

COP 110-70

TIMOTHY R. O'NEAL  
(Southwest corner Chapman E. Hyster)

U.P. 110-70

CASE NO CUP 110-70

Name of Applicant THOMAS OLNSTEAD

Address 652 So. HAIN ST. ORANGE, CALIF

Phone LA. 2-4573

Name of Applicant's Representative P.C. BOUCHER

Address 1791 WINDSOR LN. SANTA ANA, CALIF.

Phone \_\_\_\_\_

Applicant Interviewed By B. Application By B.

Date Filed 10-28-70 Hearing Date 11-18-70

PERTINENT FACTS:

**PLANNING COMMISSION ACTION**  
Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_  
FHR \_\_\_\_\_  
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. \_\_\_\_\_

**CITY COUNCIL FINAL ACTION**  
Approved  Hearing Date 12/1/70  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ RES. NO. 3985-70  
FHR \_\_\_\_\_  
Ord. No. \_\_\_\_\_

**ZONING ADMINISTRATOR ACTION**  
Approved  Hearing Date 11/18/70  
Denied \_\_\_\_\_ DEC. NO. 196  
Date Appealed \_\_\_\_\_

**ADMINISTRATIVE ACTION**  
Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Denied \_\_\_\_\_

LATER ACTION:

December 14, 1970

Mr. Thomas Olmstead  
1452 South Main  
Orange, California 92668

Dear Mr. Olmstead:

We are enclosing for your information and records copy of Resolution  
No. 3985-70 entitled, A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT 110-70.

Very truly yours,

CITY OF GARDEN GROVE

---

CITY CLERK

/ps  
sncl

EXCERPTS FROM MINUTES OF MEETING OF CITY COUNCIL OF CITY OF GARDEN GROVE 12/8/70

RESOLUTION NO. 3985-70

Councilman Dean moved, seconded by Councilman Lake, that Resolution No. 3985-70 entitled, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT 110-70, be adopted. There being no request to the contrary, reading in full of said Resolution was waived, and upon the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Resolution No. 3985-70 was declared adopted.

RESOLUTION NO. 3985-70

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT 110-70**

WHEREAS, Conditional Use Permit 110-70, initiated by Thomas R. Olmstead, is an application for a conditional use permit for the establishment of a restaurant and cocktail lounge on property zoned C-1, located on the southeast corner of Chapman Avenue and Haster Street; and

WHEREAS, pursuant to Decision No. 195, the Zoning Administrator recommended approval of CUP 110-70 on November 19, 1970; and

WHEREAS, pursuant to legal notice, public hearing on the case was held by the City Council December 1, 1970; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That Conditional Use Permit 110-70 be and is hereby granted, since this use is shown to be compatible with adjoining uses.

That the City Clerk is hereby directed to forward a copy of this Resolution to the applicant.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GARDEN GROVE this 8th day of December, 1970, by the following vote, to wit:

AYES: COUNCILMEN:  
NOES: COUNCILMEN:  
ABSENT: COUNCILMEN:

ADAMS, DEAN, LAKE, SCHMITT, BALLARD  
NONE  
NONE

*/S/ Reece Ballard*

MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

*/S/ Ruby K. Silva*

CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Garden Grove held December 8, 1970.

IN WITNESS WHEREOF, I have herunto set my hand and affixed the official seal of the City of Garden Grove this 8th day of December, 1970.

*/S/ Ruby K. Silva*

CITY CLERK OF THE CITY OF GARDEN GROVE

COUNCIL MINUTES - DECEMBER 9, 1970

RESOLUTION NO. 3985-70

Councilman Dean moved, seconded by Councilman Lake, that Resolution No. 3985-70 entitled, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT 110-70, be adopted. There being no request to the contrary, reading in full of said Resolution was waived, and upon the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Resolution No. 3985-70 was declared adopted.

November 19, 1970

Mr. Thomas Olmstead  
452 S. Main St.  
Orange, California

Conditional Use Permit No. 110-70

November 19, 1970.

Decision No. 195

IN THE

Superior Court

OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

NOTICE OF PUBLIC HEARINGS

CITY OF GARDEN GROVE,

CITY CLERK

State of California } ss.  
County of Orange }

s/s GERALDINE FUSSELL

of the said County, being duly sworn, deposes and says:  
That he is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he is not a party to, nor interested in the above entitled matter; that he is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published 3 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:

NOVEMBER 20

ALL IN THE YEAR 19 70

Subscribed and sworn to before me this  
20th day of November, 1967

s/s RITA J. BICHTER

Notary Public in and for said County and State.

(SEAL)

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on December 1, 1970, at 7:00 p.m. in the Council Chamber of the Garden Grove City Hall, 11641 Ardena Street, Garden Grove, to receive and consider evidence and reports on the following:

APPEAL ON VARIANCE 122-70

APPLICANT: INDUSTRIAL VANGAS

REQUEST: Variance from Section 9211 of the Municipal Code which permits to permitted lots to the M-1 use.

LOCATION: North side of Westminster Avenue, east of

Ardena Street. (Pursuant to Decision No. 149 Zoning

Administration Board 4-128-70 on September 23, 1970.)

SITE PLAN AMENDMENT 137-70

APPLICANT: MICHAELS, INC.

REQUEST: Rezone from R-1 to R-M and site plan approval for the construction of a seveny-four (74) space

mobile home park. Subject site plan also requests a

conditional use permit for the establishment of said

use. The following variance is also being requested:

Section 9216.12(b) - "Wall, Fence or Hedge May Be

Maintained," pertaining to the maximum permitted wall

height within the required front yard.

LOCATION: North 416 of Westminster Avenue, east of

Beatta Place. (Pursuant to Resolution, No. 2176 Planning

Commission recommended approval of SPA 137-70

on November 12, 1970.)

A-119-70

APPLICANT: CITY OF GARDEN GROVE

REQUEST: Amend Section 9204 of the Municipal Code to

permit Limited Front Yards in the C-1 (limited commercial)

zone. (Pursuant to Resolution No. 2478 Planning

Commission recommended approval of A-119-70 on

November 12, 1970.)

A-120-70

APPLICANT: CITY OF GARDEN GROVE

REQUEST: Amend Section 9218.12(b) and (c) to allow the

Young Administrator to determine which is the front

side of a corner lot for purposes of locating a fence or

wall in excess of 4' in height. (Pursuant to Resolution

No. 2478 Planning Commission recommended approval

of A-120-70 on November 12, 1970.)

CONDITIONAL USE PERMIT 110-70

APPLICANT: THOMAS E. OLIVESTAD

REQUEST: Approval of a conditional use permit for the

establishment of a restaurant and cocktail lounge on

property zoned C-1

LOCATION: Southwest corner of Chapman Avenue and

Hester Street. (Pursuant to Decision No. 185 Zoning

Administration Board 4-128-70 on

November 12, 1970.)

ALL INTERESTED PARTIES ARE invited to attend said

hearings and express opinions or submit evidence for or against

the proposals as outlined above.

FURTHER INFORMATION ON the above applications may

be obtained or viewed at the Building-Zoning Division of De-

velopment Services Department or City Clerk's Office in City

of Garden Grove.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF

GARDEN GROVE.

DATED, November 29, 1970

RITA J. BICHTER

City Clerk

Printed November 29, 1970

Orange County Evening News No. 519



CUP-110-70

(To be inserted in Legal Notice of public hearings on December 1,  
1970, at 7:00 p.m.)

**CONDITIONAL USE PERMIT 110-70**

**APPLICANT:** THOMAS R. OLMSTEAD  
**REQUEST:** Approval of a conditional use permit for the  
establishment of a restaurant and cocktail  
lounge on property zoned C-1  
**LOCATION:** Southeast corner of Chapman Avenue and  
Haster Street. (Pursuant to Decision No. 195  
Zoning Administrator recommended approval  
of CUP-110-70 on November 19, 1970.)

(For publication on November 20, 1970.)

COUNCIL MINUTES - DECEMBER 1, 1970

PUBLIC HEARING - CONDITIONAL USE PERMIT 110-70

Conditional Use Permit 110-70, initiated by Mr. Thomas R. Olmstead, requesting a conditional use permit for the establishment of a restaurant and cocktail lounge on property zoned C-1, located on the southeast corner of Chapman Avenue and Haster Street.

The Zoning Administrator, pursuant to Decision No. 195, recommended approval of CUP 110-70 on November 19, 1970, and pursuant to Legal Notice published November 20, 1970, a public hearing on the case was ordered by the City Council to be held this date.

The Principal Land Use Technician described the location of the property made the subject of this application, and explained the recommendations of the Zoning Administrator forwarded to the City Council by Decision No. 195 and other related material.

The Mayor declared the public hearing opened and asked if anyone wished to address the Council on the matter.

Mr. Thomas Olmstead, 452 S. Main Street, Orange, appeared before the Council and stated he is in partnership with Mr. Cosgrove and Mr. Naylor in this application. They propose to develop a restaurant to be called the Tartar Room and they have two other such restaurants located in the City of Orange. This would be a bona fide restaurant operation, as their other two locations.

Mr. R. C. Boucher, 1791 Windsor Lane, Santa Ana, appeared before the Council as owner of the shopping center in which the proposed restaurant is to be located. He stated because Chapman Avenue is a primary thoroughfare and the general commercial nature of the property, they do feel that a restaurant and cocktail lounge would be compatible use with the area. Also there is a similar type business located to the south of this property at Lampson Avenue and Haster Street. Mr. Boucher continued the applicant does enjoy a good reputation in the business and has been in the restaurant business for a number of years.

There being no further response from the audience, with the consent of the Council the Mayor declared the public participation portion of the hearing closed. There being no further questions from Council Members, the hearing was declared closed.

Councilman Lake moved, seconded by Councilman Adams, that Conditional Use Permit 110-70 be approved as recommended by the Zoning Administrator, and the City Attorney be hereby directed to prepare appropriate Council Resolution of approval. Said motion carried by the following vote:

AYES:	COUNCILMEN:	ADAMS, DEAN, LAKE, SCHMIT, BALLARD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

November 20, 1970

Mr. Thomas Olmstead  
1452 So. Main  
Orange, Calif. 92668

Dear Mr. Olmstead:

The Garden Grove City Council will conduct public hearings in the Council Chamber of the Garden Grove City Hall, 11391 Acacia Street, during their regular meeting of December 1, 1970, which commences at 7:00 p.m. At this time, they will consider Conditional Use Permit 110-70 which concerns property located at the southeast corner of Chapman Avenue and Haster Street.

Said public hearing will be held for the purpose of hearing any and all persons either favoring or opposing said proposed conditional use permit.

Very truly yours,

CITY OF GARDEN GROVE

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CITY CLERK

RKS:ns

cc: Mr. R. C. Boucher  
1791 Windsor  
Santa Ana, Calif. 92705

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

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

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\*  
December 1, 1970  
7:00 P.M.

CONDITIONAL USE PERMIT 110-70

APPLICANT: THOMAS R. OLMSTAD

REQUEST: Approval of a conditional use permit for the establishment of a restaurant and cocktail lounge on property zoned G-1

LOCATION: Southeast corner of Chapman Avenue and Haster Street. (Pursuant to Decision No. 195 Zoning Administrator recommended approval of CUP-110-70 on November 19, 1970.)

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

FURTHER INFORMATION on the above application may be obtained or viewed at the Building-Zoning Division or City Clerk's Office in City Hall or by telephone: 537-4200.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.

DATED: November 20, 1970.

Ruby E. Slive  
City Clerk

ZONING ADMINISTRATOR DECISION NO. 195

CONDITIONAL USE PERMIT NO. C.U.P.-110-70

THOMAS R. OLMSTEAD

NOVEMBER 19, 1970

This is a conditional use permit application pertaining to property located on the southeast corner of Chapman Avenue and Haster Street.

A public hearing was held by the Zoning Administrator on November 18, 1970, and all testimony presented at the public hearing and evidence applicable to this case have been considered.

The applicant is requesting approval of a conditional use permit for the establishment of a restaurant and cocktail lounge on property zoned C-1. City records reveal that Conditional Use Permit No. 101-65, a request to serve beer and wine on the subject premises was approved in 1965.

The applicant has testified that he currently owns two establishments similar to the one proposed by this application. The restaurant is the primary use of the property, specializing in prime rib, lobster and steak dinners. The bar is an accessory use to the primary use.

The testimony presented and the exhibits submitted with the application indicate full compliance to Municipal Code requirements for this type use.

Section 9219.4 states the purpose of a conditional use permit as follows: "to assure that the degree of compatibility made the purpose of this Chapter shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses and improvements within the general area in which such use is proposed to be located".

In consideration of the testimony offered, the previous existence of a restaurant serving alcoholic beverages on the subject site without any apparent problems, this use appears to be compatible with adjoining uses.

In consideration of the evidence submitted and after a review of the requirements for the granting of conditional use permits, it is hereby determined that Conditional Use Permit No. 110-70 should be, and is hereby granted.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for this case is November 27, 1970.

**CONDITIONAL USE PERMIT NO. C.U.P. 110-70  
THOMAS R. OLMSTEAD  
Southeast corner of Chapman Avenue and Haster Street  
November 18, 1970**

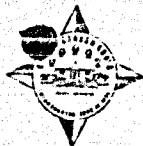
**Mr. Miller declared the public hearing open.**

**Mr. Tom Olmstead, 452 South Main, Orange, appeared and stated they operate two "Tartan Rooms" in Orange and propose one for Garden Grove. He believes they have met all of the requirements of the City. This was a restaurant before it was closed and had room for approximately 60 people. They propose less than that number.**

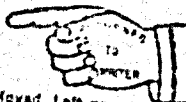
**Mr. Miller questioned Mr. Olmstead concerning the separation of the bar area from the dining area, and Mr. Olmstead described the wall. He stated he was willing to meet with all City requirements, and discussed the possibility of adding one foot to the proposed aisle space.**

**Mr. R. C. Boucher, 1791 Windsor Lane, Santa Ana, appeared and stated he was pleased to see this type restaurant going into the area. He feels it is a compatible use because of the traffic on Chapman and the general commercial use surrounding it.**

**Mr. Miller declared the public hearing closed and advised the applicant of his appeal privileges should he disagree with the Zoning Administrator's decision.**



City of  
Garden Grove  
California 92640



Moved, left no address \_\_\_\_\_  
Unknown \_\_\_\_\_ No Such No.   
No Such St. \_\_\_\_\_  
Insufficient Address \_\_\_\_\_  
Rights \_\_\_\_\_ Refused \_\_\_\_\_  
Unclaimed \_\_\_\_\_ Int. 4

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To Pollution*

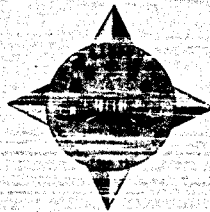


Mr. Thomas Olmstead  
1452 South Main Street  
Orange, Ca. 92668

Staff Report Returned  
11/20/70



CITY OF  
GARDEN GROVE  
CALIFORNIA



City Hall • 11391 Acacia Street • 92640 • (714) 537-4200

November 17, 1970

Mr. Thomas Olmstead  
1452 South Main Street  
Orange, Ca. 92668

Dear Mr. Olmstead:

We are attaching for your information a copy of the Staff Report submitted to the Zoning Administrator in connection with Conditional Use Permit 110-70. Your case will be considered by the Zoning Administrator on November 18, 1970, at 1:30 p.m.

If you have any questions concerning this Report, please contact the Building-Zoning Division at City Hall, 537-4200.

Very truly yours,

CITY OF GARDEN GROVE

HARRY R. PEIRCE  
BUILDING-ZONING MANAGER

HPP:TM:mr

Encl. Staff Report



INTERDEPARTMENTAL CASE RESUME' SHEET

DATE: \_\_\_\_\_

CASE: CUP 110-70

APPLICANT: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

REQUEST: \_\_\_\_\_

RETURN TO LAND USE SECTION BY \_\_\_\_\_

DEPARTMENT COMMENTS: none

BY: Paul Smith

DATE: Wa Ter 11-10-70

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: \_\_\_\_\_

CASE: CUP 110-70

APPLICANT: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

REQUEST: \_\_\_\_\_

RETURN TO LAND USE SECTION BY \_\_\_\_\_

DEPARTMENT COMMENTS: No comments on proposed use at this location

BY: A. Seidler Jr

DATE: 11-9-70

November 17, 1970

Mr. R. C. Boucher  
1791 Windsor  
Santa Ana, Ca. 92701

Dear Mr. Boucher:

Zoning Administrator  
Conditional Use Permit 110-70  
Zoning Administrator. Wednesday, November 18, 1970,  
1:30 p.m.

Encl. Staff Report

November 17, 1970

Mr. Thomas Olmstead  
1452 South Main Street  
Orange, Ca. 92668

Dear Mr. Olmstead:

Zoning Administrator  
Conditional Use Permit 110-70  
Zoning Administrator      November 18, 1970.  
1:30 p.m.

Encl. Staff Report

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: C. U. P. 110-70  
DATE: NOVEMBER 18, 1970  
APPLICANT: THOMAS R. OLMSTEAD

I. APPLICANT'S REQUEST:

The applicant requests approval of a conditional use permit for the establishment of a restaurant and cocktail lounge on property zoned C-1, located at the southeast corner of Chapman Avenue and Haster Street.

II. PREVIOUS CASES:

1. A-163-60 and A-185-60, which rezoned subject property and the adjoining easterly property from R-1 to O-P, were approved by City Council in 1960.
2. SPA 129-64, a proposal to develop a small shopping center on subject property and rezone said property from O-P to C-1 was approved by the Planning Commission and City Council in 1964.
3. CUP-101-65, a request to permit the service of beer and wine on subject premises was approved in 1965.

III. GENERAL PLAN IMPLICATIONS:

The Preliminary Land Use Element of the General Plan suggests low density residential use in this general area. It is obvious that existing land use at this location is not in conformance with the General Plan, and implies an amendment to the General Plan. The existing General Plan, therefore, cannot be used either in support of or in opposition to the subject Conditional Use Permit.

IV. STAFF COMMENTS:

1. The applicant is requesting approval of a conditional use permit to allow 1) the sale of wine and/or beer in a proposed restaurant, and 2) establishment of a cocktail bar in said restaurant.
2. The proposed use is required to provide the same amount of parking as the previous use (Dairy Queen) provided.
3. Section 9219.4 states, with regard to the purpose of C.U.P.'s, as follows:  
"To assure that the degree of compatibility made the purpose of this Chapter shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses and improvements within the general area in which such use is proposed to be located."
4. The proposed use is not requesting any variances from the Municipal Code.

**Staff Report to the Zoning Administrator - C. U. P. 110-70**

**V. SUGGESTED CONDITIONS OF APPROVAL:**

- 1. The proposed use shall be established in accordance with the plans made a part of this application.**
- 2. Minor modifications may be approved by the Zoning Administrator or the Building-Zoning Manager. Other than minor modifications shall be the subject of a new Conditional Use Permit application.**



CASE NO. C.U.P. - 110-70

DATE:

APPLICANT: THOMAS R. OLMSTEAD

I. APPLICANT'S REQUEST: (from Legal)

II. APPLICANT'S STATEMENT: (from application)

III. ZONING AND LAND USE INFORMATION:

1. Subject property is presently zoned C-1 and is IMPROVED WITH VARIOUS SMALL COMMERCIAL ESTABLISHMENTS

2. Existing land use and zoning in the vicinity of the subject property is as follows:

ACROSS CHAPMAN

a. North: Zoned C-1 and is improved with

SMALL SHOPPING CENTER

b. South: Zoned R-3 and is improved with MDUs

c. East: Zoned G-P and is improved with MDUs

ACROSS MASTER

d. West: Zoned R-1 and is improved with SFDs

IV. BACKGROUND INFORMATION:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

November 6, 1970

Mr. Thomas Olmstead  
1452 So. Main  
Orange, California

CONDITIONAL USE PERMIT NO. C.U.P. 110-70

November 18, 1970.

Applicant Notified



November 6, 1970

Mr. R. C. Boucher  
1791 Windsor  
Santa Ana, California

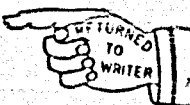
CONDITIONAL USE PERMIT NO. C.U.P.-110-70

November 18, 1970.

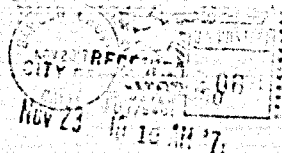
Applicant Notified



City of  
Garden Grove  
California 92640



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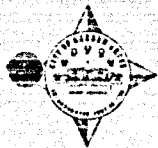


Mr. [unclear]  
 Mr. [unclear]  
 Mr. [unclear]  
 Mr. [unclear]

7512

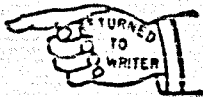
Perez, Andres  
12072 FIREBRAND ST  
GARDEN GROVE, CAL 92640

CUP-110-70

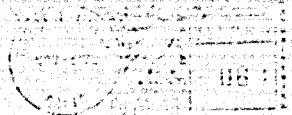


City of  
Garden Grove  
California 92640

*COP 110-70*



*You're The  
Solution  
To Pollution.*



- Moved, left no forwarding address
- No such person
- Moved, new address
- Address change

*for*

*138-331-30*

PEREZ, ANDRES  
12072 FIREBRAND ST  
GARDEN GROVE, CAL 92640

*no change  
11-19-70*

201-11070 ZA-7678-198

A.P. PARCEL NAME AND ADDRESS LISTING 11/30/70 PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18108	09182105	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182106	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182107	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182109	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182125	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182126	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182127	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182128	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182129	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182129	0	SAROFF, ELEANOR M	9532 ROYAL PALMA DR	GARDEN GROVE, CAL 92641
18108	09182135	00	HAASE, MARIE	STANDARD OIL CO OF CAL	PROP TAX DIV 225 BUSH ST
18108	09182136	00	SAN FRANCISCO, CAL 94120		
18108	09182136	00	HAASE, MARIE	BOUCHER, RICHARD C	1791 WINOSOR LN SANTA ANA, CAL 92705
18055	09182138	00	GARDEN GROVE COUNTRY CLU	APARTMENTS	11570 OLYMPIC BLVD LOS ANGELES, CAL 90064
18108	13737409	00	IRWIN / PADELFO	DEVELOPMENT CO INC	P O BOX 7457 LONG BEACH, CAL 90805
18108	13737401	00	WONK, PAUL J	13072 W BIRNACLE AVE	ORANGE, CAL 92668
18108	13737402	00	FELLNER, LEOPOLD	P O BOX 2112	LAGUNA HILLS, CAL 92653
18108	13737403	00	GEORGE, WILFORD D	13052 BIRNACLE AVE	ORANGE, CAL 92668
18108	13737404	00	SUITOR, JOHN D	13032 W BIRNACLE AVE	ORANGE, CAL 92668
18108	13737405	00	ADMINISTRATOR JF VETS	AFFAIRS USA #208	PM 777651 CALIF LA
18108	13737406	00	LOS ANGELES, CAL 90073		
18108	13737407	00	LISTON, KEITH L	13012 BIRNACLE AVE	ORANGE, CAL 92658
18108	13737409	00	MILBRAT, OSCAR C	421 E HACIENDA DR	CORONA, CAL 91720
18108	13737410	00	MILBRAT, OSCAR C	421 E HACIENDA DR	CORONA, CAL 91720
18055	13633125	00	WILLIAMS, MILTON H	12002 FIREBRAND ST	GARDEN GROVE, CAL 92640
18055	13633126	00	STOCKTON, JAMES R	12022 FIREBRAND ST	GARDEN GROVE, CAL 92640
18055	13633127	00	RAMAGE, GEORGE	12032 FIREBRAND ST	GARDEN GROVE, CAL 92640
18055	13633128	00	WINTERBOTTOM, GEORGE G	12042 FIREBRAND ST	GARDEN GROVE, CAL 92640
18055	13633129	00	DEVINE, ROBERT E	12052 FIREBRAND ST	GARDEN GROVE, CAL 92640
18055	13633130	00	PEREZ, ANDRES	12072 FIREBRAND ST	GARDEN GROVE, CAL 92640
18055	13633131	00	KOCHERFER, ROBERT O	12082 FIREBRAND ST	GARDEN GROVE, CAL 92640
18055	13633132	00	GREGORY, DONALD	12091 HASTER ST	GARDEN GROVE, CAL 92640
18055	13633133	00	QUIFORD, ARLINE J	12071 HASTER ST	GARDEN GROVE, CAL 92640
18055	13633134	00	ESSIC, NORMAN J	12051 HASTER ST	GARDEN GROVE, CAL 92640
18055	13633135	00	FARB, ABRAHAM W	12041 HASTER ST	GARDEN GROVE, CAL 92640
18055	13633136	00	WILLIAMS, EDWARD H	1113 MAKEFIELD PL	GARDEN GROVE, CAL 92640
18055	13633137	00	MILBRAT, ELYN E	12021 HASTER ST	ANAHEIM, CAL 92802
18055	13633238	00	MILBRAT, JULIUS A JR	13192 SIMMONS ST	GARDEN GROVE, CAL 92640
18055	13633401	00	SWERNGIN, JACK C	12102 FIREBRAND ST	ORANGE, CAL 92658
18055	13633409	00	MORRIS, GEORGE E	12111 HASTER	GARDEN GROVE, CAL 92640
18055	13633410	00	THINGELSTAD, PARNELL I	12101 HASTER ST	GARDEN GROVE, CAL 92640

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING  
CONDITIONAL USE PERMIT NO. C.U.P.-110-70

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE will hold a PUBLIC HEARING IN THE COUNCIL CHAMBERS OF THE GARDEN GROVE 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.

---

\*NOVEMBER 18, 1970  
1:30 O'CLOCK P.M.

CONDITIONAL USE PERMIT NO. C.U.P.-110-70

APPLICANT: THOMAS R. OLMSTEAD

REQUEST: Approval of a conditional use permit for the establishment of a restaurant and cocktail lounge on property zoned C-1.

LOCATION: Southeast corner of Chapman Avenue and Haster Street.

DATE: NOVEMBER 6, 1970

---

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

Petitions and letters are not considered direct evidence. The decision of the Zoning Administrator may not rest solely on them.

FURTHER INFORMATION which may include site plans, building elevations, and floor plans on the above application may be reviewed at the Development Services Department in City Hall or telephone: 557-4200, extension 41.

APPLICATION FOR A CONDITIONAL USE PERMIT

FEE: \$ 50.00

OCT 28-70 11 066 H\*\*\*50.00

Application No. C.U.P. 110-7A

Date: 10-28-70

Application is hereby made to the Planning Commission of the City of Garden Grove, California for a Conditional Use Permit.

Name of Applicant: Thomas Cosgrove  
Thomas Olmstead, Douglas Naylor Telephone: KE 2-4573

Mailing Address: 452 South Main St., 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.

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leasehold  
Name and Address of the Recorded Owner: Richard C. & Violet Boucher  
1791 Windsor Lane, Santa Ana, Calif.

Date of Acquisition of Property: October 12, 1964

Street Address of Property: 13062 Chapman Ave., Garden Grove, Calif.

Property is situated on the South side of said street between Chapman street and Allard street.

REASON FOR APPLICANT'S REQUEST: (Include in your description those factors which make the requested use reasonably compatible with surrounding uses.)

It is our desire to operate a restaurant and cocktail bar. We feel that because of the population density and general business activity we will be offering a definite service to the community. We have been in this type of business for approximately twenty years and take pride in operating a high calibre type restaurant and bar. We have two locations in Orange  
(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: Thomas Cosgrove  
Thomas R. Boucher  
O (Signature of Applicant)

Acknowledgement of Fee Payment  
By \_\_\_\_\_ Date \_\_\_\_\_

Accepted by Land Use Section  
By Walter J. Boucher Date 10-28-70

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 or Zoning Administrator in granting or denying a variance, conditional use permit, unclassified use permit or site plan shall become final and effective five (5) days after the Planning Commission or Zoning Administrator by Resolution or Decision, UNLESS WITHIN SUCH FIVE (5) DAY PERIOD AN APPEAL IN WRITING IS FILED WITH THE CITY CLERK BY EITHER AN APPLICANT OR OPPOENENT. The filing of such appeal within such time limit shall stay the effective date of the order of the Planning Commission or Zoning Administrator until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9221.3. FEE FOR APPEAL. A fee of \$25.00 shall be charged for the appeal of a variance, conditional use permit, unclassified use permit or site plan.

**NOTE:** Evidence not presented to the Planning Commission or Zoning Administrator 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 or Zoning Administrator 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 or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223. PERMITS OR VARIANCES MAY BE REVOKED. The Planning Commission or Zoning Administrator may, after a public hearing held in the manner prescribed in Article IX governing variances, conditional use permits, unclassified use permits or site plans, revoke or modify on any one or more of the following grounds any variance, conditional use permit, unclassified use permit or site plan 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 variance, conditional use permit, unclassified use permit or site plan 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, safety or so as to constitute a nuisance.

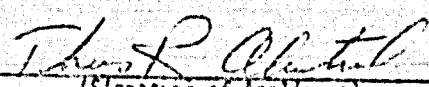
Section 9223.1. EXPIRATION. Any variance, conditional use permit, unclassified use permit or site plan granted by the Planning Commission, Zoning Administrator or City Council becomes null and void if not exercised within the time specified in such variance, conditional use permit, unclassified use permit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

I HEREBY CERTIFY that I have read and understand the information contained in this application.

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(Signature of Applicant)



**SECURITY TITLE INSURANCE COMPANY***a California corporation, herein called the Company.*

Insures the parties named as insured in Schedule A, the heirs, devisees, personal representatives of such insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss of title not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the insured shall assume by reason of the matters connected 1 to 1 in Part Three of Schedule B of this policy.

CLTA-1963

SCHEDULE A

STANDARD COVERAGE

Insured:

**RICHARD C. BOUCHER and VIOLET BOUCHER.**

Policy No: 263002

Consideration paid for this policy: \$264.50

Effective date: Oct. 19, 1964 at 10:40 A.M. Amount of Policy: \$140,000.00

The estate or interest in the land described or referred to in this schedule covered by this policy is:

A leasehold estate created by that certain lease dated October 9, 1964, executed by Marie Haase, as lessor and Richard C. Boucher and Violet

(continued on following page)

Title to the estate or interest covered by this policy at the date hereof is vested in:

**RICHARD C. BOUCHER and VIOLET BOUCHER, husband and wife.**

The land referred to in this policy is situated in the State of California, County of **Orange** and is described as follows:

That portion of the Northwest quarter of Section 35, Township 4 South, Range 10 West in the Rancho Las Bolsas, and the Rancho San Juan Cajon de Santa Ana, in the 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 North, parallel with the West line of said Section 35, a distance of 350 feet more or less, to the Northeast corner of Tract 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, 357.75 feet to the West line of said Section 35; thence North, along said West line, 350 feet to the point of beginning.

NOTE: Said land is described on the County Tax Assessment Roll for the fiscal year 1964-65 as A.P. No. 91-821-31.

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CUP 11070



**SCHEDULE A (continued)**

**Boucher, husband and wife, as lessee for the term of 55 years, commencing on the 9th of October, 1964 and ending October 8, 2019, subject to terms therein contained, recorded October 12, 1964, in book 7257, pages 55 through 91, Official Records.**

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CUP 1.1070

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in Parts One and Two of Schedule B.

PART ONE:

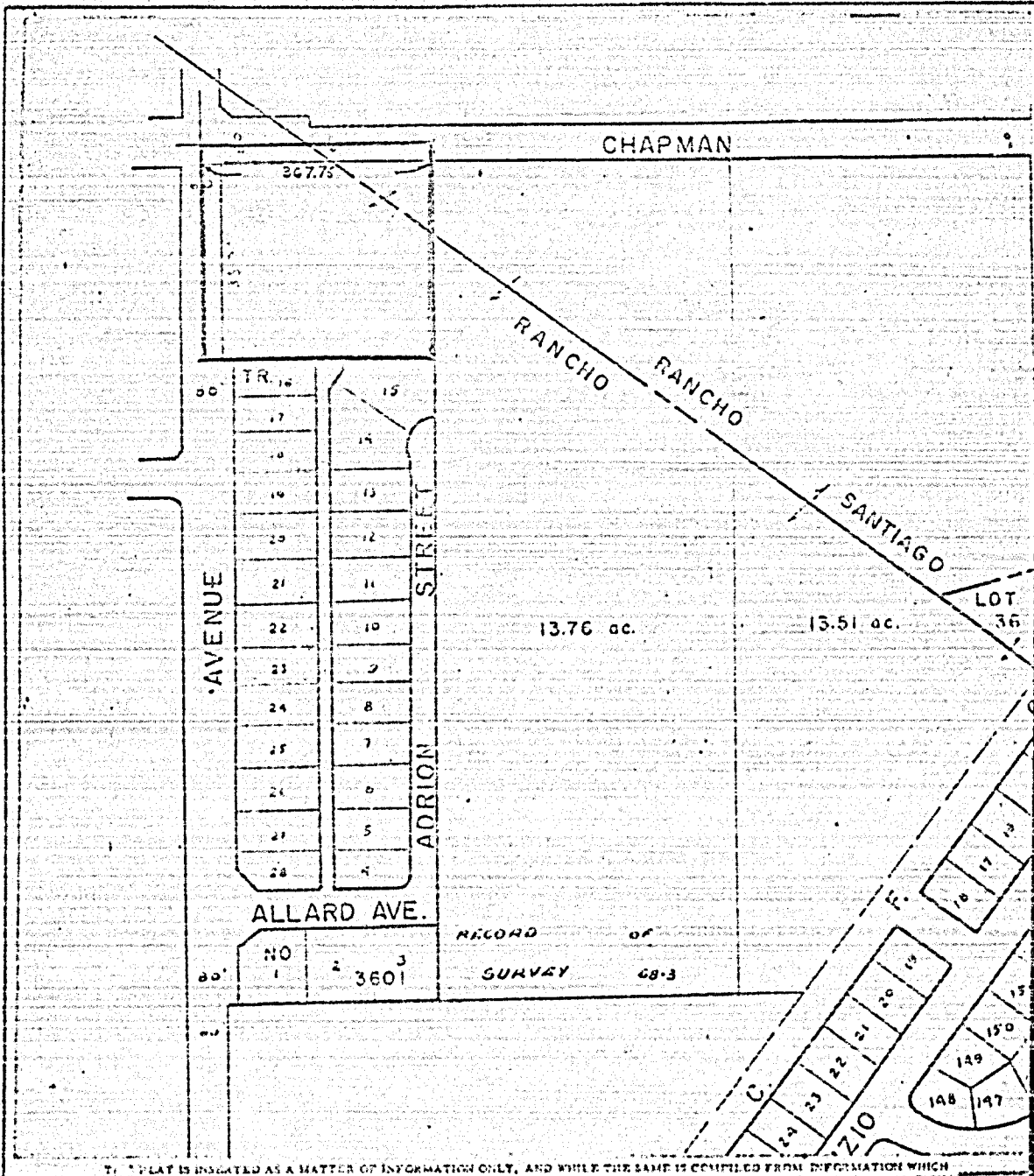
1. Taxes for the fiscal year 1964-65, a lien not yet payable.
2. An easement for roads, railroads and ditches over the North 30 feet and the West 30 feet of said land; also the use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and 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.
3. An easement for street and highway purposes asset forth in an insturment recorded November 20, 1961 in book 5917, page 915, Official Records, over the following described land:

Beginning at the intersection of a line that is parallel with and distant 30 feet Easterly, measured at right angles from the West line of said Section 35, with a line that is parallel with and distant 30 feet Southerly, measured at right angles from the North line of said Section 35; thence Southerly along the first mentioned parallel line a distance of 60 feet; thence Northeasterly in a straight line to a point on the second mentioned parallel line that is distant 60 feet Easterly from the point of beginning; thence Westerly along the second mentioned parallel line a distance of 60 feet to the point of beginning.

4. Any failure to comply with the provisions of the lease described in Schedule A.

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THIS PLAN IS INDICATED AS A MATTER OF INFORMATION ONLY, AND WHILE THE SAME IS COMPILED FROM INFORMATION WHICH WE BELIEVE TO BE CORRECT, NO LIABILITY IS ASSUMED BY THIS COMPANY AS TO THE CORRECTNESS OF SAID INFORMATION.

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CUP 11070

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR Thomas Cosgrove  
Thomas Olmstead, Douglas Naylo CASE NO. 44-10-70

Richard C. Boucher leasehold  
I, Richard C. Boucher, owner of the below described property,  
do hereby appoint Thomas Olmstead 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, Township 4 South, Range 10 West in the Rancho Los Bolsas, and the Rancho San Juan Cajon de Santa Ana, in the 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 Northwest corner of Tract 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.

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Richard C. Boucher  
(Signature of Owner)

Single

STATE OF CALIFORNIA  
COUNTY OF Orange

} SS.

On October 27, 1970

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 that he \_\_\_\_\_ executed the  
same.

*Donna B. La Dow*

\_\_\_\_\_  
Name (Typed or Printed)  
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL  
DONNA B. LA DOW  
NOTARY PUBLIC - CALIFORNIA  
ORANGE COUNTY  
My Commission Expires Feb. 28, 1973

615 E. First Street, Tustin, Calif. 92680