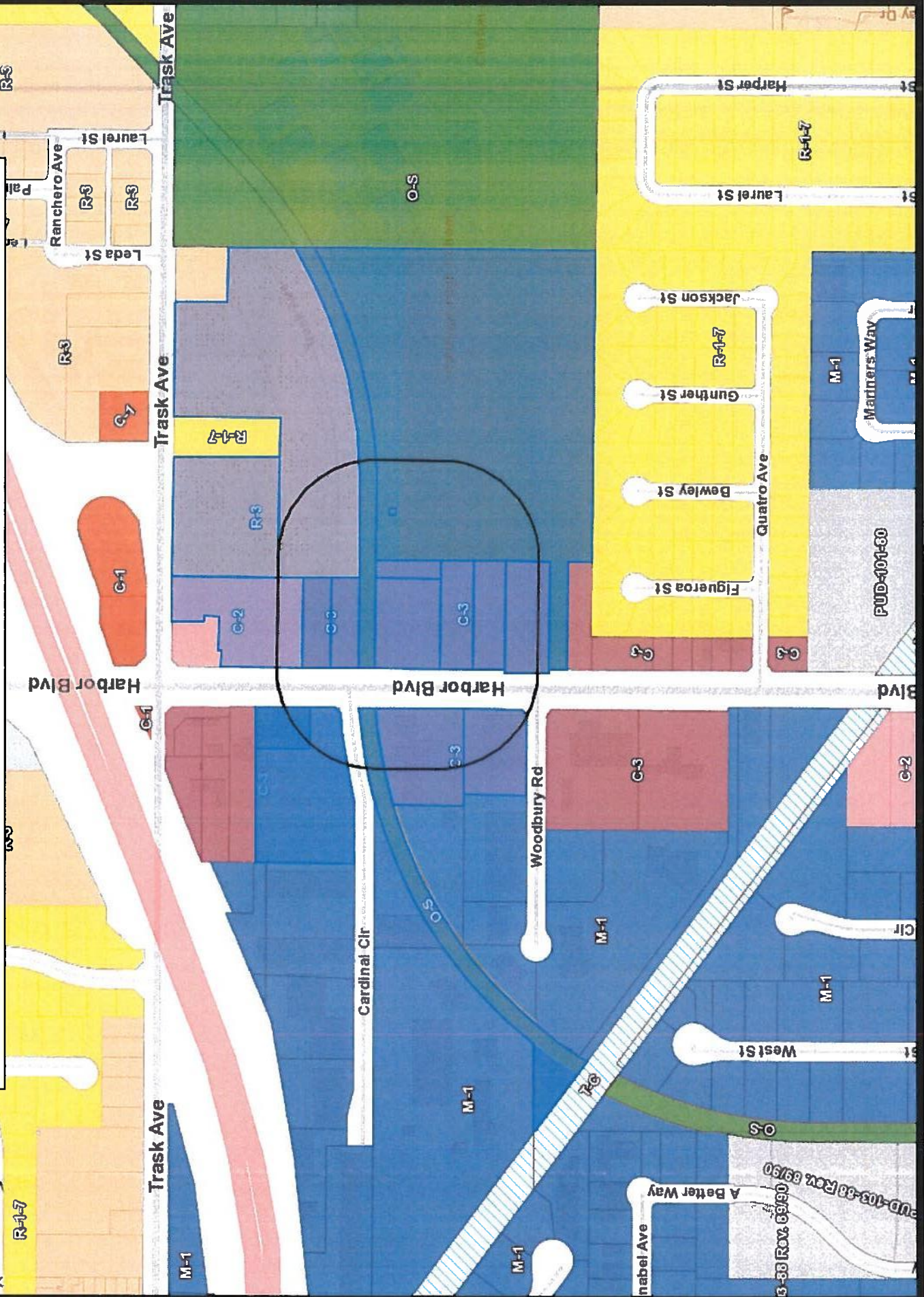
Lee Marino
Planning Services Manager

By:  Paul Guerrero
Senior Program Specialist

300' RADIUS MAP

GPA-002-2018; A-024-2018; SP-056-2018; CUP-134-2018 AND LLA-018-2018

CITY OF GARDEN GORVE, CA



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92842
Attn: Planning Services Division

SPACE ABOVE THIS LINE FOR RECORDERS USE

LOT LINE ADJUSTMENT NO. LLA-018-2018

RECORD OWNERS:

PARCEL NO. PARCEL 1
NAME: GARDEN GROVE HOTEL, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
ADDRESS: 2439 MANHATTAN BLVD. , SUITE 211
HARVEY, LA 70058

PARCEL NO. _____
NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/We) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

APPLICANT/OWNER

APPLICANT/OWNER

By: _____
Title: _____

By: BRAD OWENS
Title: CA LAND SURVEYOR L.S. 7819

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

Date: _____

Date: 6-5-2018

Contact Person: _____

Address: 353 E. CENTER ST. #115 ANAHEIM, CA 92805

Daytime Phone No.: _____

DAYTIME PHONE NO. 714-746-3420

SPACE BELOW FOR OFFICIAL USE ONLY

Date Received	Land Use Designation	CEQA Status	Subdivision Committee Action APPROVED	Land Use APPROVED
Zoning	AP Numbers	Filing Fee	Date: Date Filed	By: Date: Recording Date
			Receipt Number	

City of Garden Grove
Planning Services Division
(714) 741-5312

EXHIBIT "A"
LOT LINE ADJUSTMENT

LL 2018 -
Legal Description

Owners	Existing Parcels A.P. Numbers	Proposed Parcels Reference Number
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-66	PARCEL 1
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-27	PARCEL 1

THE REAL PROPERTY IN THE CITY OF GARDEN GROVE, THE COUNTY OF
ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

SHEET 1 OF 1

PARCEL 1

THE WESTERLY 385.00 FEET OF THE NORTH 199.00 FEET OF THE SOUTH HALF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN
ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS
OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR ENCROACHMENT PURPOSES
AS SAID EASEMENT SHOWN ON ATTACHMENT "A" IN THAT CERTAIN "GRANT OF
NON-EXCLUSIVE EASEMENT" RECORDED JANUARY 23, 1991, AS INSTRUMENT NO.
91-032800 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

THIS DESCRIPTION HAS BEEN PREPARED
BY ME OR UNDER MY DIRECTION.

BRADLEY K. OWENS, P.L.S. 7819
MY LICENSE EXPIRES 12/31/2019



THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING
MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED
THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER THE PROPERTY SHOWN HEREON.

EXHIBIT "B"
LOT LINE ADJUSTMENT

**LL 2018 -
MAP**

Owners	Existing Parcels A.P. Numbers	Proposed Parcels Reference Number
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-66	PARCEL 1
GARDEN GROVE HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	A.P. 101-080-27	PARCEL 1

ITEM # **EASEMENTS - SEE SHEET 1 OF 2 FOR MAP** **SHEET 2 OF 2**

1. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO SOUTHERN CALIFORNIA COMPANY LTD.
RECORDED: IN BOOK 1430 PAGE 599, OF OFFICIAL RECORDS.
FOR: 10' WIDE PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
2. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO SOUTHERN CALIFORNIA COMPANY LTD.
RECORDED: IN BOOK 1477 PAGE 400, OF OFFICIAL RECORDS.
FOR: 1' WIDE PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
3. AN EASEMENT AS SET FORTH IN AN INSTRUMENT
RECORDED: IN BOOK 1517 PAGE 524, OF OFFICIAL RECORDS.
FOR: 10' WIDE HARBOR BOULEVARD WIDENING AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
4. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO GARDEN GROVE UNIFIED SCHOOL DISTRICT.
RECORDED: IN BOOK 1518 PAGE 482, OF OFFICIAL RECORDS.
FOR: 20' WIDE INGRESS, EGRESS AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
5. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO THE CITY OF GARDEN GROVE.
RECORDED: 03/29/1982 IN BOOK 6055 PAGE 829, OF OFFICIAL RECORDS.
FOR: 50' WIDE STREET, HIGHWAY AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
6. AN EASEMENT AS SET FORTH IN AN INSTRUMENT, TO THE CITY OF GARDEN GROVE.
RECORDED: 03/03/1987 IN BOOK 8189 PAGE 671, OF OFFICIAL RECORDS.
FOR: 10' PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

SAID INSTRUMENT PROVIDES THAT NO BUILDING, PLANTER BOXES, EARTH FILL OR OTHER STRUCTURE EXCEPT WALLS AND FENCES SHALL BE ERRECTED ON SAID EASEMENT.

7. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 4/2/1985 AS INSTRUMENT NO., 1985-115995, OFFICIAL RECORDS
FOR: 11' PUBLIC UTILITIES AND INCIDENTAL PURPOSES
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED.
8. AN INSTRUMENT, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN
ENTITLED: GRANT OF NONEXCLUSIVE EASEMENT
RECORDED: 1/23/1991 AS INSTRUMENT NO. , 1991-32800, OFFICIAL RECORDS
SHOWN AS PARCEL 2 ON SHEET 1 OF 2 MAP.

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

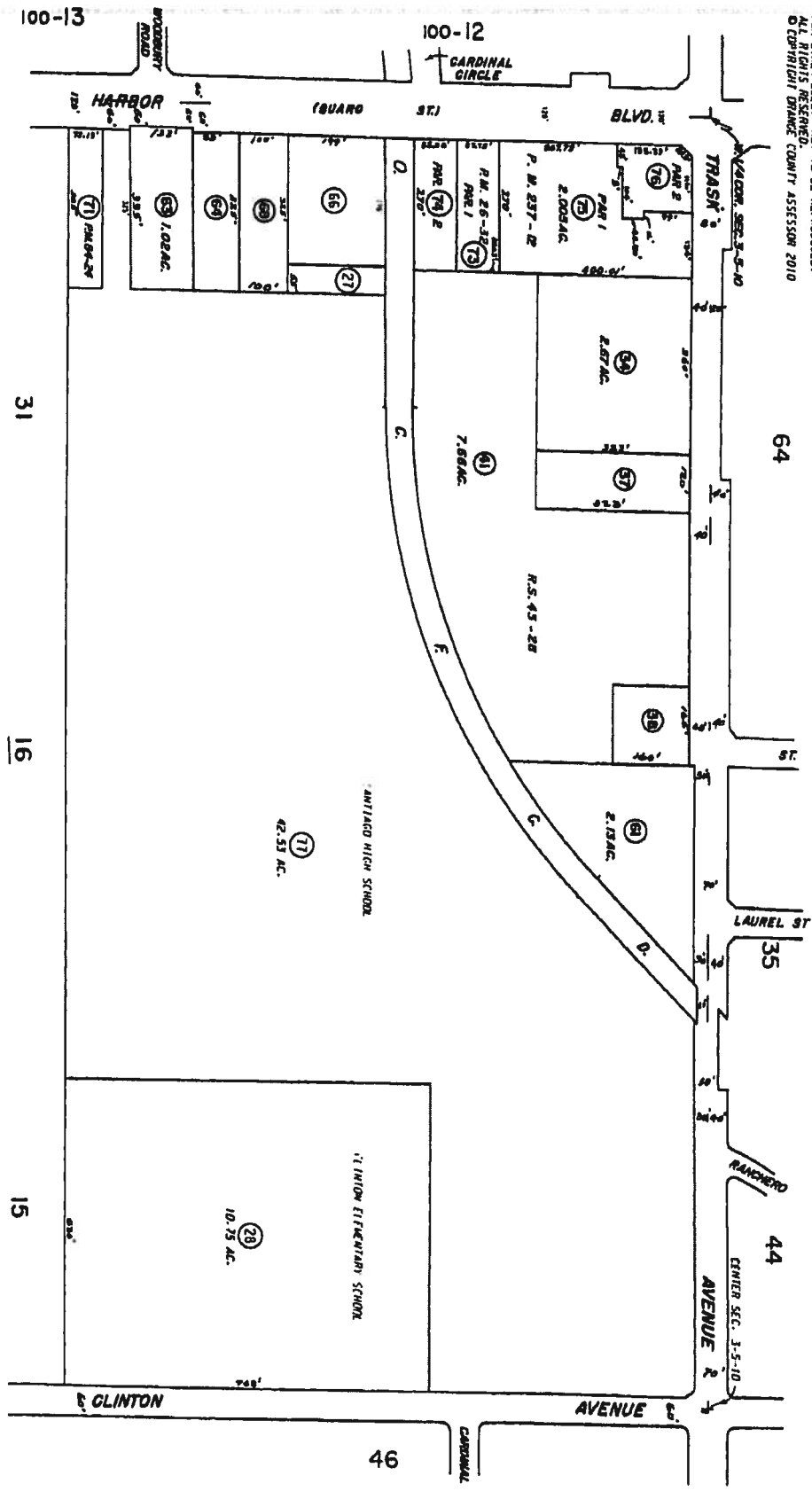
BRADLEY K. OWENS, P.L.S. 7819
MY LICENSE EXPIRES 12/31/2019



THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. IT IS ACCURATE AND ASSURES LIABILITY FOR OTHER USERS. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2010

N. 1/2. S.W. 1/4. SEC. 3. T. 55. R. 10W.

101-08



1" = 200'

MARCH 1951

PARCEL MAP P.M. 26-32, 237-12

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

ASSESSOR'S MAP BOOK 101 PAGE 08 COUNTY OF ORANGE

