

CUR/01-65

CASE NO. CUP 101-65

Name of Applicant William R. French, Jr.

Address 4403 Tiller Ave, Orange Calif

Phone 530-2131

Name of Applicant's Representative \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Applicant Interviewed By Mr. Dettfield Application By MS

Date Filed 11/25/64 Hearing Date 1/14/65

PERTINENT FACTS:

PLANNING COMMISSION ACTION

Approved  Hearing Date 1/14/65

Denied \_\_\_\_\_

DWP \_\_\_\_\_ Res. No. 1770

FWR \_\_\_\_\_

Date Appealed \_\_\_\_\_

CITY COUNCIL ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_

Denied \_\_\_\_\_

DWP \_\_\_\_\_ Res. No. \_\_\_\_\_

Returned to P.C. \_\_\_\_\_ Ord. No. \_\_\_\_\_

PLANNING COMMISSION RECONSIDERATION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_

Denied \_\_\_\_\_

DWP \_\_\_\_\_ Res. No. \_\_\_\_\_

FWR \_\_\_\_\_

CITY COUNCIL FINAL ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_

Denied \_\_\_\_\_

DWP \_\_\_\_\_ Res. No. \_\_\_\_\_

FWR \_\_\_\_\_

Ord. No. \_\_\_\_\_

LATER ACTION:

CITY OF GARDEN GROVE  
Inter-Departmental Memorandum

TO: Building Department  
FROM: Cline F. Martin  
SUBJECT: Case No. C.U.P.-101-65  
Planning Commission Resolution No. 1770  
City Council Resolution No. \_\_\_\_\_ DEPT: Planning  
DATE: **May 6, 1965**

This is to inform you that all provisions outlined in the above mentioned resolutions have been met, except as noted below. It is recommended that your Department proceed to issue the appropriate permits.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

cc: Engineering Division  
**Applicant**

  
\_\_\_\_\_  
Cline F. Martin, Planning Director

CITY OF GARDEN GROVE  
Inter-Departmental Memorandum

TO: Planning Department

FROM: PUBLIC WORKS - ENGINEERING

DATE: APRIL 20, 1965

The applicant of case No. CUP-101-65, approved  
by Resolution No. 1770, has satisfied the requirements of  
the following conditions numbered: 5a, 5b, 5c, 5d, 5e, 5f, 5g

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*R. U. Howes*

---

*epk  
RHM*

January 28, 1965

Mr. William R. Frey, Jr.  
4403 Tiller Avenue  
Orange, California

Conditional Use Permit No. C.U.P.-101-65.

January 14, 1965.

January 24, 1965

1770

RESOLUTION NO. 1770

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF GARDEN GROVE APPROVING  
CONDITIONAL USE PERMIT NO. C.U.P. -101-65.

WHEREAS, in the matter of Conditional Use Permit No. C.U.P.-101-65, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by William R. Frey, Jr., as applicant.
2. The applicant requests the approval of a conditional use permit to permit the serving of alcoholic beverages in connection with a restaurant to be constructed on a portion of property located at the southeast corner of Chapman Avenue and Haster Street. The subject property is now in the process of being rezoned from O-P to C-1.
3. The subject property is presently zoned O-P (approved C-1) and is partially improved with a single-family dwelling and a citrus grove.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned R-1 and is improved with a nonconforming service station.
  - b. South: Zoned R-3 and is improved with multiple dwelling units.
  - c. East: Zoned O-P and is unimproved.
  - d. West: Zoned R-1 and is improved with single-family dwellings.
5. Past cases affecting the subject property include:
  - a. S.P.A.-129-64, a plan for the construction of a neighborhood shopping center and rezoning from O-P to C-1 on the subject property, was approved by the City Council in 1964.

WHEREAS, the Planning Commission findings are as follows:

This plan conforms to the conditions set forth in Section 9208(v)2 & 3 pertaining to the serving of beer in connection with restaurants in the C-1 zone. Approval of this case shall be subject to the following conditions:

- a. Chapman Avenue, being a precise planned arterial street, shall be fully improved 50 feet south of centerline per Garden Grove Standard Plan B-3, and dedicated to the City of Garden Grove. (ENGR.)
- b. Haster Street, being a precise planned arterial street, shall be fully improved 50 feet east of centerline per Garden Grove Standard Plan B-3, and dedicated to the City of Garden Grove. (ENGR.)
- c. All vehicular access rights to Chapman Avenue and Haster Street shall be dedicated to the City of Garden Grove. The City will permit access at those driveway locations as shown on the approved street improvement plans. (ENGR.)
- d. A 20 foot by 20 foot diagonal property line corner cut-off at the southeast corner of Chapman Avenue and Haster Street shall be dedicated to the City of Garden Grove. (ENGR.)
- e. On-site and off-site storm drainage easements and facilities shall be provided as required by the Director of Public Works. (ENGR.)
- f. If the developer intends to alter property lines a Record of Survey prepared by a Registered Civil Engineer or a Licensed Surveyor shall be required in accordance with Article IX, Chapter 1, Section 9135 et. seq. of the Garden Grove Municipal Code. (ENGR.)
- g. A drainage fee in the amount of \$532 shall be required for the Allard Street Storm Drainage Fund. (ENGR.)



**PUBLIC HEARING:**  
**INITIATED BY:**  
**REQUEST:**

**CONDITIONAL USE PERMIT NO. 101-65**

WILLIAM R. FREY, JR.

APPROVAL OF A CONDITIONAL USE PERMIT TO  
PERMIT THE SERVING OF ALCOHOLIC BEVERAGES  
IN CONNECTION WITH A RESTAURANT.

**LOCATION:**  
**DATE:**

SOUTHEAST CORNER OF CHAPMAN AVENUE AND HASTER STREET.  
JANUARY 14, 1965

It was moved by Commissioner Furr, seconded by Commissioner Mercado, that permission be granted Commission Bair to abstain from voting.

Said motion was carried by unanimous vote.

Upon confirmation that proper public notice had been given, Chairman Wilde requested the reading of correspondence relative to the subject case. No correspondence having been received, the public hearing was declared open and the applicant or his representative requested to appear at this time.

Mr. William R. Frey, Jr., 4403 W. Tiller, Orange, appeared as applicant and stated he plans to operate a family type pizza parlor in a shopping center at the subject location. His request is to serve beer and wine in conjunction with the pizza parlor and the bar which will be utilized is a service bar only and will have no seats. The greatest portion of their sales will consist of food.

Mr. R. C. Boucher, 1171 Lochalina Drive, Tustin, appeared as owner of the subject shopping center. He is interested in having the applicant's operation in the center mainly because it will be a family type operation. He feels this family type operation would be more in keeping with the type of shopping center he is developing.

There being no further response from the audience, the public hearing was closed.

It was moved by Commissioner Furr, seconded by Commissioner Movius, that a resolution be adopted approving C.U.P.-101-65 subject to the conditions of the Staff and Engineering Reports.

Said motion was carried by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

**COMMISSIONERS: FOSHEE, FURR, MERCADO, MOVIUS, WILDE**  
**COMMISSIONERS: NONE**  
**COMMISSIONERS: WOOLLEY**  
**COMMISSIONERS: BAIR**

Chairman Wilde instructed the Staff to prepare the proper resolution for the approval of C.U.P.-101-65. (RESOLUTION NO. 1770).



CONDITIONAL USE PERMIT NO. C.U.P.-101-65

ITEM NO. 6

INITIATED BY:

WILLIAM R. FREY, JR.

REQUEST:

APPROVAL OF A CONDITIONAL USE PERMIT TO  
PERMIT THE SERVING OF ALCOHOLIC BEVERAGES  
IN CONNECTION WITH A RESTAURANT.

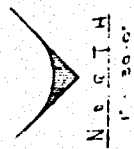
LOCATION:

SOUTHEAST CORNER OF CHAPMAN AVENUE AND HASTER  
STREET.

APPLICANT'S REASON FOR REQUEST:

"We wish to establish a Pizza Parlor at the above location and are in need of a use permit allowing the serving of beer on the premises. We shall operate under a State Alcoholic Beverage Control License Type "A" and Kitchen facilities for the serving of food will be constructed and maintained. We shall also be designated as a bonified public eating place."



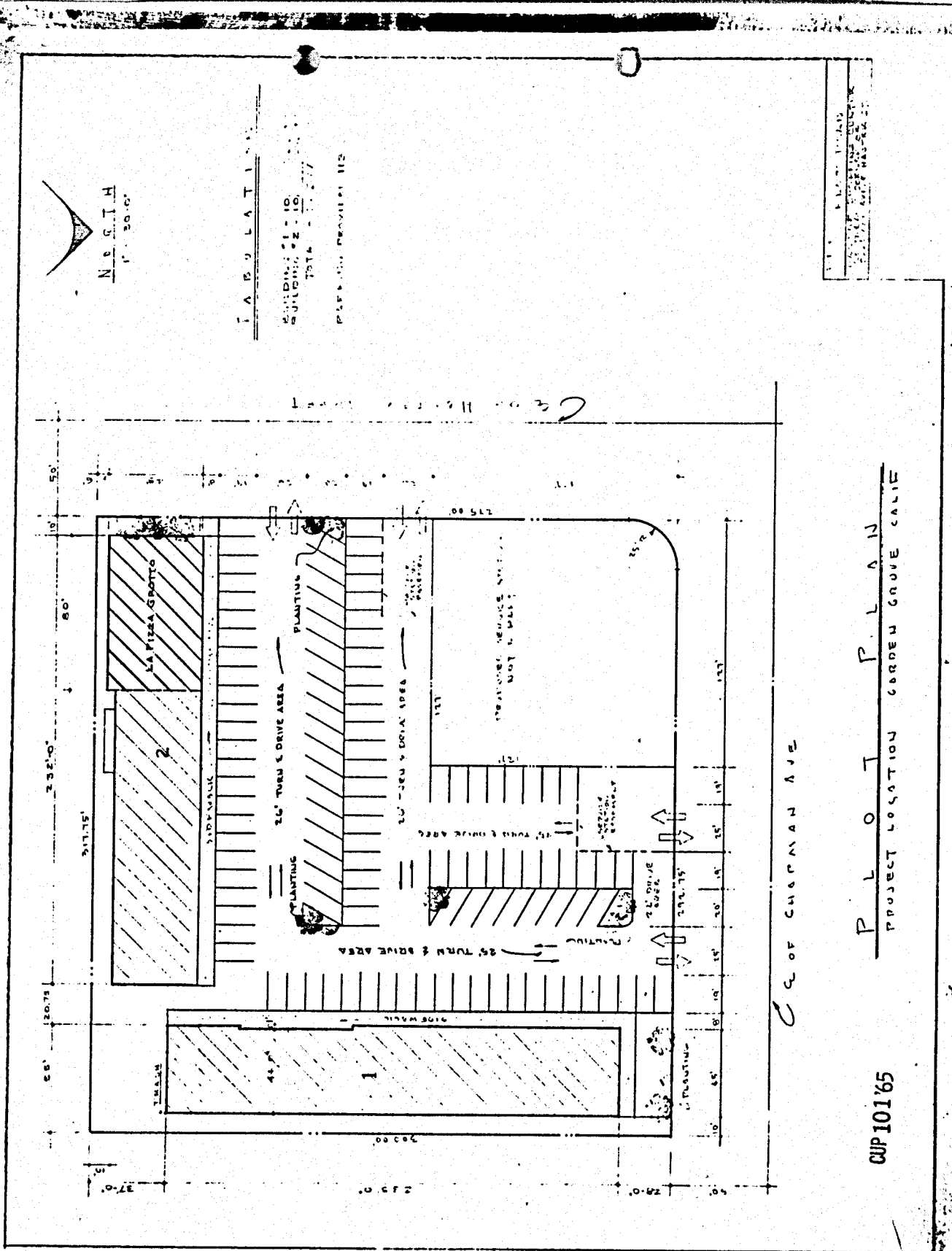


T A B U L A T I O N

BLDG. # 1 - 10  
BLDG. # 2 - 10  
TSTA - 11-11-67

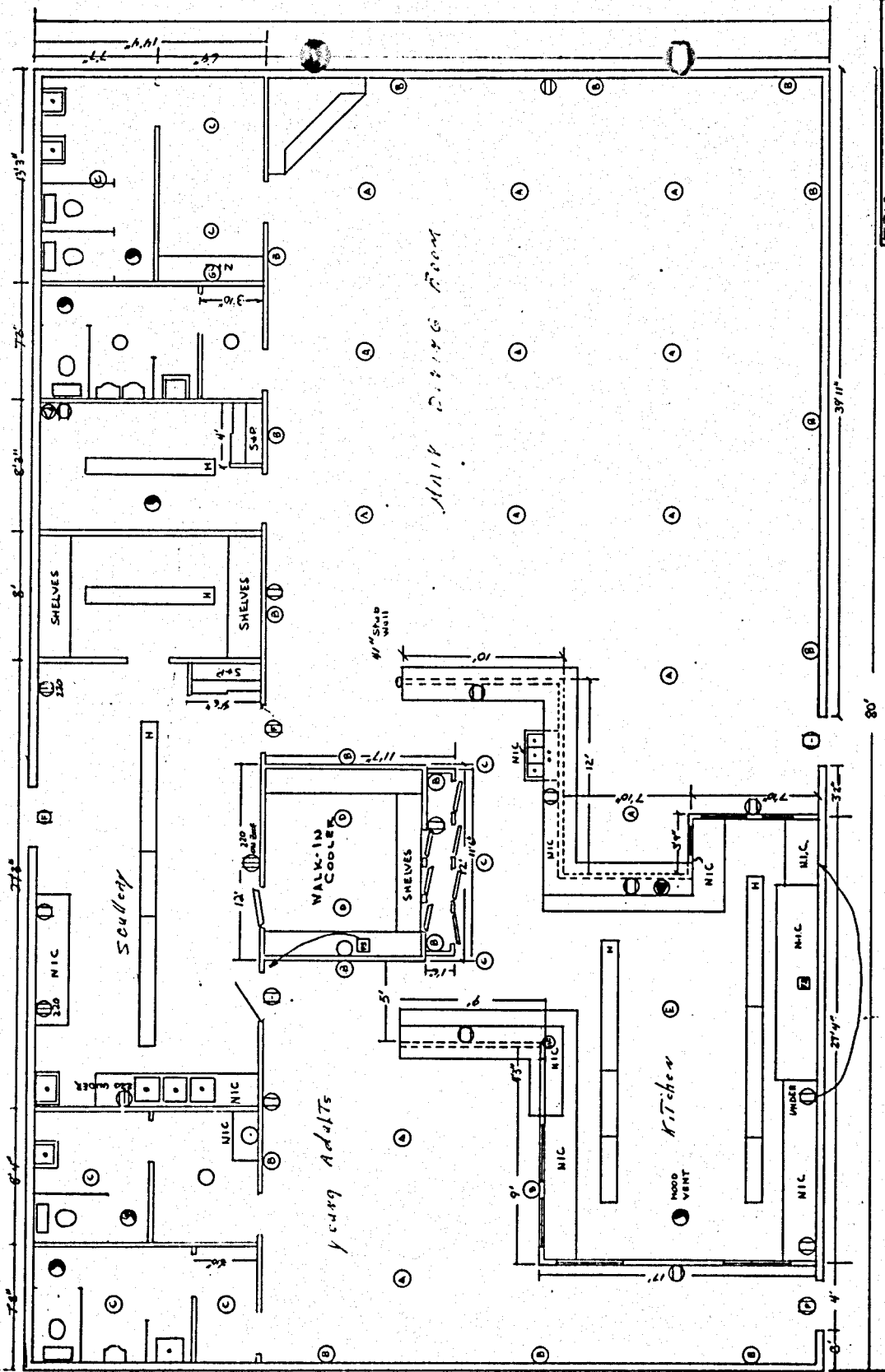
PERMITS REQUIRED: 115

1. ALL DIMENSIONS ARE IN FEET AND INCHES  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED



P L O T P L A N  
PROJECT LOCATION: GARDEN GROVE CALIF

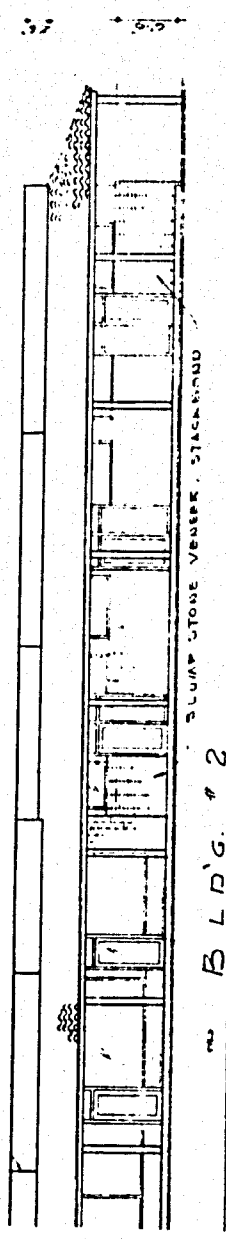
CUP 101'65



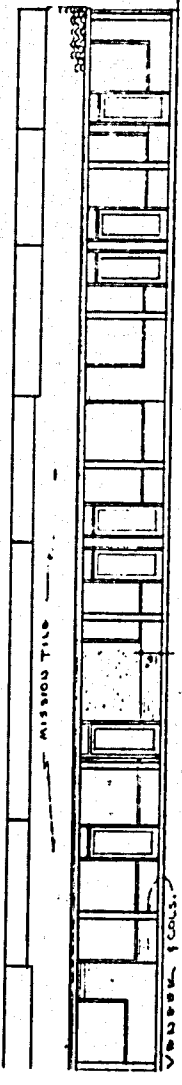
TITLE BLOCK PLAN:  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 DATE: [illegible]

LA PIZZA GROTTO  
 HASTEN SQUARE  
 GARDEN GROVE, CALIF.  
 1/4" = 1'-0"

CUP 10165



B L D G. # 2



B L D G. # 1



CUP 101'65

CONDITIONAL USE PERMIT NO. C.U.P.-101-65

STAFF REPORT  
JANUARY 14, 1965

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by William R. Frey, Jr. as applicant.
2. The applicant requests the approval of a conditional use permit to permit the serving of alcoholic beverages in connection with a restaurant to be constructed on a portion of property located at the southeast corner of Chapman Avenue and Haster Street. The subject property is now in the process of being rezoned from O-P to C-1.
3. The subject property is presently zoned O-P (approved C-1) and is partially improved with a single-family dwelling and a citrus grove.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned R-1 and is improved with a nonconforming service station.
  - b. South: Zoned R-3 and is improved with multiple dwelling units.
  - c. East: Zoned O-P and is unimproved.
  - d. West: Zoned R-1 and is improved with single-family dwellings.
5. Past cases affecting the subject property include:

S.P.A.-129-64, a plan for the construction of a neighborhood shopping center and rezoning from O-P to C-1 on the subject property, was approved by the City Council in 1964.

II. CONCLUSIONS:

1. This plan conforms to the conditions set forth in Section 9208(v)2 & 3 pertaining to the serving of beer in connection with restaurants in the C-1 zone.

City of Garden Grove

INTER - DEPARTMENTAL MEMORANDUM

TO: Cline Martin FROM: Charles R. Handy  
DEPT: Planning DEPT: Public Works  
SUBJECT: Conditional Use Permit 101-65 DATE: January 6, 1965

It is recommended, if this case is approved, that it be subject to the following conditions:

1. Chapman Avenue, being a precise planned arterial street, shall be fully improved 50 feet south of centerline per Garden Grove Standard Plan B-3, and dedicated to the City of Garden Grove. (ENGR.)
2. Haster Street, being a precise planned arterial street, shall be fully improved 50 feet east of centerline per Garden Grove Standard Plan B-3, and dedicated to the City of Garden Grove. (ENGR.)
3. All vehicular access rights to Chapman Avenue and Haster Street shall be dedicated to the City of Garden Grove. The City will permit access at those driveway locations as shown on the approved street improvement plans. (ENGR.)
4. A 20' x 20' diagonal property line corner cut-off at the southeast corner of Chapman Avenue and Haster Street shall be dedicated to the City of Garden Grove. (ENGR.)
5. On-site and off-site storm drainage easements and facilities shall be provided as required by the Director of Public Works. (ENGR.)
6. If the developer intends to alter property lines a Record of Survey prepared by a Registered Civil Engineer or a Licensed Surveyor shall be required in accordance with Article IX, Chapter 1, Section 9135 et. seq. of Garden Grove Municipal Code. (ENGR.)
7. A drainage fee in the amount of \$532.00 shall be required for the Allard Street Storm Drainage Fund. (ENGR.)

THE FOLLOWING COMMENTS ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED CONDITIONS AS STATED ABOVE:

1. The developer is to be informed that dividers may someday be built in the centers of Chapman Avenue and Haster Street. (TRAFFIC)
2. Water conditions as specified in Resolution No. 1662, dated 5-14-64, SPA 129-64) shall be fulfilled prior to water service. (WATER)

3. It is understood that a maximum of one additional driveway on each Street will be allowed for the Service Station Site. (TRAFFIC)

*H*  
*SA*  
*60*

CUP-101-65

Since we have in the Southern California area, a fairly large chain of family type Pizze Parlors with which a good many people are familiar, let me say that our operation will be similar to this chain. The chain to which I refer is "Shakeys".

We will have a two dining room operation as they do. One dining room will be used for young adults, in which no beer will be served. We further plan to limit use to "couples only" after 7 P.M..

Underage patrons will not be allowed in the other dining room unless accompanied by their parents.

On nights not yet determined, we shall have piano and banjo music. This should in no way present a noise problem.

Lighting shall be typical of most dining rooms. There will be no excessive lighting outside the building.

We plan use of the premises from 10 A.M. till 3 A.M. at present, but shall in all probabilities shorten these hours once operation has started and we determine how much we can shorten them.

By far, the greatest portion of our sales, will be made in pizza. It is however necessary to serve beer in this type operation.

At the time this matter comes before the commission, we shall be present and shall be glad to answer any additional questions which should arise.

*Paul -  
can foresee no noise problems  
other than the usual noise complaints  
arising from establishments like this in  
residential areas. As long as the traffic  
engineer is satisfied with the traffic flow  
we can learn to live with it.  
other establishments similar to this have  
not been a problem in the past  
W. R. Frey, Capt  
P. D.*

William R. Frey Jr.



IN THE  
**Superior Court**  
OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

CITY OF GARDEN GROVE  
PLANNING COMMISSION

State of California } ss.  
County of Orange

/S/ R. JOYCE CAYWOOD

of the said County, being duly sworn, deposes and says:

That R. Joyce Caywood is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that R. Joyce Caywood is not a party to, nor interested in the above entitled matter; that R. Joyce Caywood is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

JANUARY 4

ALL IN THE YEAR 19 65

Subscribed and sworn to before me this

5TH day of JANUARY 1965

/S/ PATRICIA A. REESE

Notary Public in and for said County and State.

(SEAL)

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARINGS

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS RELATIVE TO PETITIONS FOR ZONE RECLASSIFICATION, SITE PLANS FOR CERTAIN AREAS, VARIANCES AND CONDITIONAL USE PERMITS.

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS in the Council Chambers of the CITY HALL in the CITY OF GARDEN GROVE on Thursday, January 14, 1965, at the hour of 1:30 P.M., to receive and consider all evidence and reports at the HEARING or obtained previously by the Commission relative to the VERIFIED PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

PRELIMINARY PUBLIC SERVICES ELEMENT-WATER SUPPLY. Proceedings initiated by the City of Garden Grove, as applicant, to consider a Preliminary Public Services Element-Water Supply, of the proposed Comprehensive General Plan of the City of Garden Grove. Said hearing is being held pursuant to Government Code Section 65002 and all interested persons are invited to attend said public hearing and express their views. Further information on the above matter may be obtained of the Planning Department of the City of Garden Grove.

SITE PLAN AMENDMENT

NO. S.P.A.-163-64. Proceedings initiated by World Wide Properties, Inc., as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from C-1 to R-3 or a more restrictive zone on property located on the west side of Dina Circle between approximately 20 feet and 420 feet westerly from the centerline of Dina Circle and extending in depth for approximately 618 feet southerly from the centerline of Katella Avenue. Subject site plan also requests a variance from Section 9217.7.c(5) of the Municipal Code which pertains to the location of parking spaces in relation to required yards.

ZONE RECLASSIFICATION

NO. A-181-65. Proceedings initiated by Simon Katz, as applicant, requesting rezoning from R-1 to C-1 or a more restrictive zone on property located on the south side of Westminster Avenue between approximately 285 feet and 343 feet westerly from the centerline of Lake Street and extending in depth for approximately 187 feet southerly from the centerline of Westminster Avenue.

AMENDMENT NO. A-182-65

Proceedings initiated by the City of Garden Grove proposing the amendment of Section 9217.3 of the Municipal Code which pertains to required parking spaces for car washes.

AMENDMENT NO. A-183-65

Proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Article IX of the Garden Grove Municipal Code by the addition of the definition and description of Height District, the addition of definition for Condominium, Condominium Project and Condominium Unit, the amendment of the definition for Grade Level, the amendment of side yard and lot coverage provisions in the R-1, R-2 and R-3 zones, the amendment of provisions pertaining to permitted uses and placement of buildings in the R-2 and R-3 zones, the inclusion of recreation and leisure area requirements in the R-2 and R-3 zones, the inclusion of refuse storage provisions in the R-2 and R-3 zones, the amendment of border barricades, screening and landscaping provisions, the addition of requirements for loading docks, and by the inclusion of Part 16A which pertains to required standards for Planned Residential Developments.

SITE PLAN NO. S.P.-181-65

Proceedings initiated by the Wilcox Foundation, Inc., as applicant, requesting approval of a site plan for modifications to a previously approved retirement facility for aged persons on property presently zoned R-3 and located on an irregularly shaped parcel of land consisting of approximately 18.5 acres and lying south of Garden Grove Boulevard, north of the Garden Grove Freeway, west of Yacker Street and east of Newland Street. Proposed modifications concern relocation of structures and enlargement of

Subscribed and sworn to before me this

5TH day of JANUARY 1965

/S/ PATRICIA A. REESE

Notary Public in and for said County and State.

(SEAL)

Proceedings initiated by Simon Kala, as applicant, requesting rezoning from R-1 to C-1 or a more restrictive zone on property located on the south side of Westminster Avenue between approximately 285 feet and 343 feet westerly from the centerline of Lake Street and extending in depth for approximately 187 feet southerly from the centerline of Westminster Avenue.

AMENDMENT NO. A-102-65  
Proceedings initiated by the City of Garden Grove proposing the amendment of Section 9217.2 of the Municipal Code which pertains to required parking spaces for car washes.

AMENDMENT NO. A-103-65  
Proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Article IX of the Garden Grove Municipal Code by the addition of the definition and description of Height District, the addition of definition for Condominium, Condominium Project and Condominium Unit, the amendment of the definition for Grade Level, the amendment of side yard and lot coverage provisions in the R-1, R-2 and R-3 zones, the amendment of provisions pertaining to permitted uses and placement of buildings in the R-2 and R-3 zones, the inclusion of recreation and leisure area requirements in the R-2 and R-3 zones, the inclusion of refuse storage provisions in the R-2 and R-3 zones, the amendment of border barricades, screening and landscaping provisions, the addition of requirements for loading docks, and by the inclusion of Part 16A which pertains to required standards for Planned Residential Developments.

SITE PLAN NO. S.P.-101-65  
Proceedings initiated by the Willows Foundation, Inc., as applicant, requesting approval of a site plan for modifications to a previously approved retirement facility for aged persons on property presently zoned R-3 and located on an irregularly shaped parcel of land consisting of approximately 1.5 acres and lying south of Garden Grove Boulevard north of the Garden Grove Freeway, west of Yockey Street and east of Newland Street. Proposed modifications concern relocation of structures and enlargement of the central recreation building. Subject site plan also requests variances from the following sections of the Municipal Code: Section 9216A.4d(1) - Minimum distances between buildings. Section 9216A.4d - Minimum distances between parking areas and buildings. Section 9217.2 - Required parking for dwellings. Section 9217.7(c)(1) - Maximum permitted distance between parking and dwellings.

VARIANCE NO. V-102-65  
Proceedings initiated by Howard D. Light, as applicant, requesting approval of a variance to permit the establishment of a boarding and lodging home for elderly persons on property zoned R-1 and located at the southwest corner of Royal Palm Boulevard and Brookhurst Street.

CONDITIONAL USE PERMIT NO. C.U.P.-101-65  
Proceedings initiated by William R. Fry, Jr., as applicant requesting approval of a conditional use permit to permit the serving of alcoholic beverages in connection with a restaurant to be constructed on a portion of property located at the southeast corner of Chaemon Avenue and Haster Street. Subject property is now in the process of being rezoned from O-P to C-1.

CONDITIONAL USE PERMIT NO. C.U.P.-102-65  
Proceedings initiated by Jack Groat, as applicant, requesting approval of a conditional use permit to permit the serving of alcoholic beverages in connection with a restaurant to be constructed on a portion of property zoned C-1 and located on the south side of Westminster Avenue between approximately 179 feet and 371 feet easterly from the centerline of Kerry Street and extending in depth for approximately 665 feet southerly from the centerline of Westminster Avenue.

CONDITIONAL USE PERMIT NO. C.U.P.-103-65  
Proceedings initiated by Robert E. Kingsbury, as applicant, requesting approval of a conditional use permit to permit the construction of an automatic car wash on a portion of property presently zoned C-1 and located at the southwest corner of Kaffella Avenue and Dine Circle.

ALL INTERESTED PARTIES are invited to attend said HEARINGS and express opinions for or against the proposed ZONE RECLASSIFICATIONS, AMENDMENTS, SITE PLANS, VARIANCES AND CONDITIONAL USE PERMITS as outlined above.  
FURTHER INFORMATION on the above may be obtained at the Planning Department of the City of Garden Grove or by telephone: JERFSON 7-2200.  
CITY OF GARDEN GROVE  
PLANNING COMMISSION  
Date: December 31, 1964  
Publish: January 4, 1965  
The Orange Co. Eve. News No. 735

0 0

December 29, 1964

Mr. William R. Frey, Jr.  
4403 Tiller Avenue  
Orange, California

Conditional Use Permit No. C.U.P.-101-65

Dear Sir:

January 14, 1965.

applicant notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING  
CONDITIONAL USE PERMIT NO. 101-65

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY PLANNING COMMISSION will hold a PUBLIC HEARING in the COUNCIL CHAMBERS of the CITY HALL, 11391 Acacia Street, Garden Grove, California, on the date indicated \* to receive and consider all evidence and reports relative to the application described below.

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\*JANUARY 14, 1965  
1:30 O'CLOCK P.M.

CONDITIONAL USE PERMIT  
NO. C.U.P.-101-65

Proceedings initiated by William R. Frey, Jr., as applicant, requesting approval of a conditional use permit to permit the serving of alcoholic beverages in connection with a restaurant to be constructed on a portion of property located at the southeast corner of Chapman Avenue and Haster Street. Subject property is now in the process of being rezoned from O-P to C-1.

DATE: DECEMBER 31, 1964

PUBLISH: JANUARY 4, 1965

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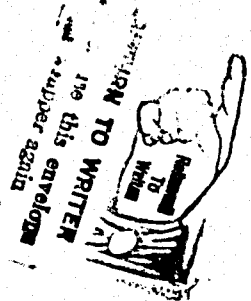
ALL INTERESTED PARTIES are invited to attend said HEARINGS and express opinions or submit evidence for or against the proposal as outlined above.

FURTHER INFORMATION which may include site plans, building elevations, and floor plans on the above application, may be obtained or viewed at the Planning Department in City Hall or by telephone: Jefferson 7-4200.

GARDEN GROVE CITY PLANNING COMMISSION



City of Garden Grove  
California 92640  
11391 Acacia Street



John G. Gibson  
13012 Binnacle Ave.  
City  
CUP-101-65

JAN 5 3 51 PM '65

RECEIVED  
CITY OF GARDEN GROVE  
JAN 5 1965  
GARDEN GROVE, CALIF. 92640  
3 05

NO SUCH STREET IN  
GARDEN GROVE, CALIF.

MAILING LIST:  
January 14, 1965  
CUP-101-65

Home Sweet Home, Inc.  
10441 Beach Blvd.  
Stanton, Calif.  
CUP-101-65

Home Sweet Home, Inc.  
& James Craig  
13062 Binnacle St.  
Orange, Calif.  
CUP-101-65

John G. Gibson  
13012 Binnacle Ave.  
Orange, Calif.  
CUP-101-65

Oscar C. Milbrat  
421 E. Hacienda Dr.  
Corona, Calif.  
CUP-101-65

Milton H. Williams  
12002 Firebrand  
City  
CUP-101-65

James R. Stockton  
12022 Firebrand  
City  
CUP-101-65

George Ramage  
12032 Firebrand  
City  
CUP-101-65

George G. Winterbottom  
12042 Firebrand  
City  
CUP-101-65

Robert F. Devine  
12052 Firebrand St.  
City  
CUP-101-65

Andres Perez  
12072 Firebrand  
City  
CUP-101-65

Robert O. Kochenderfer  
12082 Firebrand  
City  
CUP-101-65

Donald Gregory  
12081 Haster St.  
City  
CUP-101-65

Rose Dunford  
12071 Haster St.  
City  
CUP-101-65

Ronald Lamb  
12051 Haster St.  
City  
CUP-101-65

Luther D. Mix  
12041 Haster St.  
City  
CUP-101-65

L. R. Marshall  
12031 Haster St.  
City  
CUP-101-65

E. F. Milbrat  
Skyland Dr.  
Crestline, Calif.  
CUP-101-65

Julius A. Milbrat  
13192 Simmons St.  
Orange, Calif.  
CUP-101-65

Jack C. Swerngin  
12102 Firebrand St.  
City  
CUP-101-65

Thomas M. Carroll  
12111 Haster St.  
City  
CUP-101-65

B. I. Thingelstad  
12101 Haster St.  
City  
CUP-101-65

Griffith Bros.  
887 S. Los Angeles St.  
Anaheim, Calif.  
CUP-101-65

William J. Lawson  
13101 Chapman  
Orange, Calif.  
CUP-101-65

John G. Gibson  
13012 Binnacle Ave.  
City  
CUP-101-65

Marie Haase  
13022 Chapman Ave.  
City  
CUP-101-65

A.M. Reynold, et al  
12132-B Haster St.  
City  
CUP-101-65

Edwin J. Evans  
13352 Heather Circle  
City  
CUP-101-65

Mailing List

Jan. 14, 1965.

C.U.P. 101-65

Subject property:

91-821-31

91-821-05

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138-331-25 /

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137-241-02

137-374-01 /

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138-334-01 /

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137-383-10

11

NC

CUP-101-65

137-291-02

Griffith Bros.  
887 S L.A. St Anaheim

383-10

William J Lawson  
13101 Chapman Orange

11

John G. Gibson  
13012 Binnac Ct Ave

91-821-31

Marie Haase  
13022 Chapman Ave G.G.

105

Reynolds AM et al  
12132-B Haster St. G.G.

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Edwin J. Evans  
13352 Heather Cir. G.G.



Re: La Pizza Grotto

Since we have in the Southern California area, a fairly large chain of family type Pizza Parlors with which a good many people are familiar, let me say that our operation will be similar in operation to this chain. The chain to which I refer is "Shakeys".

We shall have a two dining room operation as they do. One dining room ~~room~~ shall be used for young adults. Here, no beer shall be served. Minors without parents shall not be allowed in the adult dining room. The young adult dining room shall be restricted to "couples only" after 7 P.M.

Lighting shall be typical of most restaurant operations with no excessive lighting inside or outside the building.

We plan to use the premises from 11 A.M. until 2 A.M.

By far, the greatest portion of our sales, will be made in pizza. It is, however, necessary to serve beer in this type operation. We shall offer wine for the ladies who do not drink beer.

At the time this matter comes before the commission, we shall be present and shall be happy to answer any additional questions which might arise.

*William R. Frey Jr.*  
William R. Frey Jr.

CUP-101-65

Since we have in the Southern California area, a fairly large chain of family type Pizza Parlors with which a good many people are familiar, let me say that our operation will be similar to this chain. The chain to which I refer is "Shakeys".

We will have a two dining room operation as they do. One dining room will be used for young adults, in which no beer will be served. We further plan to limit use to "couples only" after 7 P.M..

Underage patrons will not be allowed in the other dining room unless accompanied by their parents.

On nights not yet determined, we shall have piano and banjo music. This should in no way present a noise problem.

Lighting shall be typical of most dining rooms. There will be no excessive lighting outside the building.

We plan use of the premises from 10 A.M. till 3 A.M. at present, but shall in all probabilities shorten these hours once operation has started and we determine how much we can shorten them.

By far, the greatest portion of our sales, will be made in pizza. It is however necessary to serve beer in this type operation.

At the time this matter comes before the commission, we shall be present and shall be glad to answer any additional questions which should arise.

*William R. Frey Jr.*  
William R. Frey Jr.

APPLICATION FOR A CONDITIONAL USE PERMIT

NOV 25-64 11 013 H\*\*\*40.00

FEE: \$40.00

Application No. C.U.P. 101-65

Date: 11/25/64

Application is hereby made to the City Planning Commission of the City of Garden Grove, California, pursuant to the provisions of the Garden Grove Zoning Ordinance, for a public hearing on a Conditional Use Permit.

Name of Applicant William R. Frey Jr. Telephone 530-2131

Mailing Address 4403 Tiller Ave., Orange, Calif.

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 leasehold Richard C. Boucher

1171 La Colina Dr., Tustin, Calif.

Date of acquisition of property 10/9/64

Subject Conditional Use Permit involves the property located

Shopping Center to be built on the south-east corner of Chapman and

Haster, which is known as Haster Square.

I hereby request a public hearing be held to consider the following action on said Conditional Use Permit:

Adoption

Repeal

Amendment

REASON FOR APPLICANT'S REQUEST: We wish to establish a Pizza Parlor at the above

location and are in need of a use permit allowing the serving of beer on the premise.

We shall operate under a State Alcoholic Beverage Control License Type "A" and

Kitchen facilities for the serving of food will be constructed and maintained.

We shall also be designated as a bonified <sup>Public</sup> eating place.

(For additional space, use reverse side)

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.

By William R. Frey Jr.  
(Signature of Applicant)

Acknowledgment of Fee Payment  
By \_\_\_\_\_ Date \_\_\_\_\_

Accepted by Planning Commission  
By Abel B. ... Date Nov. 25, 1964.

EXCERPT FROM ARTICLE IX OF THE MUNICIPAL CODE  
OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9219.12: EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL. The order of the Planning Commission in granting or denying a variance, conditional use permit, unclassified use permit, or site plan shall become final and effective ten days after the Planning Commission action by Resolution, unless within such ten day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of such appeal within such time limit shall stay the effective date of the order of the Planning Commission until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9223: PERMITS OR VARIANCES MAY BE REVOKED. The Planning Commission may, after a public hearing held in the manner prescribed in Article IX governing variances and conditional use permits, revoke or modify on any one or more of the following grounds any conditional use permit or variance previously issued.

- (1) That the approval was obtained by fraud.
- (2) That the use for which such approval was granted is not being exercised.
- (3) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
- (4) That the conditional use permit or variance is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any Statute, Ordinance, Law or Regulation.
- (5) That the use for which the approval was granted was so exercised as to be detrimental to the public health, or safety, or so as to constitute a nuisance.

Section 9223.1: EXPIRATION. Any conditional use permit or variance granted by the Planning Commission or City Council becomes null and void if not exercised within the time specified in such conditional use permit or variance, or if no date is specified, within one year from the date of approval of said conditional use permit or variance.

I HEREBY CERTIFY that I have read and understand the provisions of the Zoning Ordinance as shown above.

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

Evidence not presented to the Planning Commission in connection with this case will not be considered by the City Council. All maps, petitions, plans, testimony, and other facts or opinions must have been heard by the Planning Commission in order to be heard by the City Council.

Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission in the manner set forth in the Garden Grove Municipal Code.

Staff reports, and recommendations on all cases will be available for public inspection (in the office of the Planning Department) on the day preceding the Planning Commission hearing. It is recommended that you familiarize yourself with these reports before the Planning Commission meeting.

IF YOUR APPLICATION IS APPROVED NO BUILDING PERMITS CAN BE OBTAINED UNTIL ALL CONDITIONS OF PLANNING COMMISSION OR CITY COUNCIL RESOLUTIONS ARE MET FOLLOWING THE REQUIRED TEN DAY WAITING PERIOD AFTER PLANNING COMMISSION OR CITY COUNCIL ACTION.

I HEREBY CERTIFY that I have read and understand the above information relating to new evidence, staff reports, and building permits.

*William R. Frey Jr.*

Applicant's Signature

Date: November 24, 1964

LETTER OF AUTHORIZATION  
TO BE NOTARIZED

To: City of Garden Grove

Application for William R. Frey Jr. Case No. \_\_\_\_\_

I, Richard C. Boucher, leasehold owner of the below described property do hereby appoint William R. Frey Jr. as my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

Legal Property Description: That portion of the Northwest quarter of Section 35, in Township 4 South, Range 10 West, in the Rancho Las Balsas, and the Rancho San Juan Cajon de Santa Ana, City of Garden Grove, as said section is shown on a map recorded in Book 51 page 10, Misc. Maps, records of said Orange County, described as follows:

Beginning at the Northwest corner of said Section 35, and running thence East from said point of beginning 367.75 feet; thence South parallel with the West line of said Section 35, a distance of 350 feet more or less, to the Northeast corner of Tract No. 3601, as shown on a map thereof recorded in Book 132, pages 28 and 29, Misc. Maps, records of said Orange County; thence Westerly along the North line of said tract, 367.75 feet to the West line of said Section 35; thence Northerly along said West line, 350 feet to the point of beginning.

Richard C. Boucher  
leasehold  
Signature of Owner

STATE OF CALIFORNIA  
COUNTY OF

Orange

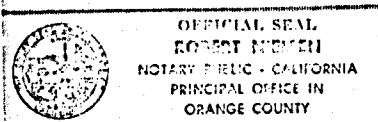
On Nov 24, 1964  
before me, the undersigned, a Notary Public In and for said  
County and State, personally appeared

Richard C. Boucher

known to me to be the person whose name is  
subscribed to the within instrument and acknowledged to me

that he executed the same.  
WITNESS my hand and official seal.

(Seal) Robert Nielsen  
Notary Public In and for said County and State.



ROBERT NIELSEN  
My Commission Expires April 1, 1968

Form 5001

(Revised 3-63)

# SECURITY TITLE

INSURANCE COMPANY

825 North Broadway, Santa Ana, California  
Telephone 547-7251

Your No. ....

**PRELIMINARY REPORT**

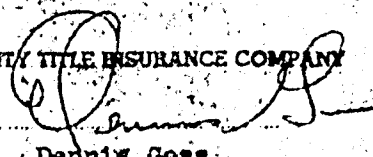
Our Order No. **263002-06**

**Rimel and Harvey**  
1010 North Main  
Santa Ana, California

Attn: **J. A. Harvey**

This report is issued preliminary to recordation, final closing, and issuance of policy of title insurance in connection with this order. Our liability is solely that expressed in such policy. No separate liability is assumed by this report except that if no policy is issued under this order, the amount paid for this report shall be the maximum liability of the company.

SECURITY TITLE INSURANCE COMPANY

By 

Dennis Goss

Dated as of 7:30 A.M. on **January 10, 1964**

Witness

**MARIE HAASE, as her separate property.**

The land referred to in this report is in the state of California, county of Orange.

That portion of the Northwest quarter of Section 35, in Township 4 South, Range 10 West, in the Rancho Las Bolsas, and the Rancho San Juan Cajon de Santa Ana, City of Garden Grove, as said section is shown on a map recorded in book 51, page 10, Miscellaneous Maps, records of said Orange County, described as follows:

Beginning at the Northwest corner of said Section 35, and running thence East from said point of beginning 367.75 feet; thence South parallel with the West line of said Section 35, a distance of 350 feet more or less, to the Northeast corner of Tract No. 3601, as shown on a map thereof recorded in book 132, pages 28 and 29, Miscellaneous Maps, records of said Orange County; thence Westerly along the North line of said tract, 367.75 feet to the West line of said Section 35; thence Northerly along said West line, 350 feet to the point of beginning.

Order No. 263002-DG  
Page 2.

NOTE: Said land is described on the County Tax Assessment Roll for the fiscal year 1963-64, as A. P. No. 91-821-31.

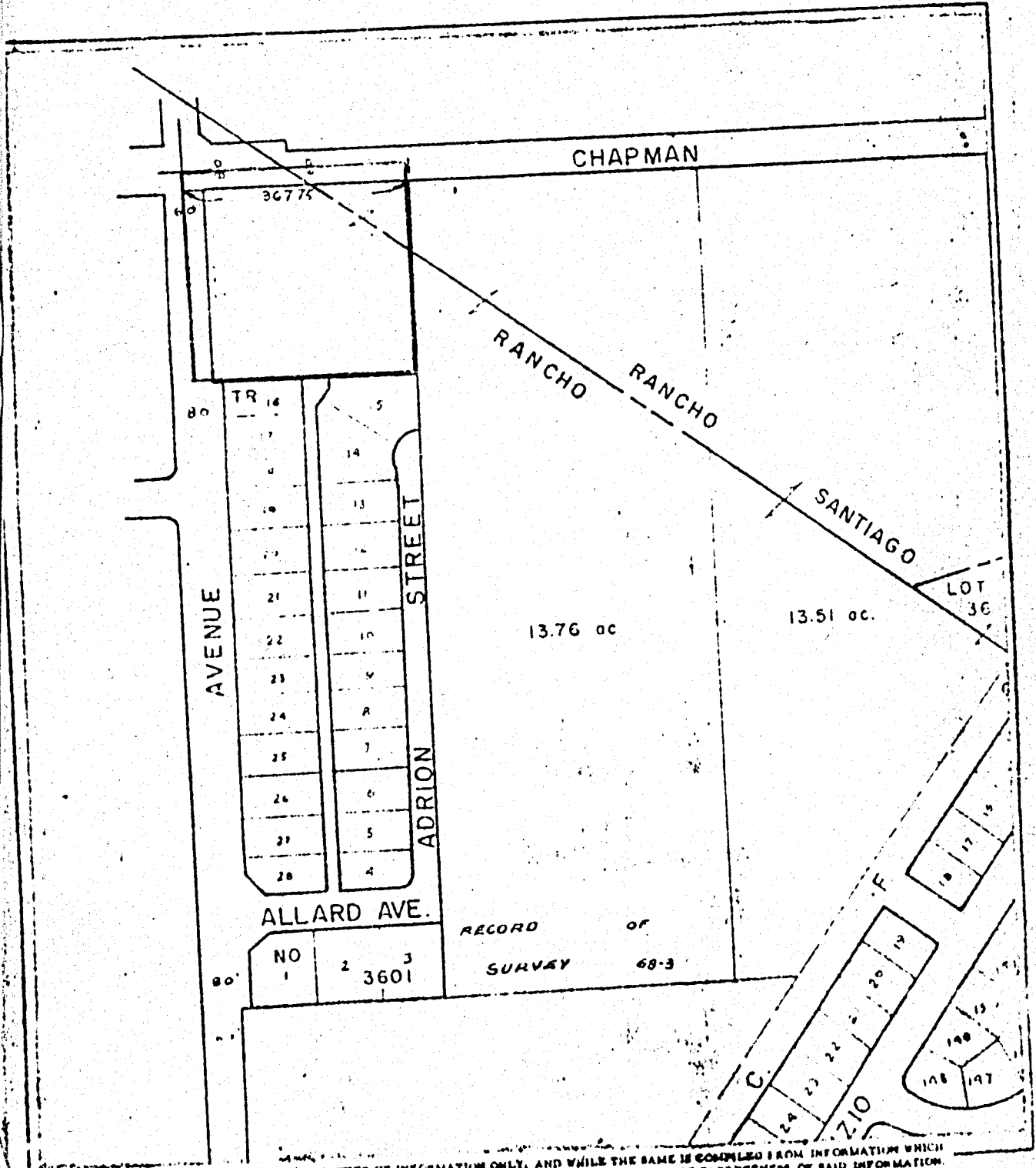
SUBJECT TO:

1. An easement for roads, railroads and ditches over the North 30 feet and the West 30 feet of said land; also the use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said tract to irrigate or drain the adjacent land, as reserved in deeds of record.

\* \* \* \*



ALAMITOS 7



THIS MAP IS INSERTED AS A MATTER OF INFORMATION ONLY, AND WHILE THE SAME IS COMPILED FROM INFORMATION WHICH IS BELIEVED TO BE CORRECT, THE COMPANY ASSUMES NO LIABILITY FOR THE CORRECTNESS OF SAID INFORMATION.

LOT BOOK REPORT

Dated as of Nov. 17, 1964 at 7:00 a.m.

Issued by

**SECURITY TITLE**  
INSURANCE COMPANY

Office Order No. 283482

For the sole use and benefit of

Mr. R. C. Boucher  
P. O. Box 95  
Tustin, California

Attention:

Your Ref. No.

The following information is furnished in accordance with and subject to the provisions set forth on the reverse side hereof.

(A) Description of land: In County of Orange,

(See attached sheet for description)

(B) Said land is not subject to Declaration of Homestead.

(C) Apparent record owner: MARIE HAASE, as Lessor, and RICHARD C. BOUCHER and VIOLET BOUCHER, husband and wife, as Lessee, as to a leasehold,

by Ground Lease recorded 10-12-64 Book 7257 Page 55 Official Records.

(D) Unreconveyed Deeds of Trust:

Amount	Date of Recording	Bk.-Pge. or Doc. No.	Beneficiary
--------	-------------------	----------------------------	-------------

NONE

#### DESCRIPTION

That portion of the Northwest quarter of Section 35, in Township 4 South, Range 10 West, in the Rancho Las Bolsas, and the Rancho San Juan Cajon de Santa Ana, City of Garden Grove, as said section is shown on a map recorded in Book 51, page 10, Miscellaneous Maps, records of said Orange County, described as follows:

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SUBJECT TO an easement for roads, railroads and ditches over the North 30 feet and the West 30 feet of said land; also the use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said tract to irrigate or drain the adjacent land, as reserved in deeds of record.

ALSO EXCEPTING those portions as described in Easement Deed to the City of Garden Grove recorded October 29, 1964, in book 7281, page 201, Official Records.