

SPA-129-64

CASE NO. SPA-129-64

Name of Applicant Richard C. Baucher

Address P.O. Box 95, Justin, Calif.

Phone 544-7484

Name of Applicant's Representative _____

Address _____

Phone _____

Applicant Interviewed By _____ Application By Hornsey

Date Filed 4-16-64 Hearing Date 5-14-64

PERTINENT FACTS:

MINOR MCD. #1-12/3/64

MINOR MCD. #2-12/28/67

<p>PLANNING COMMISSION ACTION</p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>5-14-64</u> Denied _____ DWP _____ Res. No. <u>1662</u> FWR _____</p> <p>Date Appealed _____</p>	<p>CITY COUNCIL ACTION</p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>6-2-64</u> Denied _____ DWP _____ Res. No. <u>2743-64</u></p> <p>Returned to P.C. _____ Ord. No. <u>802</u></p>
<p>PLANNING COMMISSION RECONSIDERATION</p> <p>Approved _____ Hearing Date _____ Denied _____ DWP _____ Res. No. _____ FWR _____</p>	<p>CITY COUNCIL FINAL ACTION</p> <p>Approved _____ Hearing Date _____ Denied _____ DWP _____ Res. No. _____ FWR _____</p> <p>Ord. No. _____</p>

LATER ACTION:

December 15, 1969

Planning Commission
Garden Grove, California

Dear Sirs:

We need your favorable consideration in permitting the two table patio along side the palm tree planter in front of Uncle Bill's Broaster in Haster Square.

The required 107 parking stalls are met with 108 parking stalls by actual count, also on the corner of the square, Standard Oil has marked off 9 additional parking stalls with no barriers or seperation from the parking lot of the square.

The Broaster is a take out food operation. We will not serve customers at the tables. All safety and sanitary precautions have and will be carried out.

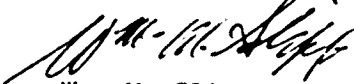
The South Bay apartments as well as the many other apartments surrounding the square provides a large segment of foot traffic in our square.

The Broaster has had several owners who failed to make it financially. We greatly need this permit. The Broaster business has been helped by this new addition.

Thank you for your consideration in this matter.

Sincerely,

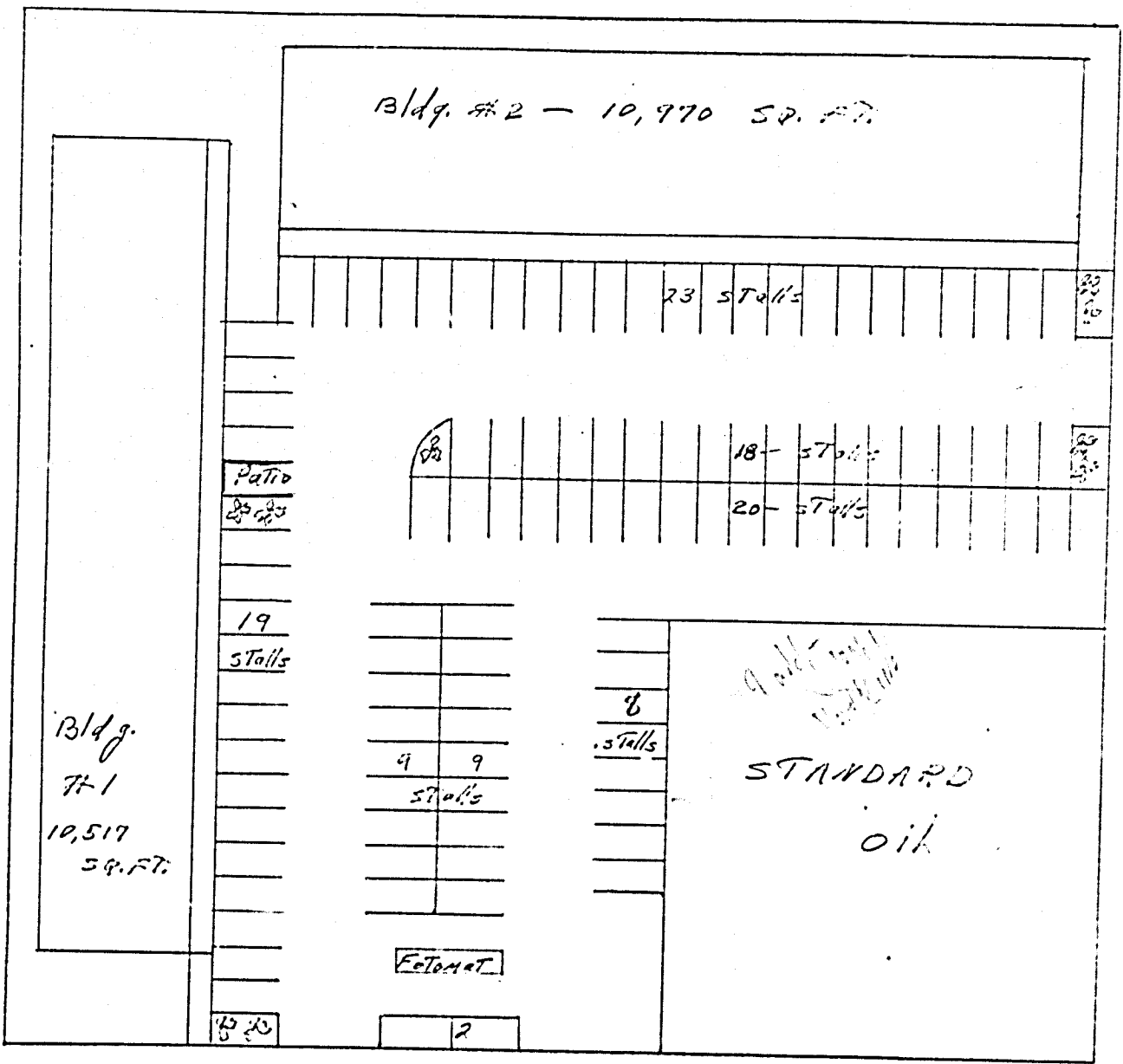
Uncle Bill's Broaster



Wm. M. Slipp

WMS:bs

HASTEN DRIVE
 S.E. CORNER CHARMAN & HASTEN



10,517
 10,970
 21,487 + 200 = 107 stalls Required
 108 stalls Available

108
 107
 1

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cline Martin
From: Charles R. Handy
Dept.: Planning
Dept.: Public Works
Subject: Fotomat Booth - Chapman at Haster
Date: December 27, 1967
SPA 129-64

The Public Works Traffic Division has reviewed the Site Plan of the proposed Fotomat Booth located in the Haster Square Parking Lot sign planter area.

This Department has no objection to the booth location as proposed.

CRH

CRH:FC:mac

OTHER MATTERS
INRE:
INITIATED BY:
DATE:

MODIFICATION TO S.P.A.-129-64
RICHARD BOUCHER
DECEMBER 14, 1967

Mr. Boucher appeared before the Commission and stated he would like to establish a Photomap Shop in the parking lot at the subject shopping center. He proposes to move the existing planter, and stated he has discussed this with the City's Traffic Engineer who indicated no opposition to the plan. It is his understanding that he can proceed if he meets the ten foot setback requirements.

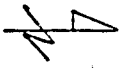
Commissioner Bernston stated he is concerned about the traffic.

It was moved by Commissioner McCleary that the modification be denied.

Said motion died for lack of a second.

It was moved by Commissioner McCleary, seconded by Commissioner Shelton, that the modification be continued for further study.

Said motion was carried by unanimous vote.

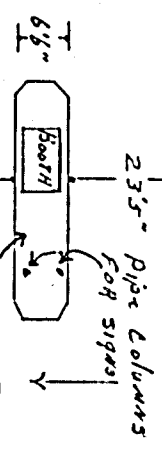


30' 50' 30'

CHAPMAN AVE.

APPRH. SIDEWALK II APPRH. SIDEWALK

STANDARD
oil
STATION



Island platform

25'

27'

SIDEWALK
DUNKEN'S
DELITE
Dorcyt
shop

Tracy
Traci
Feed
MANNIST

#2
APPROVED AS A MINOR
CHANGE TO SITE PLAN
NO. SPA-129-64
AS PER PULG. COMM. ACTION DEC. 28, 67

Director of Planning

HASTON SQUARE - SE. CORNER - Chapman - HASTON
SUBMITTED BY: R. W. BOUCHER

ORANGE COUNTY FLOOD CONTROL DISTRICT

P. O. BOX 1076
SANTA ANA, CALIFORNIA

H. G. OSBORNE
CHIEF ENGINEER

TELEPHONE:
547-0547

400 WEST EIGHTH ST.
SANTA ANA, CALIFORNIA

MAY 18 1965

FILE No. MS82.00

Local Agency Formation Commission
P.O. Box 838
Santa Ana, California

FILED
MAY 19 1965

W. E. ST JOHN, County Clerk

By _____ Deputy

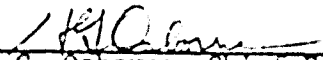
Gentlemen:

This is in response to your request for a report on the advisability, in terms of general public interest, of the proposed annexation to the Garden Grove Sanitary District designated as Engineer's No. 1156-65 which is located at the southeast corner of Haster Street and Chapman Avenue.

The subject property is lower than the adjacent streets and drains southeasterly to undeveloped land. It is the opinion of this office that the property is at present subject to frequent sheet overflow. The proper drainage of storm runoff from the area will require filling and grading or the construction of drainage facilities discharging into the flood control district's East Garden Grove Wintersburg Channel located approximately 1300 feet southeasterly.

The grading and drainage of the subject property are within the jurisdiction of the City of Garden Grove. It is hoped that the city's responsibilities will be appropriately administered in the approval of any development made possible by the subject annexation to the Garden Grove Sanitary District.

Very truly yours,


H. G. Osborne, Chief Engineer

WDD/jam

cc: Garden Grove Sanitary District

6-1-65: Copy to Mr. Handy for info and file...

rs

92

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION
OF ORANGE COUNTY, CALIFORNIA

May 19, 1955

The meeting of the Local Agency Formation Commission of Orange County, California, was held May 19, 1955 at 2:30 P.M. Members of the Commission present were: William D. Martin, Chairman; C. M. Featherly, Chas. A. Pearson, William J. Phillips, Paul J. Wishek and George B. Honold. In attendance: George G. Logan, Deputy County Counsel and the Secretary.

IN RE: PROPOSED ANNEXATION TO GARDEN GROVE SANITARY DISTRICT
ENGINEER'S NO. 1156-65


On motion of Commissioner Pearson, duly seconded and unanimously carried, the hearing on the proposed annexation designated as Engineer's No. 1156-65 to the Garden Grove Sanitary District, the boundaries of which were found definite and certain by the Boundary Commission, is closed and the proposed annexation is approved. The Secretary is instructed to forward a copy of the report, dated May 18, 1965, submitted by H. G. Osborne, Chief Engineer, Orange County Flood Control District, regarding the proposed annexation to the City of Garden Grove.

AYES: COMMISSIONERS CHAS. A. PEARSON, PAUL J. WISHEK, WILLIAM J. PHILLIPS, WILLIAM D. MARTIN AND C. M. FEATHERLY
NOES: COMMISSIONERS NONE
ABSENT: COMMISSIONERS NONE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

I, W. E. ST JOHN, Executive Officer of the Local Agency Formation Commission of Orange County, California, hereby certify the foregoing to be a full, true and correct copy of the minute entry on record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of May, 1955.



W. E. ST JOHN
Executive Officer, Local Agency
Formation Commission of Orange County,
California

ORDINANCE NO. 802

AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

Article IX of the Municipal Code of the City of Garden Grove is hereby amended by the following addition:

Section 9203.20.66

Site Plan Amendment 129-64 is hereby adopted and the property shown on the map attached hereto is rezoned to the C-1 zone, as shown thereon. Zone Map Part C-12 is hereby amended accordingly.

SECTION 2:

This Ordinance shall take effect thirty (30) days after adoption, and shall, within fifteen (15) days of adoption, be published with the names of the Councilmen voting for and against the same, in The Orange County Evening News, a daily newspaper of general circulation, printed, published and circulated in the City of Garden Grove.

The foregoing Ordinance was approved and adopted by the City Council of the City of Garden Grove on the 18th day of May, 1965.

GEORGE B. HONOLD
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

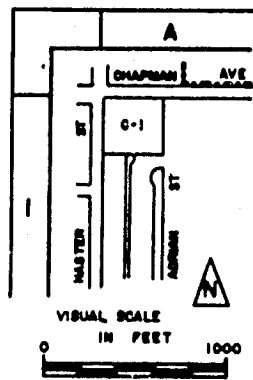
GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, GWEN WIESNER, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on May 11, 1965, and had its second reading on May 18, 1965, and was adopted by the following vote, to wit:

AYES:	COUNCILMEN:	BALLARD, BARR, KNOELLER, RAINWATERS, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE



Site Plan Amendment 129-64
Zone Map Part C-12

MINUTES OF COUNCIL MEETING
May 18, 1965

ORDINANCE NO. 802 was presented for second reading, being an ordinance amending Article IX of the Municipal Code as proposed by SPA 129-64, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

After the reading of the title in full, the Mayor stated if there be no objections, the Council would dispense with the full reading of Ordinance No. 802.

There being no objections, Councilman Knoeller moved, seconded by Councilwoman Barr, that Ordinance No. 802 be passed and adopted. Carried by the following vote:

AYES:	COUNCILMEN:	BALLARD, BARR, KNOELLER, RAINWATERS, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

MINUTES OF COUNCIL MEETING
May 11, 1965

ORDINANCE NO. 802 was introduced for first reading, being an ordinance amending Article IX of the Municipal Code as proposed by SPA 129-64, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

✓ After the reading of the title in full, the Mayor stated if there be no objections, the Council would dispense with the full reading of Ordinance No. 802.

There being no objections, Councilman Knoeller moved, seconded by Councilwoman Barr, that Ordinance No. 802 be passed to second reading. Carried by the following vote:

AYES:	COUNCILMEN:	BALLARD, BARR, KNOELLER, RAINWATERS, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COU::CILMEN:	NONE

ORDINANCE NO. 802-A

AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

Article IX of the Municipal Code of the City of Garden Grove is hereby amended by the following addition:

Section 9203.20.66

Site Plan Amendment 129-64 is hereby adopted and the property shown on the map attached hereto is rezoned to the C-1 zone, as shown thereon. Zone Map Part C-12 is hereby amended accordingly.

SECTION 2:

This is an urgency ordinance which is required for the immediate preservation of the public health, safety and welfare of the citizens of the City of Garden Grove, for the following reason:

That it is necessary that this amendment be effective immediately in order that the property may be developed as soon as possible and the revenue derived therefrom be immediately available to the City of Garden Grove so that the City may meet its current necessary expenses.

SECTION 3:

This Ordinance shall, within fifteen days of adoption be published with the names of the Councilmen voting for and against the same, in The Orange County Evening News, a daily newspaper of general circulation, printed, published and circulated in the City of Garden Grove.

The foregoing Ordinance was approved and adopted by the City Council on the 11th day of May, 1965.

GEORGE B. HONOLD
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

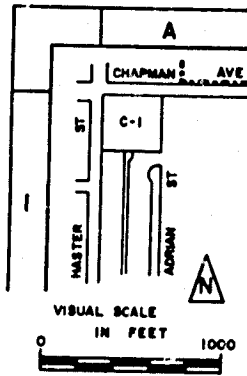
GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, GWEN WIESNER, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and read in full and passed as an urgency ordinance at a regular meeting of the City Council of Garden Grove on May 11, 1965, by the following vote:

AYES: COUNCILMEN: BALLARD, BARR, KNOELLER, RAINWATERS, HONOLD
NOES: COUNCILMEN: NONE
ABSENT: COUNCILMEN: NONE

GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE



Site Plan Amendment 129-64
Zone Map Part C-12

MINUTES OF COUNCIL MEETING
May 11, 1965

ORDINANCE NO. 802-A was introduced as an urgency ordinance, being an ordinance amending Article IX of the Municipal Code as proposed by SPA 129-64, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE". After the reading of the Ordinance in full, Councilman Ballard moved, seconded by Councilman Rainwaters, that Ordinance No. 802-A be passed and adopted. Carried by the following vote:

AYES:	COUNCILMEN:	BALLARD, BARR, KNOELLER, RAINWATERS, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

92w

M E M O R A N D U M

TO: ^{May 18 11 45 AM '65} Clay Reavis FROM: Cline F. Martin
SUBJECT: Site Plan No. S.P.A.-129-64 DATE: May 18, 1965


This will confirm our conversation of May 13th regarding the subject site plan and condition No. 4f of Planning Commission Resolution No. 1662 which approved the site plan.

You indicated both to Harry and myself that it was your opinion the condition pertaining to signs was illegally added and therefore void, and should not be enforced.

This is to advise you that we will, therefore, consider this particular condition void.

CFM:cmh

cc: Harry Peirce
Gwen Wiesner
Jim Casper


Cline F. Martin, Planning Director

CITY OF GARDEN GROVE

Ord 802-A
802
4 203.20.66

May 7 10 20 AM '65 Inter-Departmental Memorandum

8-k

TO: City Clerk FROM: Cline F. Martin
SUBJECT: Case No. SITE PLAN NO. S.P.A.-129-64 DEPT: Planning
Planning Commission Resolution No. 1662
City Council Resolution No. 2743-64 DATE: May 6, 1965

This is to advise you that all provisions outlined in the above-mentioned resolutions have been met. It is recommended that the City Council proceed to pass the necessary ordinance to rezone the subject property as suggested in the above-mentioned case.

→ Attention is called to conditions 4a, 4e and 4f which remain to be enforced.




Cline F. Martin, Planning Director

cc: Applicant
Building Department
Parks and Recreation Dept.
Engineering Division
Water Division

MAY 4 5 00 PM '65

May 4, 1965

Received from Mr. Boucher \$25.00 for Urgency Ordinance to be placed on agenda of May 11 th in order to consummate Site Plan Amendment 129-64. Check with Jameson (Engineering) and Tunis (Water) indicates both will approve memo.

		RECEIPT	DATE <u>May 4</u> 19 <u>65</u> No. <u>10753</u>
RECEIVED FROM <u>Mr. Boucher</u>			
ADDRESS _____			
THE SUM OF <u>Twenty five and 00/100</u>	DOLLARS \$ <u>25.00</u>		
FOR <u>Urgency Ordinance for S.P.A. 129-64</u>			
<input checked="" type="checkbox"/> CASH	<input type="checkbox"/> MONEY ORDER	<input type="checkbox"/> CHECK	VALIDATION _____
GENERAL LEDGER NO. _____		CITY OF GARDEN GROVE, CALIF. <input type="checkbox"/>	
ACCOUNT NUMBER _____		BY <u>J. Rollins, City Clerk</u>	
FINANCE DEPARTMENT USE ONLY		DEPARTMENT	

CITY OF GARDEN GROVE
Inter-Departmental Memorandum

TO: Planning Department

FROM: Water Division

DATE: May 4, 1965

The applicant of case No. SPA 129-64, approved
by Resolution No. 1662, has satisfied the requirements of
the following conditions numbered: 3g, 3h and 3i
Bond posted 4-19-65, \$4,000.00



A handwritten signature in dark ink, appearing to be 'JEO', is written above a horizontal line.

CITY OF GARDEN GROVE
Inter-Departmental Memorandum

TO: Planning Department

FROM: *Public Works - Engr*

DATE: *May 4, 1965*

The applicant of case No. SPA 129-64, approved
by Resolution No. 1662, has satisfied the requirements of
the following conditions numbered: 3a, 3b, 3c, 3d,
3e, 3f,

R. W. Brown *J. L. J.*

fw
SPA 129-64
CUP 101-65

APR 20 4 11 PM '65

Ray Benton
Finance Dept.
Future Construction
Allard Avenue Storm Drain

Robert C. Howes
Public Works - Engineering
April 20, 1965

Enclosed herewith is check No. 349, dated April 19, 1965,
in the amount of \$532.00, received from Mr. R. C. Boucher,
1171 Colina Drive, Tustin, California.

Please deposit this money in the Allard Avenue Storm Fund
which was established in October, 1963.

This meets one requirement of SPA 129-64 & CUP 101-65.

RCH:EJG:fd

Attachment

cc: John Garcia
Irwin Berman
Gwen Wiesner

CITY OF
GARDEN GROVE
CALIFORNIA



City Hall • 11391 Acacia Street • 537-4200

CITY COUNCIL
GEORGE B. HONOLD, MAYOR
KATHRYN L. BARR, VICE MAYOR
JOHN R. DEAN
LEON KNOELLER
RICHARD J. RAINWATERS

June 17, 1964

Mr. Richard Boucher
Post Office Box 95
Tustin, California

Dear Mr. Boucher:

We are enclosing for your information a copy of Resolution No. 2743-64, entitled **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DECLARING ITS INTENTION TO APPROVE SITE PLAN AMENDMENT 129-64.**

Also enclosed is a copy of Planning Commission Resolution No. 1662.

We did wish to call to your attention that Ordinance consummating this case cannot be processed until all deficiencies contained in said Planning Commission Resolution have been eliminated. Therefore, you will be unable to proceed with any building plans until that time.

Should you have any questions on this matter, please do not hesitate to contact me.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

GW:mr
Encls.

*Revised
6-17-64*

RESOLUTION NO. 2743-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DECLARING ITS INTENTION TO APPROVE SITE PLAN AMENDMENT 129-64.

WHEREAS, Site Plan Amendment 129-64 proposes a site plan for the construction of a service station and commercial shops and rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection; and

WHEREAS, the City Planning Commission, pursuant to its Resolution No. 1662, recommended approval on May 14, 1964; and

WHEREAS, the City Council held a public hearing on June 2, 1964, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the City Council of the City of Garden Grove does hereby declare its intention to approve Site Plan Amendment 129-64, pursuant to Planning Commission Resolution No. 1662, a copy of which is attached hereto and made a part hereof with the same force and effect as if fully set forth herein, if the deficiencies set forth in said Planning Commission Resolution No. 1662 have been eliminated within one (1) from the date of this Resolution.

That the City Attorney is hereby directed to prepare the necessary Ordinance to incorporate this amendment in the Municipal Code when he has been advised by the City Administrator that it is in order to proceed and that all deficiencies have been eliminated.

That the City Clerk is hereby directed to forward copies of this Resolution to all pertinent parties.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL

OF THE CITY OF GARDEN GROVE this 9th day of June, 1964, by the following
vote, to wit:

AYES: COUNCILMEN: BALLARD, BARR, KNOELLER, RAINWATERS, HONOLD

NOES: COUNCILMEN: NONE

ABSENT: COUNCILMEN: NONE

GEORGE B. HONOLD
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, GWEN WIESNER, City Clerk of Garden Grove, do hereby certify that the foregoing
Resolution was introduced and adopted at a regular meeting of the City Council of Garden
Grove held June 9, 1964.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
City of Garden Grove this 9th day of June, 1964.

GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE

RESOLUTION NO. 1662

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF GARDEN GROVE APPROVING SITE PLAN
NO. S.P.A.-129-64.

WHEREAS, in the matter of Site Plan No. S.P.A.-129-64, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by Richard Boucher, as applicant.
2. The applicant requests approval of a site plan for the construction of a service station and commercial shops and rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection.
3. The subject property is presently zoned O-P 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 partially improved with a service station and a single-family dwelling.
 - 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. A-163-60 and A-185-60, which rezoned the subject property and the adjoining easterly property from R-1 to O-P, was approved by the City Council on September 27, 1960.
 - b. A-132-63, rezoning from R-1 to C-1 property located southwest of the subject property on the northwest corner of Haster Street and Lampson Avenue, was denied on appeal by the City Council on November 26, 1963.
6. This plan proposes to erect a neighborhood shopping center with a service station and rezone from O-P to C-1.

WHEREAS, the Planning Commission findings are as follows:

1. Subject site plan possesses characteristics that would indicate justification of the request for adoption.
2. The subject property possesses location, shape, size and other characteristics that would indicate the subject request for reclassification to the C-1 zone is justified.
3. Since the public facilities in this area are not adequate, it is here determined that it would not be in the best interest of the health, safety and welfare of the citizens of Garden Grove for the subject request to be consummated unless and until the deficiencies herein noted have been eliminated. The deficiencies that must be resolved are as follows:
 - 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.
- d. On-site and off-site storm drainage easements and facilities shall be provided as required by the Director of Public Works. (ENGR.)
- e. If the property owner intends to divide this parcel, 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.)
- f. If alleys are required in accordance with Section 9108 of the Garden Grove Municipal Code, they shall conform to Garden Grove Standard Plan B-10. (ENGR.)
- g. Water service shall be from the City of Garden Grove. (WATER)
- h. An Assessment of \$700.00 per acre shall be paid prior to water service installation in accordance with Article VII, Chapter 3 of the Municipal Code. (2.18 acres per area map dated 1964.) (WATER)
- i. In order to provide adequate fire protection, both on and off-site water mains, fire hydrants and easements may be required in accordance with Article VII, Chapter 3 of the Municipal Code. (WATER)

4. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety and general welfare, the following conditions of approval shall apply:

- a. A decorative 6 foot block wall shall be erected along the east and south property lines. (BLDG.)
- b. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations. (BLDG.)
- c. Minor changes in the site plan may be approved by the Planning Director. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made. (PLANNING)
- d. If any one of the above findings be declared invalid by a court of competent jurisdiction, the entire site plan and zoning proceedings shall immediately become invalid.
- e. The site shall be landscaped as indicated on the plot plan and elevation submitted, said landscaping to be approved by the Director of Parks and Recreation. (PARKS)
- f. Signs on the site shall be limited in number, size and location to those indicated on the plot plan and elevation submitted. (BLDG)

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby recommend approval of Site Plan No. S.P.A.-129-64 subject to the conditions stated above and does further recommend to the City Council rezoning to the C-1 zone as indicated on the maps attached hereto and made a part hereof when the aforementioned deficiencies in the public facilities are resolved.

ADOPTED AND APPROVED this 14th day of May, 1964.

/s/ J. R. WILDE
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on May 14, 1964 and carried by the following vote, to wit:

AYES: COMMISSIONERS: BAIR, FOSHEE, FURR, MERCADO, NOVIUS, WILDE, WOOLLEY
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

/s/ JAMES C. CASPER
SECRETARY PRO TEMPORE

MINUTES OF THE CITY COUNCIL, JUNE 9, 1964

RESOLUTION NO. 2743-64 was presented, being A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DECLARING ITS INTENTION TO APPROVE SITE PLAN AMENDMENT 129-64. After the reading of the title in full, Councilwoman Barr moved, seconded by Councilman Rainwaters, that the entire reading of the Resolution be dispensed with and that the same be passed. Carried by the following vote:

AYES: COUNCILMEN: BALLARD, BARR, KNOELLER, RAINWATERS, HONOLD
NOES: COUNCILMEN: NONE
ABSENT: COUNCILMEN: NONE

MINUTES OF THE CITY COUNCIL, JUNE 2, 1964

PUBLIC HEARING - SITE PLAN AMENDMENT 129-64

Site Plan Amendment 129-64, initiated by Richard Boucher, requesting rezoning from O-P to C-1 or more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection, all as shown on Site Plan 129-64.

The City Planning Commission, pursuant to Resolution No. 1662, recommended approval of Site Plan Amendment 129-64 on May 14, 1964.

Pursuant to legal notice published May 22, 1964, a public hearing on the case was ordered by the City Council to be held this date.

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

Mr. Richard Boucher, 1171 La Colina Drive, Tustin, appeared before the Council as applicant and displayed a rendering of the proposed development. He stated there has been an increase of multiple housing in the area and the flow of traffic has increased on Chapman Avenue as well as on Haster Street, thus the site has considerably more commercial potential now than it had for a number of years. Other properties in the area will no doubt be developed with multiple uses. A recent survey of the area revealed at present there are approximately 3,000 dwelling units and these people have to go out of the area for their day-to-day shopping needs. None of the people contacted objected to the neighborhood type center. The buildings have been designed to conform with other buildings in the area. He stated Haster Street has not previously been developed as a full-road way but with this development, it will be improved, thus removing a hazard. He feels this is the highest and best use for the property and he respectfully requested approval of the case.

There being no further response from the audience, with the consent of the Council the Mayor declared the public hearing closed.

Councilman Rainwaters moved, seconded by Councilman Knoeller, that the Council does declare its intention to approve Site Plan Amendment 129-64 pursuant to Planning Commission Resolution No. 1662, and does hereby direct the City Attorney to prepare Council Resolution of Intention to approve SPA 129-64. Carried by the following vote:

AYES:	COUNCILMEN:	BALIARD, BARR, KNOELLER, RAINWATERS, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

SITE PLAN NO. S.P.A.-129-64

ITEM NO. 5

INITIATED BY:

RICHARD BOUCHER

REQUEST:

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION OF A SERVICE STATION AND COMMERCIAL SHOPS AND REZONING FROM O-P TO C-1 OR A MORE RESTRICTIVE ZONE.

LOCATION:

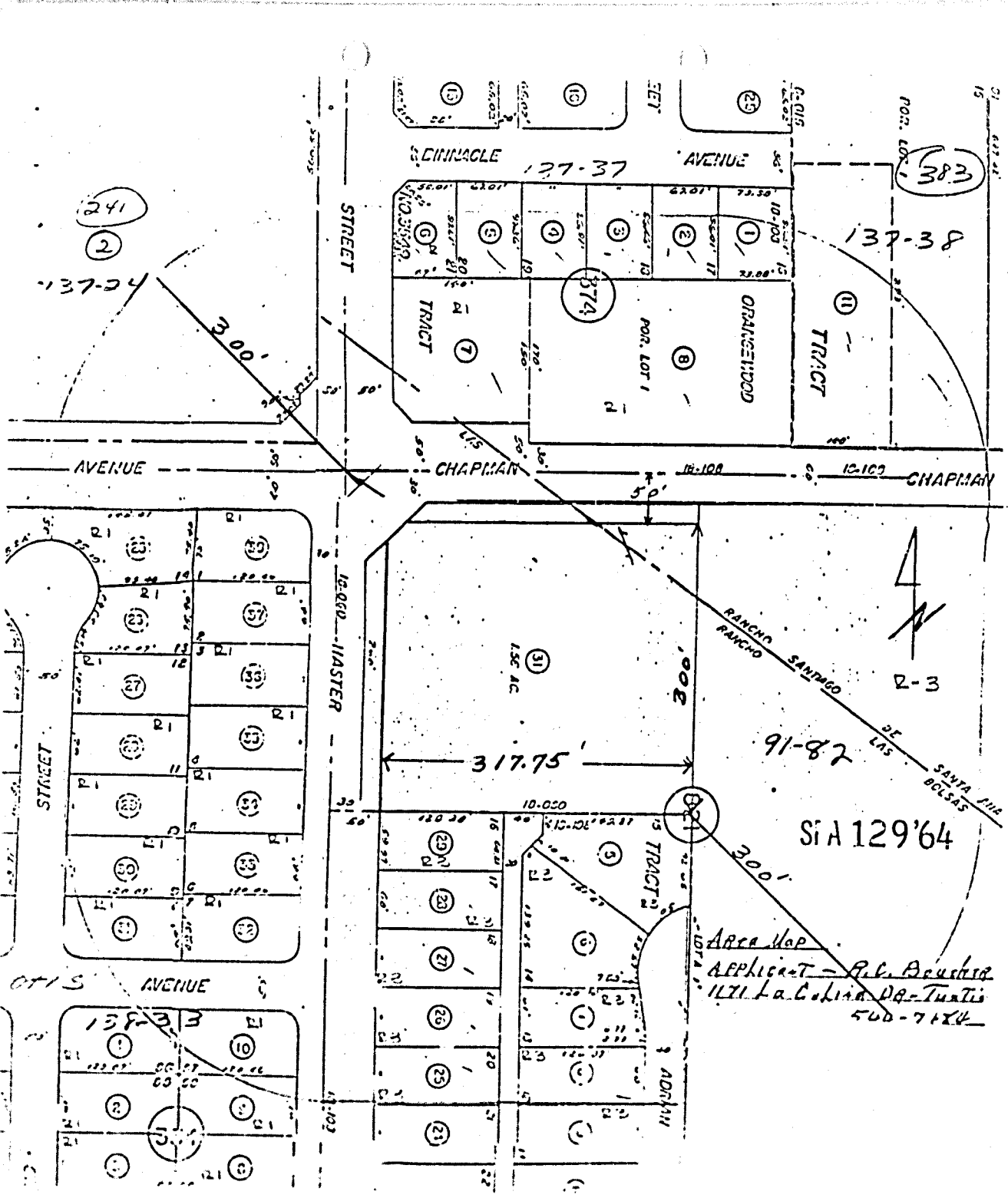
PROPERTY HAVING 320 FEET OF FRONTAGE ON HASTER STREET AND 342 FEET OF FRONTAGE ON CHAPMAN AVENUE ON THE SOUTHEAST CORNER OF THAT STREET INTERSECTION.

DATE:

MAY 14, 1964

APPLICANT'S REASON FOR REQUEST:

"When the subject property was zoned O-P, the flow of traffic on both Chapman and Haster was considerably less than at present. During the past few years a considerable amount of multiple housing has been built in the immediate area. A neighborhood type Shopping Center would serve a very useful function in providing the families in this immediate area with their daily need. Hence we do have a situation that has changed considerably during the past 3-4 years, the traffic count being many times greater and there being many more families with needs to be serviced."



241
2

137-24

300'

CINNACLE AVENUE 137-37

383

137-38

TRACT 1

ORANGEWOOD

TRACT

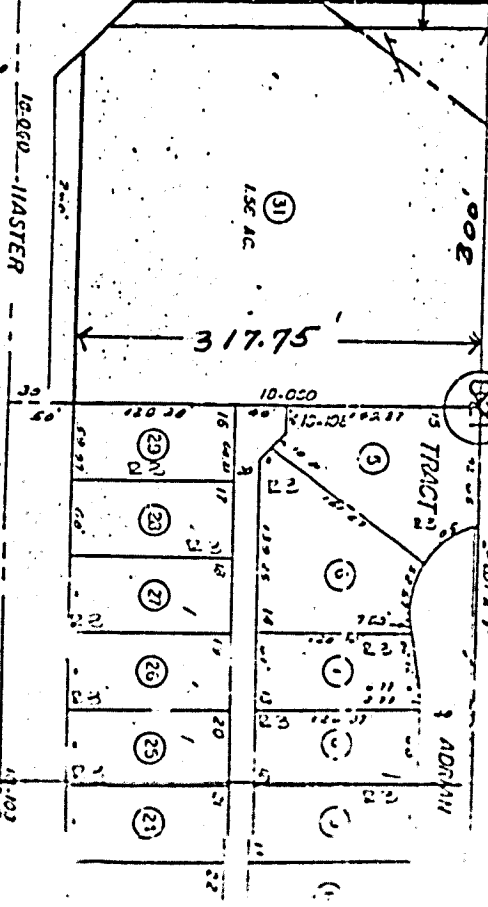
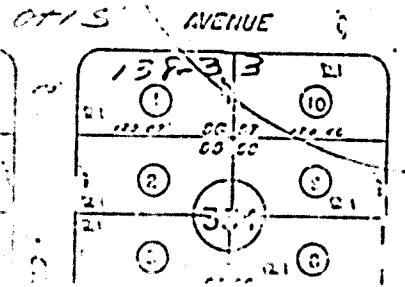
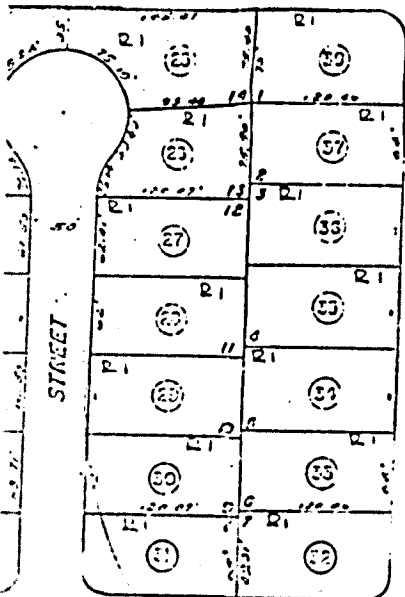
374

CHAPMAN AVENUE

18-108

12-102

CHAPMAN



RANCHO SANTIAGO DE LAS BOLSAS

91-87

S1A 129'64

Area Map Applicant - R.L. Beuchter
1171 La Colina Dr - Tustin
500-7124



R-3

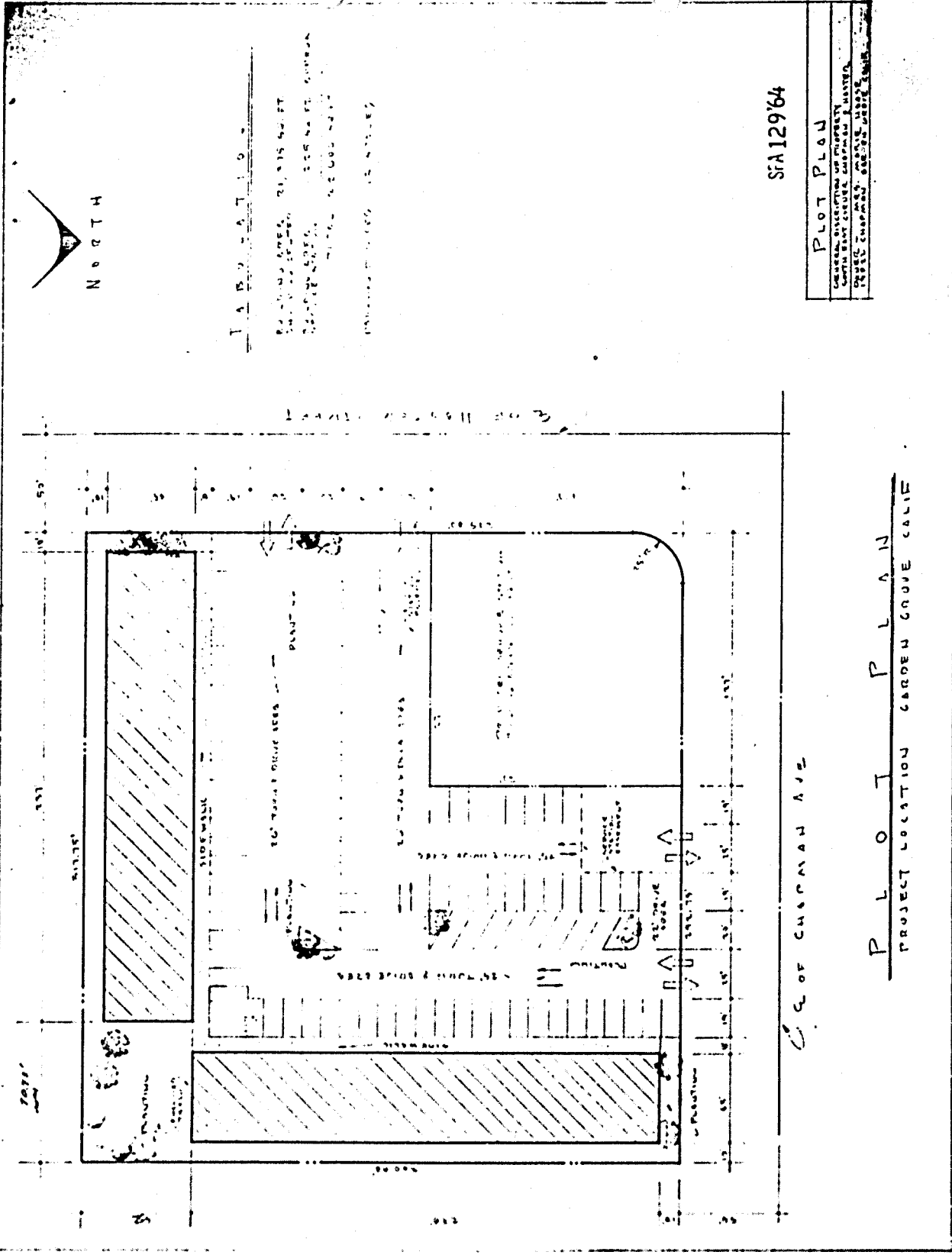


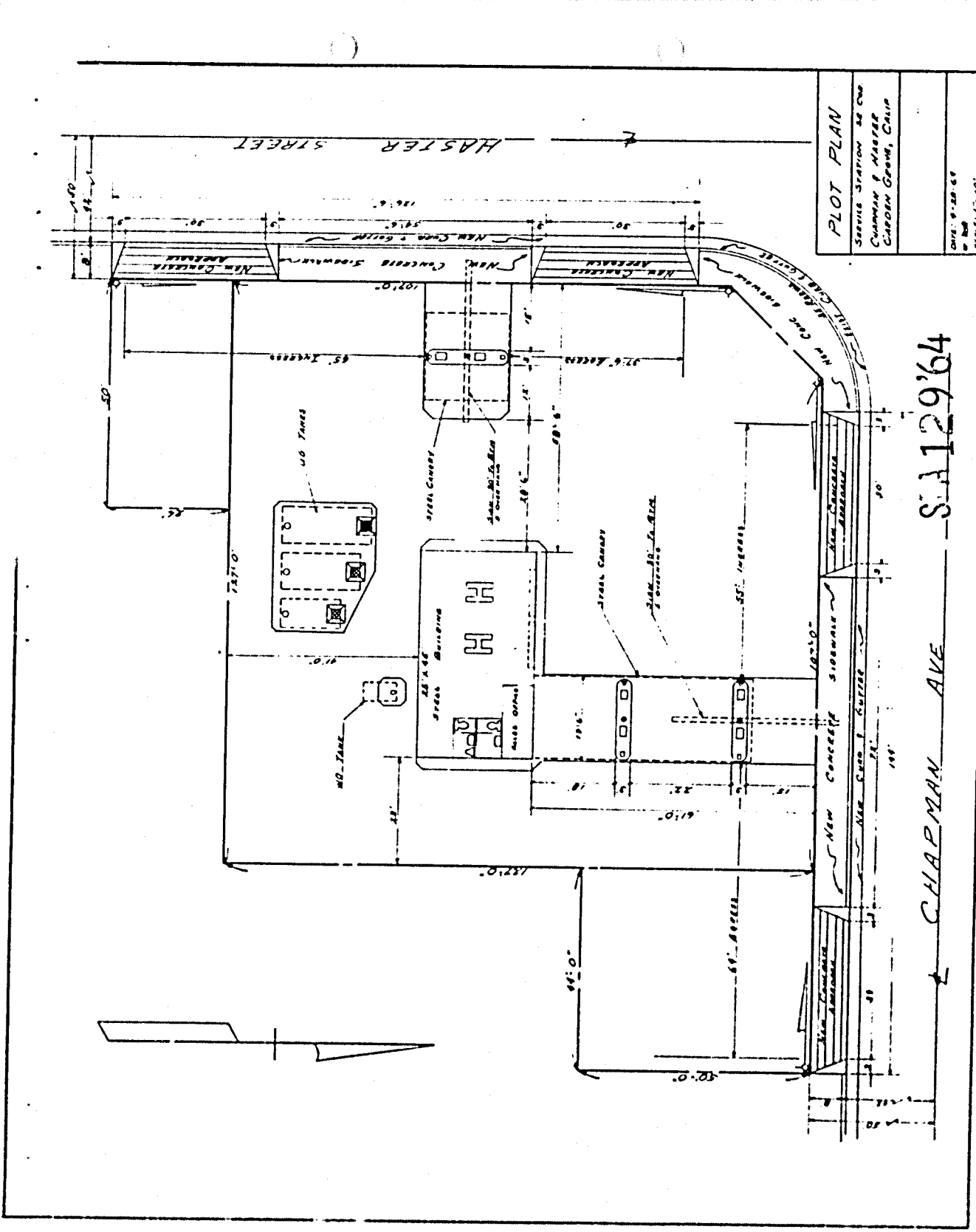
TABLE 1
 BUILDING AREA 21,315 SQ FT
 SIDEWALK AREA 1,000 SQ FT
 DRIVEWAY AREA 1,000 SQ FT
 TOTAL AREA 23,315 SQ FT

SrA 129'64

PLOT PLAN	
OWNER	UNIVERSITY OF CALIFORNIA
DESIGNER	CHAPMAN & ASSOCIATES
DATE	APRIL 1964
PROJECT	UNIVERSITY OF CALIFORNIA

C. OF CHAPMAN A/E

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



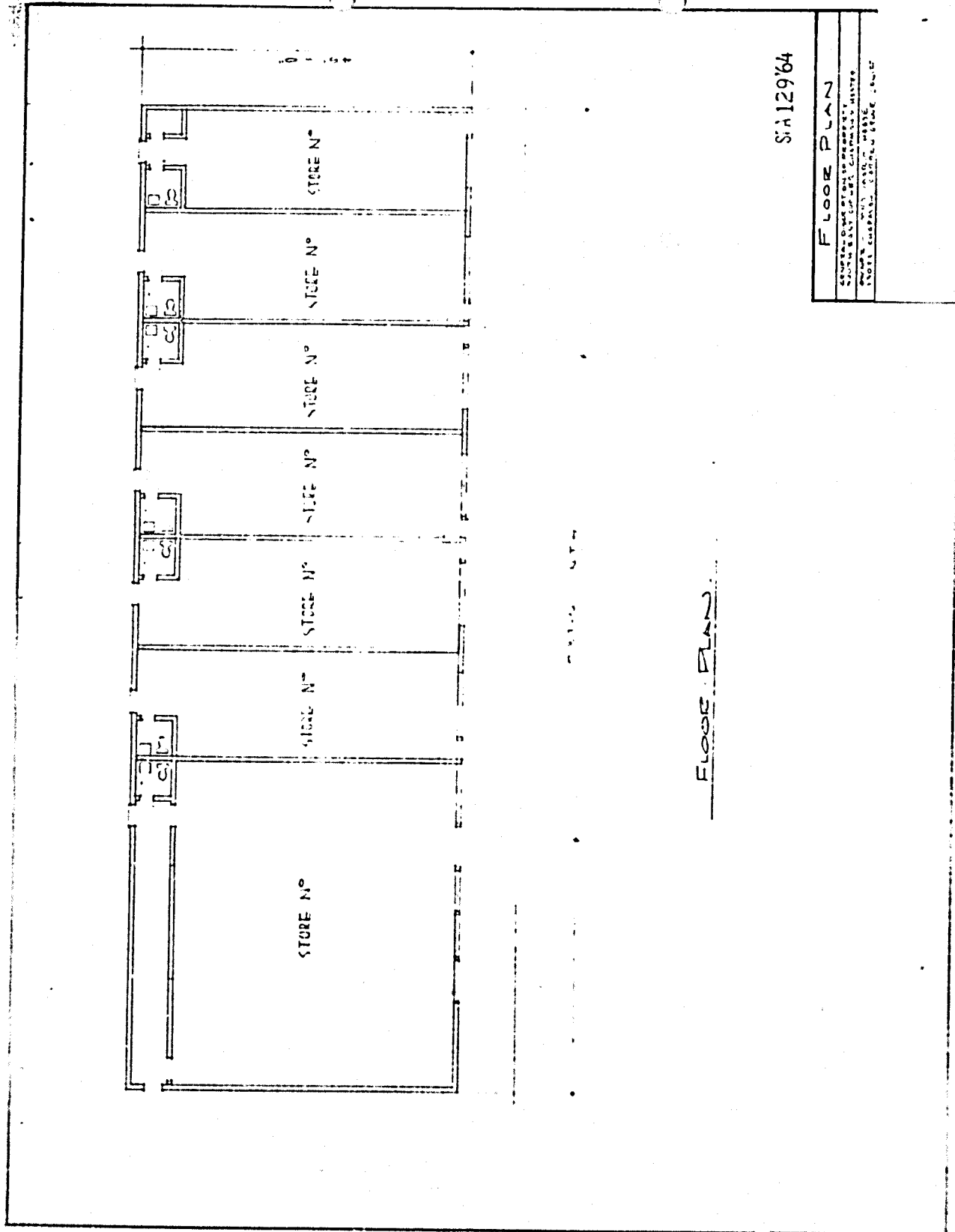
PLOT PLAN
 Service Station at the
 Corner of Haster
 Chapman Ave.,
 Garden Grove, Calif.
 DATE: 9-28-64
 DRAWN BY: [Signature]
 SCALE: 1" = 10'

SA 129'64

CHAPMAN AVE

HASTER STREET



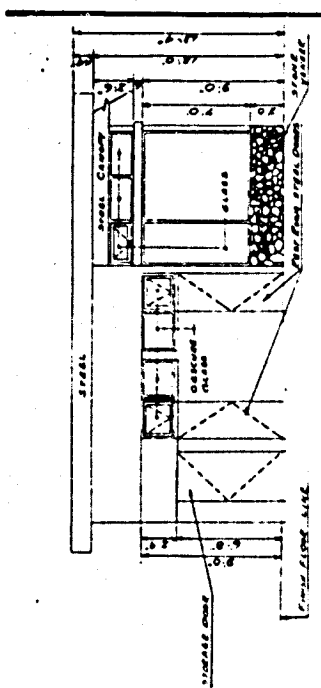


STA 12964

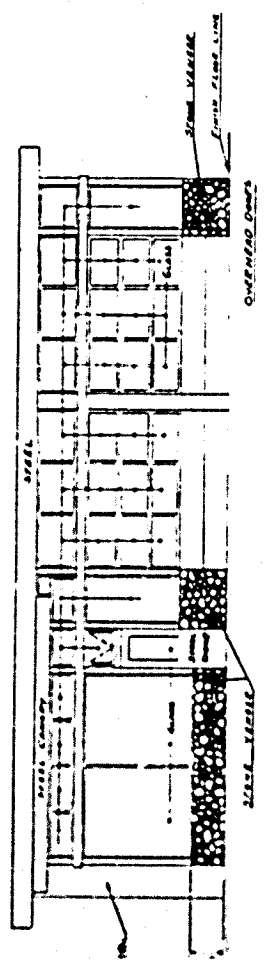
NO. 12964

GENERAL CONTRACTOR: [illegible]
 ARCHITECT: [illegible]
 ENGINEER: [illegible]

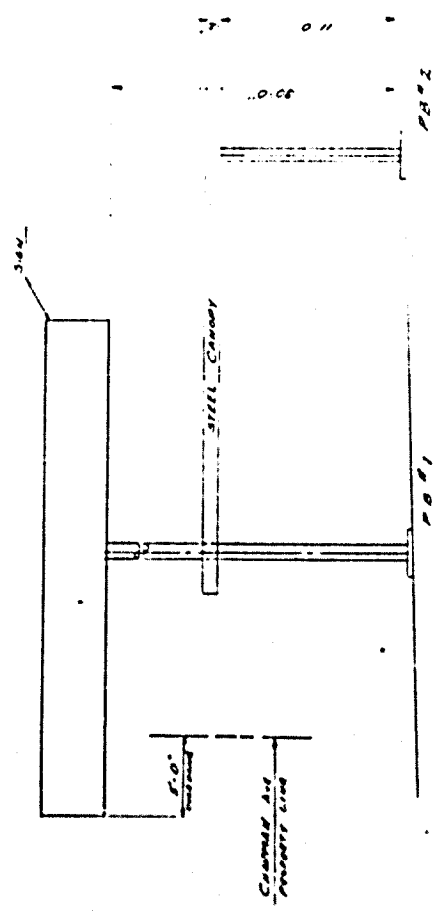
FLOOR PLAN



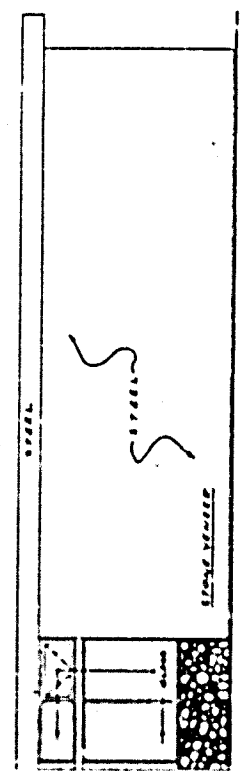
EAST ELEVATION



NORTH ELEVATION

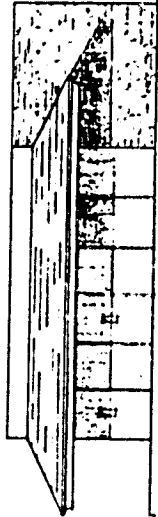


WEST ELEVATION



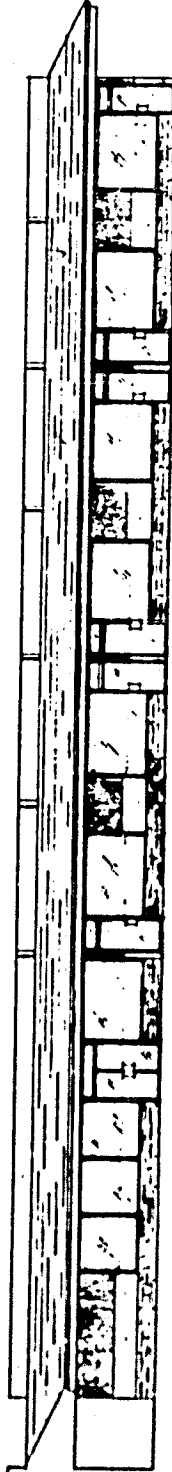
SOUTH ELEVATION

ELEVATIONS	
SERVING STATION 5E C&W	
CHAPMAN & MASTER	
GARDEN GROVE, CALIF.	
SFA 129'64	
DATE 4-18-64	BY T.M.
SCALE 1/4" = 1'-0"	1



SIDE ELEVATION

lime rendered slate shingle



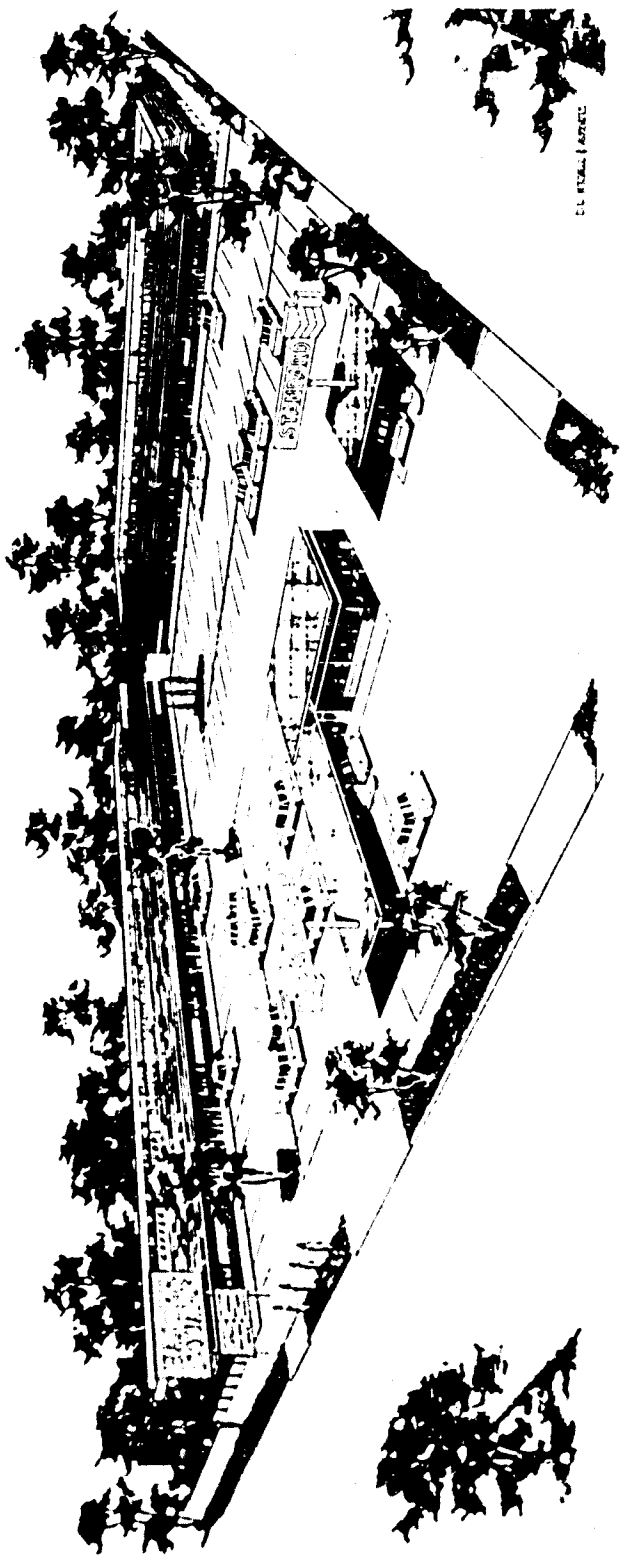
Decorative Stone

FRONT ELEVATION

SIA 129'64

ELEVATION

GENERAL CONTRACTOR: W. P. BARNETT
SOUTH EAST CORNER, CHURCH & WAREL
DALLAS - TEXAS
1900 - 1910 - 1920 - 1930 - 1940 - 1950 - 1960 - 1970 - 1980 - 1990 - 2000



EL. HULL / ARDEC

SPM 127 04

Exhibit #5

SFA 129'64

Density:

1. Net size in square feet — 95,325 sq. ft.
2. Number of units proposed — 2 commercial buildings and a service station for a neighborhood type shopping center
3. Number of square feet of Net land area per unit — 24,241 sq. ft.

Open Space:

1. Total site area covered by buildings — 22,600 sq. ft.
2. Total site area in uncovered asphalt or cement — 71,825 sq. ft.
3. Total site area landscaped — 900 sq. ft.

Buildings:

1. Number of heights — single story
2. Number of types — 3 commercial type buildings

Dwelling Units: (These are commercial type buildings)

Parking:

1. Number of enclosed spaces — None.
2. Number of open spaces — 113
3. Number of curb spaces in front of subject property — 10

Traffic: Refer to plot plan

Recreation: None

Neighborhood Compatibility:

1. The property across the street on the N. E. corner is commercially zoned. ^{used} The property on the N. W. corner is now vacant, but it would appear that it won't be very long before this property will be commercially zoned. The proposed development is compatible and complementary to the area in that there is a need for a neighborhood type shopping center.
2. The store buildings have been designed in such a manner that they will harmonize (aesthetically speaking) with the existing structures in the area.

Conformance to General Plan:

Because of the increased traffic flow and increase in numbers of multiple housing it would seem that the proposed development would be most compatible with the land use and other elements of the Garden Grove General Plan.

SITE PLAN NO. S.P.A.-129-64

STAFF REPORT
MAY 14, 1964

1. GENERAL OBSERVATIONS:

1. Subject case was initiated by Richard Boucher, as applicant.
2. The applicant requests approval of a site plan for the construction of a service station and commercial shops and rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection.
3. The subject property is presently zoned O-P 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 partially improved with a service station and a single-family dwelling.
 - 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. A-163-60 and A-185-60, which rezoned the subject property and the adjoining easterly property from R-1 to O-P, was approved by the City Council on September 27, 1960.
 - b. A-132-63, rezoning from R-1 to C-1 property located southwest of the subject property on the northwest corner of Haster Street and Lampson Avenue, was denied on appeal by the City Council on November 26, 1963.
6. This plan proposes to erect a neighborhood shopping center with a service station and rezone from O-P to C-1.

11. CONCLUSIONS:

1. Subject property is designated on the Land Use Element of the General Plan for medium density residential use predicated on the development of a major commercial facility ("Marketland") to the east, which thus far has not and may not come into being. Several major multi-family housing projects recently approved in Garden Grove and in the City of Orange have stimulated interest in commercial development at this intersection and considering it as the intersection of two primary highways, a non-residential zone classification does not appear unreasonable.

2. However, subject property is already zoned for office-professional which has been demonstrated to be far more visually and functionally compatible with residential development than is a retail center.

3. Important to recognize is the effect of the proposed development upon property west across Haster Street now developed with single-family homes and also property north across Chapman which is yet to be fully developed. Future commercial zoning requests should be expected on these two corners if retail commercial is granted under the present case.

KODAK SAFETY FILM

City of Garden Grove
INTER - DEPARTMENTAL MEMORANDUM

TO: Cline Martin FROM: Charles R. Handy
DEPT: Planning DEPT: Public Works
SUBJECT: Site Plan A 129-64 DATE: May 7, 1964

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.
4. On-site and off-site storm drainage easements and facilities shall be provided as required by the Director of Public Works. (ENGR.)
5. If the property owner intends to divide this parcel, 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.)
6. If alleys are required in accordance with Section 9108 of the Garden Grove Municipal Code, they shall conform to Garden Grove Standard Plan B-10. (ENGR.)
7. Water service shall be from the City of Garden Grove. (WATER)
8. An Assessment of \$700.00 per acre shall be paid prior to water service installation in accordance with Article VII, Chapter 3 of the Municipal Code. (2.18 acres per area map dated 1964.) (WATER)
9. In order to provide adequate fire protection, both on and off-site water mains, fire hydrants and easements may be required in accordance with Article VII, Chapter 3 of the Municipal Code. (WATER)

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 & Haster Street. (TRAFFIC)

Handwritten signature/initials: JGO FG MA H

May 22, 1964

Mr. Richard Boucher
Post Office Box 95
Tustin, California

Dear Mr. Boucher:

Re: Site Plan Amendment 129-64

The City Council of the City of Garden Grove will conduct public hearings at their regular meeting of June 2, 1964, to be held at 7:00 p.m. in the Council Chamber of the Garden Grove City Hall, 11391 Acacia Street. At that time, they will consider Site Plan Amendment 129-64, which concerns rezoning of property located at the southeast corner of Haster Street and Chapman Avenue.

Said public hearing will be held for the purpose of hearing any and all persons either favoring or opposing said site plan amendment.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

mr

NOTICE OF PROPOSED CHANGE OF ZONE BOUNDARIES

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

CITY OF GARDEN GROVE

CITY CLERK

State of California } ss. County of Orange }

/s/ Mary Ann Bonsor

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 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:

MAY 22,

ALL IN THE YEAR 1964

Subscribed and sworn to before me this

22ND day of MAY 1964

/s/ Irene Brownlee

Notary Public in and for said County and State.

(SEAL)

LEGAL NOTICE

NOTICE OF PROPOSED CHANGE OF ZONE BOUNDARIES OR CLASSIFICATION, PROPOSED CONDITIONAL USE PERMIT, PROPOSED SITE PLAN AMENDMENT AND PROPOSED PRECISE PLANS

NOTICE IS HEREBY GIVEN that the Garden Grove City Council will conduct public hearing on June 2, 1964, at 7:00 p.m. in the Council Chamber of the Garden Grove City Hall, 11391 Acacia Street, Garden Grove, to receive and consider evidence and reports on the following:

A-116-44--proceedings, initiated by Daryl Stark, as applicant, requesting rezoning from R-1 and C-1 to C-1 or a more restrictive zone on property located on the east side of Harbor Boulevard between approximately 168 feet and 831 feet northerly from the centerline of Flagstone Avenue and extending in depth for approximately 650 feet easterly from the centerline of Harbor Boulevard. (Pursuant to Resolution No. 1660, Planning Commission approval of A-116-44.) APPEAL OF CONDITIONAL USE PERMIT 106-44, proceedings initiated by Daryl Stark, as applicant, requesting the approval of a conditional use permit for the construction of a travel trailer and camper lodge on the easterly portion of property located on the east side of Harbor Boulevard between approximately 168 feet and 831 feet northerly from the centerline of Flagstone Avenue and extending in depth for approximately 650 feet easterly from the centerline of Harbor Boulevard. (Pursuant to Resolution No. 1661 Planning Commission denied Conditional Use Permit 106-44.)

SITE PLAN AMENDMENT 129-44--proceedings initiated by Richard Boucher, as applicant, requesting rezoning from O.P. to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection, all as shown on Site Plan 129-44, approved by Planning Commission Resolution No. 1662 on May 14, 1964.

PRECISE PLAN S-103-44--(Revision to Precise Plan S-110-40) proceedings initiated by the City of Garden Grove, proposing the amendment of Precise Plan S-110-40 by the adoption of Precise Plan S-103-44 pertaining to the realignment of Magnolia Street between Garden Grove Boulevard and a point approximately 508 feet north of the centerline of Lampion Avenue. The existing adopted precise plan (P.P.S-110-40) for Magnolia Street provides for an ultimate right-of-way 100 feet in width. The effect of Precise Plan S-103-44 would be to shift the existing centerline 10 feet to the west, thus requiring less additional right-of-way from most properties on the east side of the street and more additional right-of-way from most properties on the west side of the street than would be required under existing Precise Plan S-110-40, which has been adopted and is now in effect. (Pursuant to Resolution No. 1664, Planning Commission forwarded Precise Plan S-103-44 to the City Council without recommendation).

PRECISE PLAN S-105-44--proceedings initiated by the City of Garden Grove, proposing the adoption of a precise plan designating the alignment and location of a proposed public alley located between approximately 250 feet and 270 feet southerly from the centerline of Westminster Avenue and extends westerly from Bowen Street to Hope Street. Said alley would run along the rear of property zoned for commercial which fronts Westminster Avenue. (Pursuant to Resolution No. 1665, Planning Commission recommended approval of Precise Plan S-105-44.)

PRECISE PLAN S-106-44--proceedings initiated by the City of Garden Grove, proposing the adoption of Precise Plan S-106-44, which would amend Precise Plan S-112-A3. Subject precise plan proposes the elimination of a north-south alley located between approximately 195 feet and 215 feet easterly from the centerline of the southerly prolongation of Pioneer Street (Pursuant to Resolution No. 1666, Planning Commission recommended approval of Precise Plan S-106-44.)

Dated May 19, 1964 BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA GLEN WIESNER City Clerk

Published May 21, 1964 The Orange Co. Pub. News, No. 871

May 19, 1964

The Orange County Evening News
13261 Century Boulevard
Garden Grove, California

Gentlemen:

Notice of Proposed Change of Zone Boundaries or Classification,
Proposed Conditional Use Permit, Proposed Site Plan Amendment,
and Proposed Precise Plans.

Enclosed is a copy of the above Notice, which we request you publish on Friday, May 22, 1964.

Prior to publication, however, please furnish us with proof of this Notice. We will be happy to pick this proof up whenever it is available.

Upon completion of publication, kindly forward SEVEN copies of Affidavit of Publication to the undersigned.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

ms
Enclosure

A-116-64; Appeal on C. U. P. 106-64; Site Plan Amendment 129-64;
Precise Plan S-103-64; Precise Plan S-105-64; and Precise Plan S-106-64

Notice of Proposed Change of Zone Boundaries or Classification, Proposed Conditional Use Permit, Proposed Site Plan Amendment, and Proposed Precise Plans

NOTICE IS HEREBY GIVEN that the Garden Grove City Council will conduct public hearing on June 2, 1964, at 7:00 p.m., in the Council Chamber of the Garden Grove City Hall, 11391 Acacia Street, Garden Grove, to receive and consider evidence and reports on the following:

A-116-64, proceedings initiated by Daryl Stark, as applicant, requesting rezoning from R-1 and C-1 to C-1 or a more restrictive zone on property located on the east side of Harbor Boulevard between approximately 168 feet and 831 feet northerly from the centerline of Flagstone Avenue and extending in depth for approximately 660 feet easterly from the centerline of Harbor Boulevard. (Pursuant to Resolution No. 1660, Planning Commission recommended approval of A-116-64.)

APPEAL ON CONDITIONAL USE PERMIT 106-64, proceedings initiated by Daryl Stark, as applicant, requesting the approval of a conditional use permit for the construction of a travel trailer and camper lodge on the easterly portion of property ^{located} on the east side of Harbor Boulevard between approximately 168 feet and 831 feet northerly from the centerline of Flagstone Avenue and extending in depth for approximately 660 feet easterly from the centerline of Harbor Boulevard. (Pursuant to Resolution No. 1661, Planning Commission denied Conditional Use Permit 106-64.)

SITE PLAN AMENDMENT 129-64, proceedings initiated by Richard Boucher, as applicant, requesting rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection, all as shown on Site Plan 129-64, approved by Planning Commission Resolution No. 1662 on May 14, 1964.

PRECISE PLAN S-103-64, (Revision to Precise Plan S-110-60) proceedings initiated by the City of Garden Grove, proposing the amendment of Precise Plan S-110-60 by the adoption of Precise Plan S-103-64 pertaining to the realignment of Magnolia Street between Garden Grove Boulevard and a point approximately 508 feet north of the centerline of Lampson Avenue. The existing adopted precise plan (P.P.S.-110-60) for Magnolia Street provides for an ultimate right-of-way 100 feet in width. The effect of Precise Plan S-103-64 would be to shift the existing centerline 10 feet to the west, thus requiring less additional right-of-way from most properties on the east side of the street and more additional right-of-way from most properties on the west side of the street than would be required under existing Precise Plan S-110-60, which has been adopted and is now in effect. (Pursuant to Resolution No. 1664, Planning Commission forwarded Precise Plan S-103-64 to the City Council without recommendation.)

PRECISE PLAN S-105-64, proceedings initiated by the City of Garden Grove, proposing the adoption of a precise plan designating the alignment and location of a proposed public alley located between approximately 250 feet and 270 feet southerly from the centerline of Westminster Avenue and extends westerly from Bowen Street to Hope Street. Said alley would run along the rear of property zoned for commercial which fronts Westminster Avenue. (Pursuant to Resolution No. 1665, Planning Commission recommended approval of Precise Plan S-105-64.)

PRECISE PLAN S-106-64, proceedings initiated by the City of Garden Grove, proposing the adoption of Precise Plan S-106-64, which would amend Precise Plan S-113-63. Subject precise plan proposes the elimination of a north-south alley located between approximately 195 feet and 215 feet easterly from the centerline of the southerly prolongation of Flower Street. (Pursuant to Resolution No. 1666, Planning Commission recommended approval of Precise Plan S-106-64.)

Dated: May 19, 1964

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA

GWEN WIESNER
CITY CLERK

MAILED MAY 1, 1964
SPA 129 64
SUBJECT PROPERTY:

Marie Haase
13022 Chapman Ave.
City
SPA 129 64

PROPERTY OWNERS IN WITHIN
300' RADIUS:

-Edwin J. Evans
13352-Heather-Cir.
City
13352-Heather-Cir

Edwin J. Evans
13352 Heather Cir.
City
SPA 129 64

A. M. Reynolds, et al
12132 - B Haster St.
City
SPA 129 64

Home Sweet Home Inc.
10441 Beach Blvd.
Stanton, Calif.
SPA 129 64

Home Sweet Home, Inc.
%James Craig
13062 Binnacle St.
Orange, Calif.
SPA 129 64

Home Sweet Home, Inc.
10441 Stanton Ave.
Stanton, Calif.
SPA 129 64

John G. Gibson
13012 Binnacle Ave.
Orange, Calif..
SPA 129 64

Oscar C. Milbrat
421 E. Hacienda Dr.
Corona, California
SPA 129 64

Milton H. Williams
12002 Firebrand St.
City
SPA 129 64

James R. Stockton
12022 Firebrand St.
City
SPA 129 64

George Ramago
12032 Firebrand St.
City
SPA 129 64

George G. Winterbottom
12042 Firebrand St.
EIXX Garden Grove, Calif.
SPA 129 64

Robert E. Devine
12052 Firebrand St.
Garden Grove, Calif.
SPA 129 64

Andros Perez
12072 Firebrand St.
City
SPA 129 64

Robert O. Kochenderfer
12082 Firebrand St.
City
SPA 129 64

Donald Gregory
12031 Haster St.
City
SPA 129 64

Rose-Dunford-

Rose Dunford, et al
12071 Haster St.
City
SPA 129 64

Ronald Lamb
12051 Haster St.
City
SPA 129 64

Luther D. Nix
*Abraham W. Farb
12041 Haster St.
Garden Grove, Calif.
SPA 129 64

Laurence R. Marshall
12031 Haster St.
City
SPA 129 64

Elvin E. Milbrat
Skyland Drive
Crestline, Calif.
SPA 129 64

Julius A. Milbrat, Jr.
13192 Stearns St.
Orange, Calif.
SPA 129 64

Mailed May 22, 1964

x Jack C. Swerngin
12102 Firebrand St.
City
SPA 129 64

Cityof

Thomas M. Carroll
12111 Hester St.
City
SPA 129 64

City of Orange
Planning Department
City Hall
Orange, California
SPA 129 64

Parnell I. Thingelstad
12101 Hester St.
City
SPA 129 64

Orange County Planning Dept.
Civic Center
Santa Ana, California
SPA 129 64

May 27, 1964

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

S.P.A.-129-64

May 14, 1964

1662

RESOLUTION NO. 1662

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF GARDEN GROVE APPROVING SITE PLAN
NO. S.P.A.-129-64.

WHEREAS, in the matter of Site Plan No. S.P.A.-129-64, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by Richard Boucher, as applicant.
2. The applicant requests approval of a site plan for the construction of a service station and commercial shops and rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection.
3. The subject property is presently zoned O-P 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 partially improved with a service station and a single-family dwelling.
 - 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. A-163-60 and A-185-60, which rezoned the subject property and the adjoining easterly property from R-1 to O-P, was approved by the City Council on September 27, 1960.
 - b. A-132-63, rezoning from R-1 to C-1 property located southwest of the subject property on the northwest corner of Haster Street and Lampson Avenue, was denied on appeal by the City Council on November 26, 1963.
6. This plan proposes to erect a neighborhood shopping center with a service station and rezone from O-P to C-1.

WHEREAS, the Planning Commission findings are as follows:

1. Subject site plan possesses characteristics that would indicate justification of the request for adoption.
2. The subject property possesses location, shape, size and other characteristics that would indicate the subject request for reclassification to the C-1 zone is justified.
3. Since the public facilities in this area are not adequate, it is here determined that it would not be in the best interest of the health, safety and welfare of the citizens of Garden Grove for the subject request to be consummated unless and until the deficiencies herein noted have been eliminated. The deficiencies that must be resolved are as follows:
 - 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.
- d. On-site and off-site storm drainage easements and facilities shall be provided as required by the Director of Public Works. (ENGR.)
- e. If the property owner intends to divide this parcel, 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.)
- f. If alleys are required in accordance with Section 9108 of the Garden Grove Municipal Code, they shall conform to Garden Grove Standard Plan B-10. (ENGR.)
- g. Water service shall be from the City of Garden Grove. (WATER)
- h. An Assessment of \$700.00 per acre shall be paid prior to water service installation in accordance with Article VII, Chapter 3 of the Municipal Code. (2.18 acres per area map dated 1964.) (WATER)
- i. In order to provide adequate fire protection, both on and off-site water mains, fire hydrants and easements may be required in accordance with Article VII, Chapter 3 of the Municipal Code. (WATER)

4. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety and general welfare, the following conditions of approval shall apply:

- a. A decorative 6 foot block wall shall be erected along the east and south property lines. (BLDG.)
- b. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations. (BLDG.)
- c. Minor changes in the site plan may be approved by the Planning Director. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made. (PLANNING)
- d. If any one of the above findings be declared invalid by a court of competent jurisdiction, the entire site plan and zoning proceedings shall immediately become invalid.
- e. The site shall be landscaped as indicated on the plot plan and elevation submitted, said landscaping to be approved by the Director of Parks and Recreation. (PARKS)
- f. Signs on the site shall be limited in number, size and location to those indicated on the plot plan and elevation submitted. (BLDG)

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby recommend approval of Site Plan No. S.P.A.-129-64 subject to the conditions stated above and does further recommend to the City Council rezoning to the C-1 zone as indicated on the maps attached hereto and made a part hereof when the aforementioned deficiencies in the public facilities are resolved.

ADOPTED AND APPROVED this 14th day of May, 1964.

/s/ J. R. WILDE
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on May 14, 1964 and carried by the following vote, to wit:

AYES: COMMISSIONERS: BAIR, FOSHEE, FURR, MERCADO, MOVIUS, WILDE, WOOLLEY
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

/s/ JAMES C. CASPER
SECRETARY PRO TEMPORE

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

SITE PLAN NO. S.P.A.-129-64
RICHARD BOUCHER
APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION
OF A SERVICE STATION AND COMMERCIAL SHOPS
AND REZONING FROM O-P TO C-1 OR A MORE
RESTRICTIVE ZONE.

LOCATION:

PROPERTY HAVING 320 FEET OF FRONTAGE ON
HASTER STREET AND 342 FEET OF FRONTAGE ON
CHAPMAN AVENUE ON THE SOUTHEAST CORNER OF
THAT STREET INTERSECTION.

DATE:

MAY 14, 1964

Upon confirmation that proper public notice had been given, Chairman Wilde requested the reading of correspondence relative to the subject case. Mr. Homsy indicated one letter had been received.

There being no further correspondence, Chairman Wilde declared the public hearing opened and requested the applicant or his representative to appear at this time.

Mr. Richard Boucher, 1171 La Colina Drive, Tustin, appeared before the Commission as applicant and submitted a rendering of his proposed commercial development. He feels this site has more of a commercial potential now than it had several years ago. A considerable amount of multiple housing has been constructed in the area and there is a large R-3 parcel to the east which will be developed soon. Because of this, he feels there is justification for requesting this zone change. He made a survey of the area and at present there are approximately 3,000 dwelling units or approximately 9,000 people within a half mile radius of the subject property. These people have to go out of the area for their day-to-day shopping needs. He proposes a neighborhood shopping center and has discussed this with the people living in the immediate area and found no one who objected to the proposal. The building has been designed architecturally and aesthetically to conform with the homes in the area. He stated it is his firm belief that a neighborhood shopping center is the highest and best use for the subject property at this particular time because of the need for such a development in the immediate area.

There being no further response from the audience either in favor or opposition to the subject case, Chairman Wilde declared the public hearing closed.

Commissioner Furr stated he has observed the need for this type of development in this area and he approves of it.

Mr. Homsy stated since this property is situated at a city boundary and is one entry to Garden Grove, it would seem desirable to boost the image of the city by treating the east elevation of the site so that it would give a pleasant appearance.

In response to a question by Commissioner Woolley, Mr. Boucher stated he has made provisions with Jaycox Trash Collectors to make a 6 A.M. pickup of trash. Deliveries to the stores in the shopping center will be made from the front and he anticipates no problems along this line. Mr. Boucher stated he is aware of the Engineering condition requiring him to share in the storm drain construction on Allard and this condition is acceptable to him.

Commissioner Bair moved, seconded by Commissioner Furr, that a resolution be adopted approving S.P.A.-129-64 subject to the conditions of the Planning and Engineering Department reports and also that a decorative block wall six feet in height be constructed on the east and south property lines.

Said motion was carried by the following vote:

AYES:
NOES:
ABSENT:

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

Chairman Wilde instructed the Staff to prepare the proper resolution for the approval of S.P.A.-129-64. (RESOLUTION NO. 1662).

421 E. Hacienda
Corona, California

May 12, 1964

Garden Grove City Planning
City Hall
11391 Acacia Street
Garden Grove, California

Re: Site Plan No. S.P.A.-129-64
Application of Richard Boucher

Gentlemen:

I am in receipt of Legal Notice pertaining to proceedings initiated by Richard Boucher for the construction of a service station and commercial shops and change of Zone to C-1 in said area.

Please be advised that the undersigned, as owner of property across the street from the property in question has no objections to any proposed Zone change incident to the property.

Very truly yours,

Oscar G. Milbrat

Oscar Milbrat

cc: Richard Boucher
1171 La Colina Dr.
Tustin, California

Mr. Oscar Milbrat
421 E. Hacienda
Corona, California

7 13 10 35 AM '64



Garden Grove City Planning
City Hall
11391 Acacia Street
Garden Grove, California

SITE PLAN NO. S.P.A. -129-64

ITEM NO. 5

INITIATED BY:

RICHARD BOUCHER

REQUEST:

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION
OF A SERVICE STATION AND COMMERCIAL SHOPS
AND REZONING FROM O-P TO C-1 OR A MORE
RESTRICTIVE ZONE.

LOCATION:

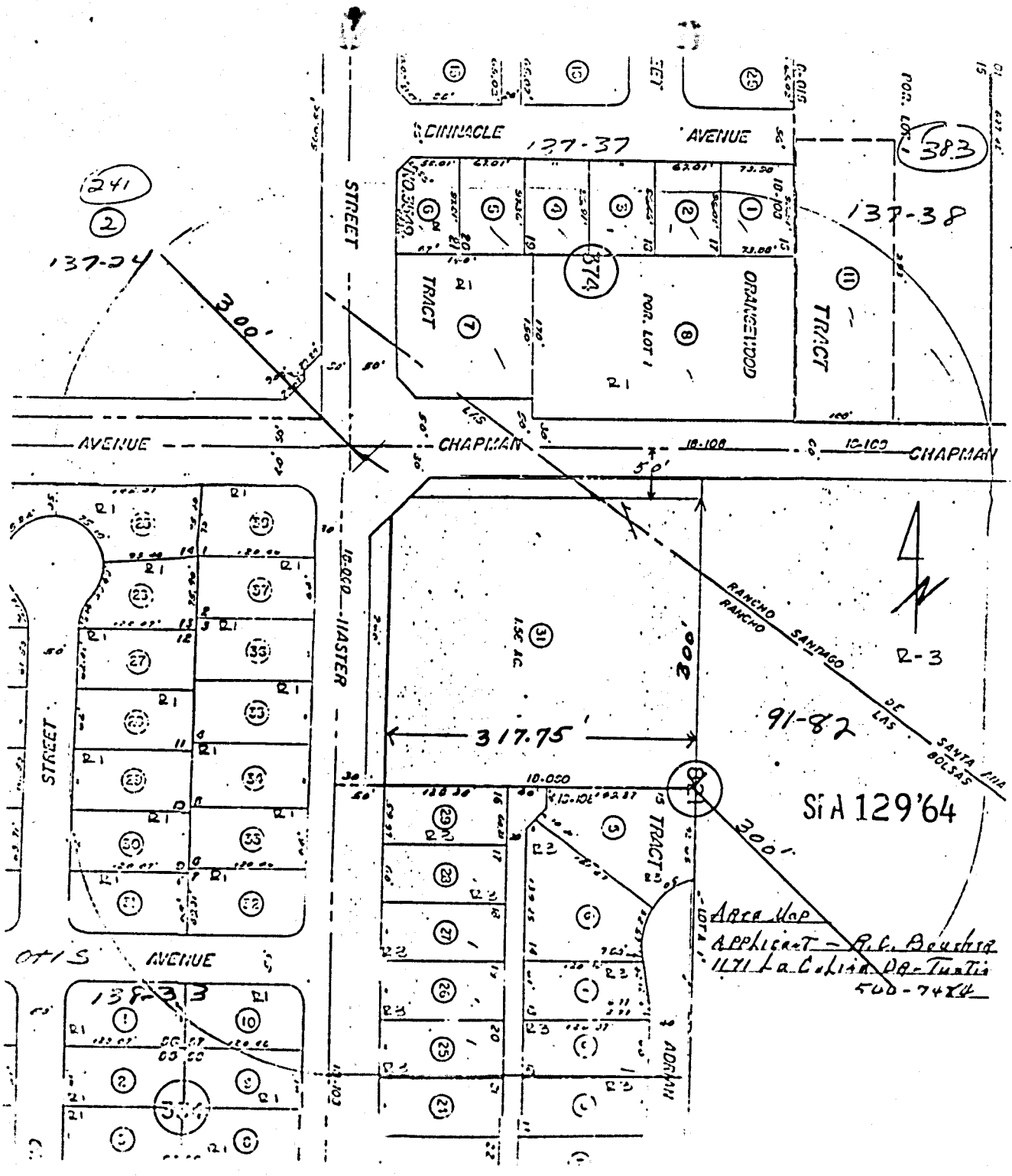
PROPERTY HAVING 320 FEET OF FRONTAGE
ON HASTER STREET AND 342 FEET OF FRONTAGE
ON CHAPMAN AVENUE ON THE SOUTHEAST CORNER
OF THAT STREET INTERSECTION.

DATE:

MAY 14, 1964

APPLICANT'S REASON FOR REQUEST:

"When the subject property was zoned O-P, the flow of traffic on both Chapman and Haster was considerably less than at present. During the past few years a considerable amount of multiple housing has been built in the immediate area. A neighborhood type Shopping Center would serve a very useful function in providing the families in this immediate area with their daily need. Hence we do have a situation that has changed considerably during the past 3-4 years, the traffic count being many times greater and there being many more families with needs to be serviced."



(241)
(2)

(383)

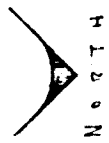
(374)



91-87

Si A 129'64

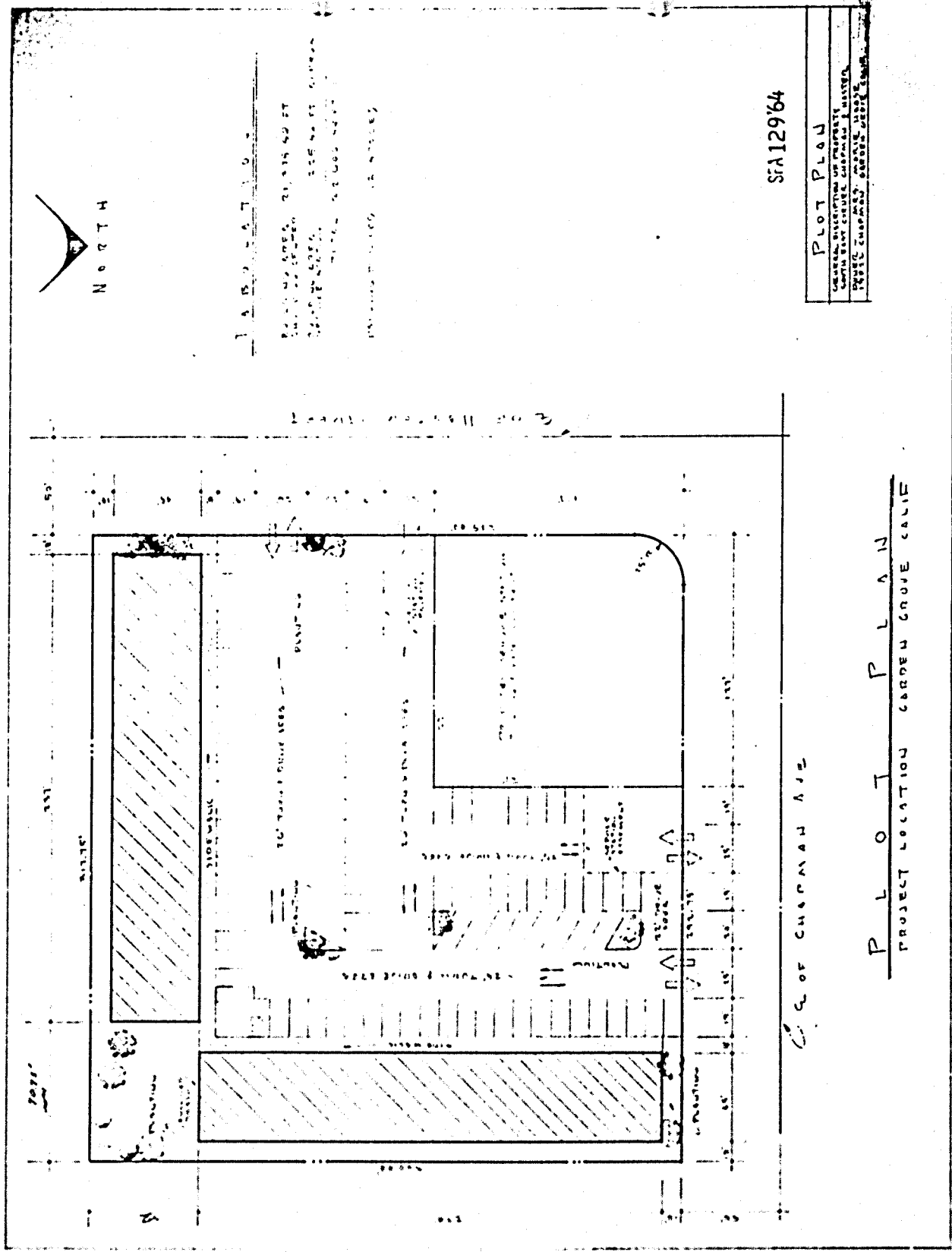
Area Map
APPLICANT - P.L. Boush
1171 La Colina Dr - Tustin
500-7484



1 A 150 - 5710 -
 PLANTING AREA 21,315 SQ FT
 TOTAL PLANTING AREA 255,540 SQ FT
 TOTAL PLANTING AREA 255,540 SQ FT
 TOTAL PLANTING AREA 255,540 SQ FT

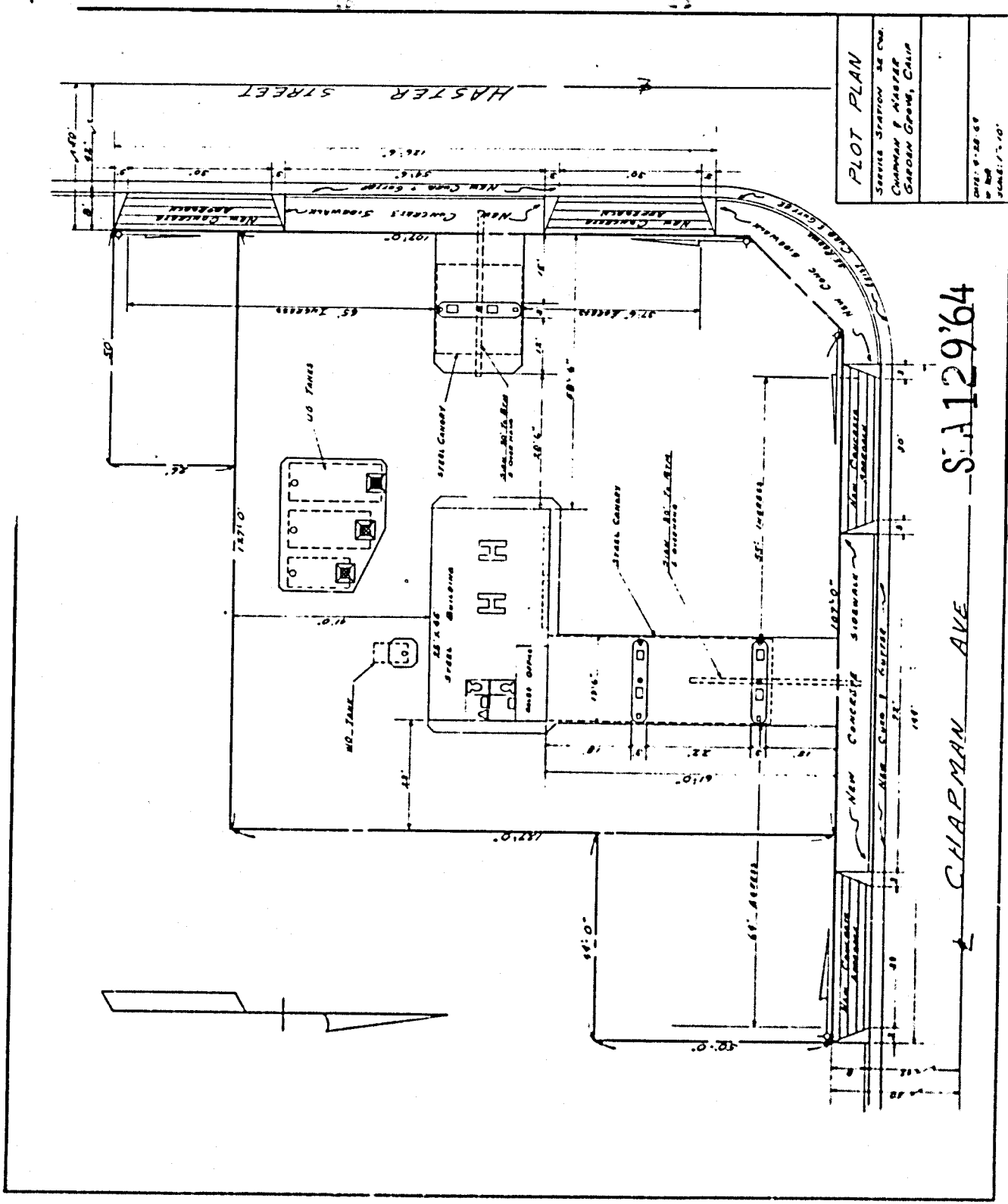
SFA 129'64

PLOT PLAN GENERAL DIRECTION OF TRAFFIC NORTH WEST CORNER GARDEN GROVE CALIF PROJECT LOCATION GARDEN GROVE CALIF
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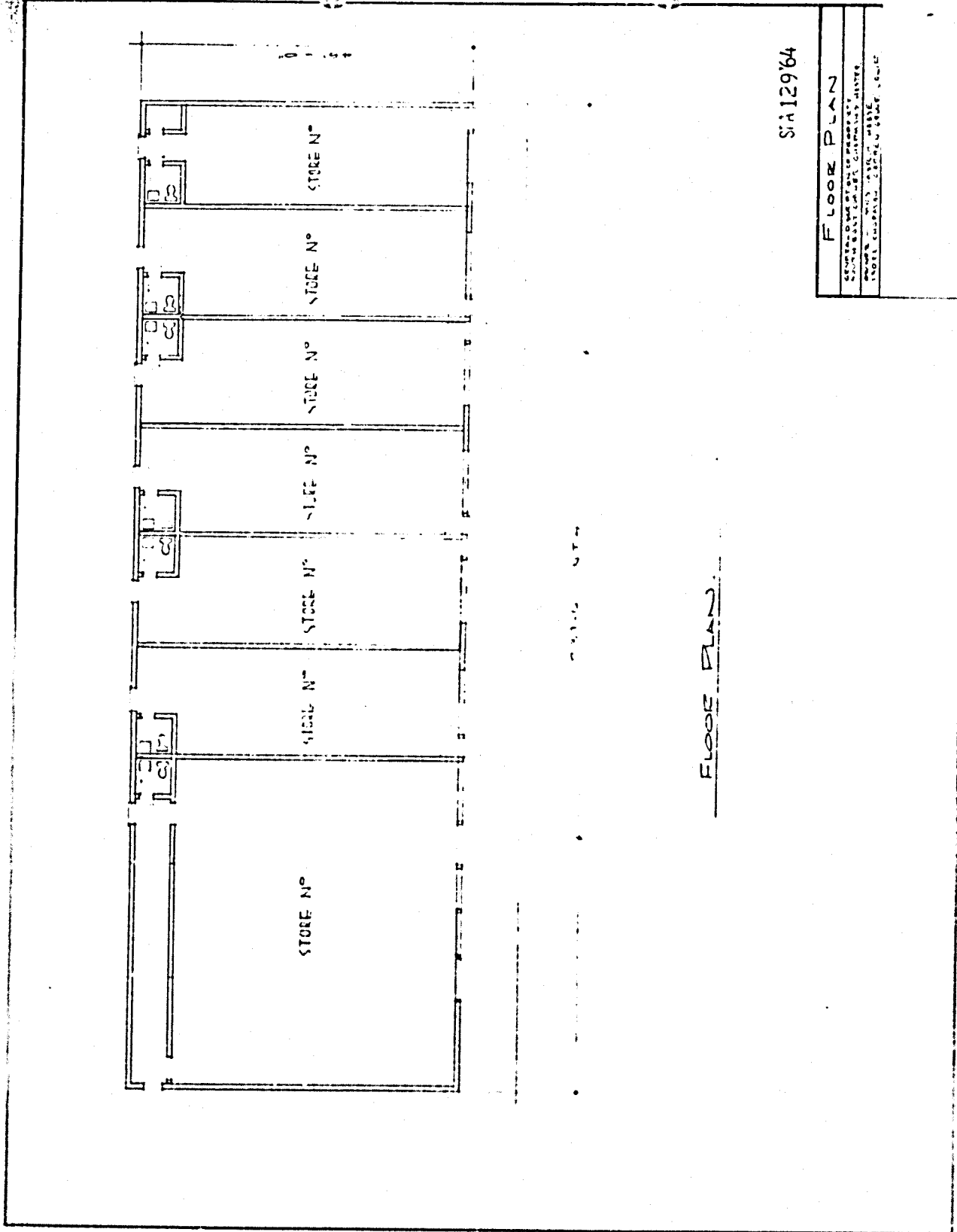
C. C. OF CHERMAN A/E

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



PLOT PLAN
 STATION BUILDING
 CHAPMAN & HASTER
 GARDEN GROVE, CALIF.
 DATE: 8-28-64
 BY: [Signature]
 SCALE: 1/4" = 1'-0"

CHARMAN AVE S-JA 129'64

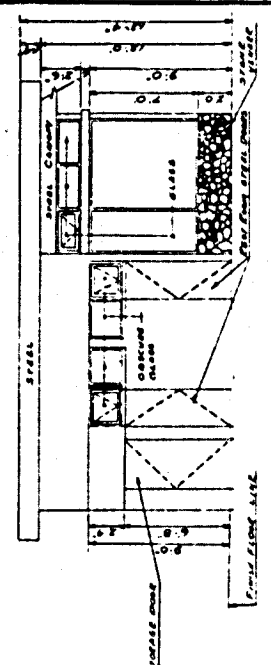


SIA 12964

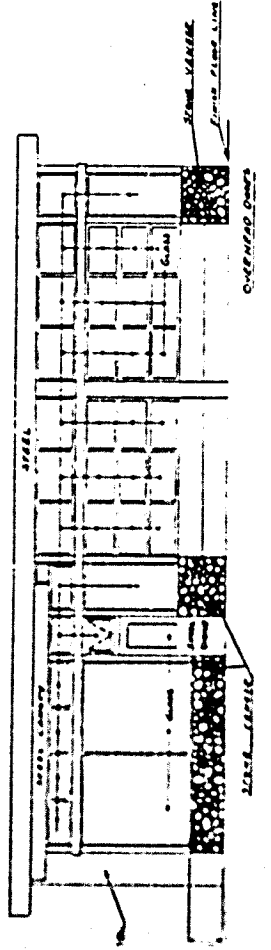
FLOOR PLAN

CONSTRUCTION COMPANY
 19001 CHANDLER AVENUE
 CHANDLER, ARIZONA 85226

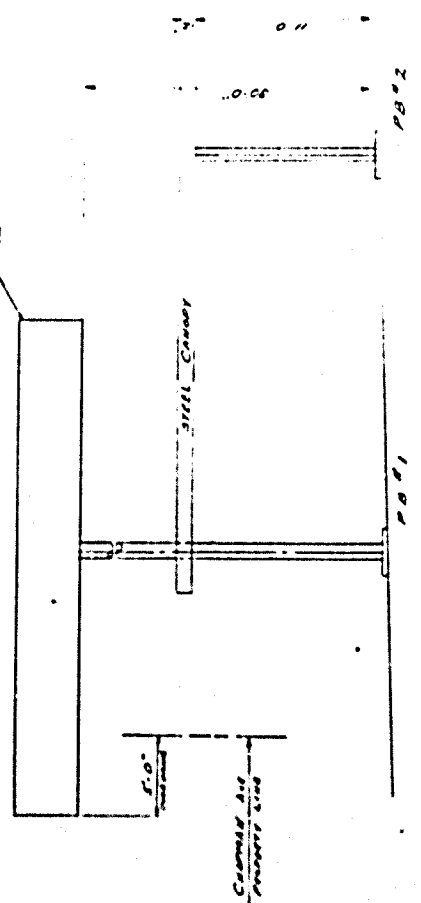
FLOOR PLAN



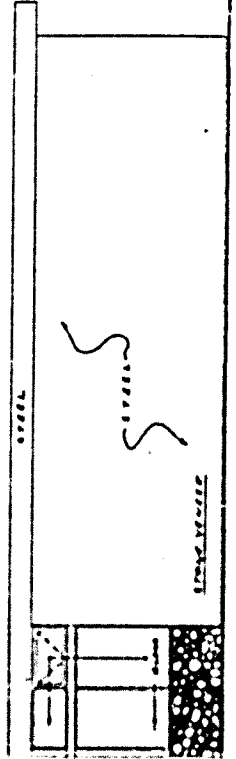
EAST ELEVATION



NORTH ELEVATION

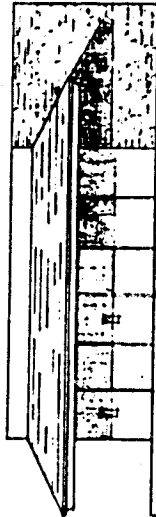


WEST ELEVATION



SOUTH ELEVATION

ELEVATIONS	
SERVING STATION 5E C&W	
CHARLES F. HARRIS	
GARDEN SPRING, COLO.	
SFA 12964	
DATE: 6-22-66	SCALE: 1/4" = 1'-0"



SIDE ELEVATION

lime interlocking slate shingle



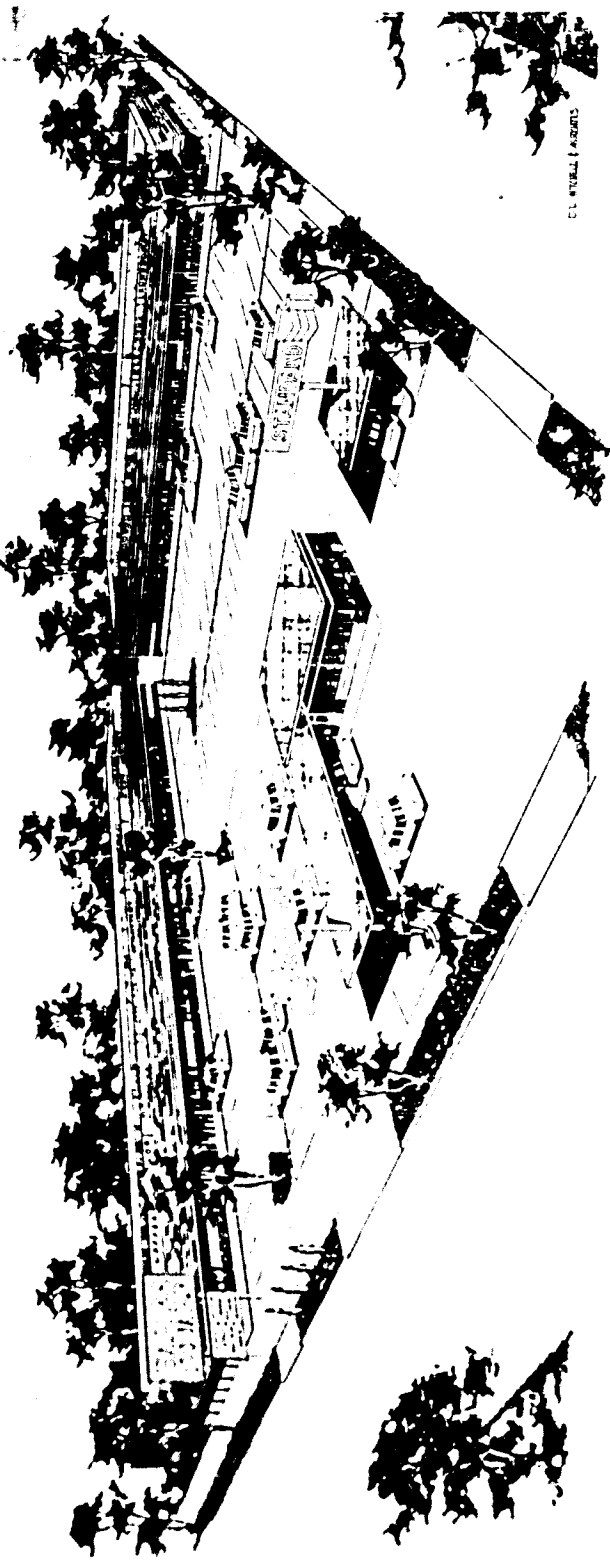
Decorative Stone

20' 2 1/2" x 11' 11" x 11' 11"

SFA 12964

ELEVATION

GENERAL CONTRACTOR: [unreadable]
ARCHITECT: [unreadable]
ENGINEER: [unreadable]



CL. 1911. 1. 1911.

1911 129 11

Exhibit #5

SFA 129'64

Density:

1. Net size in square feet — 95,325 sq. ft.
2. Number of units proposed — 2 commercial buildings and a service station for a neighborhood type shopping center
3. Number of square feet of Net land area per unit — 24,241 sq. ft.

Open Space:

1. Total site area covered by buildings — 22,600 sq. ft.
2. Total site area in uncovered asphalt or cement — 71,825 sq. ft.
3. Total site area landscaped — 900 sq. ft.

Buildings:

1. Number of heights — single story
2. Number of types — 3 commercial type buildings

Dwelling Units: (These are commercial type buildings)

Parking:

1. Number of enclosed spaces — None
2. Number of open spaces — 113
3. Number of curb spaces in front of subject property — 10

Traffic: Refer to plot plan

Recreation: None

Neighborhood Compatibility:

1. The property across the street on the N. E. corner is commercially ^{used} zoned. The property on the N. W. corner is now vacant, but it would appear that it won't be very long before this property will be commercially zoned. The proposed development is compatible and complementary to the area in that there is a need for a neighborhood type shopping center.
2. The store buildings have been designed in such a manner that they will harmonize (aesthetically speaking) with the existing structures in the area.

Conformance to General Plan:

Because of the increased traffic flow and increase in numbers of multiple housing it would seem that the proposed development would be most compatible with the Land use and other elements of the Garden Grove General Plan.

SITE PLAN NO. S.F.A. -129-64

STAFF REPORT
MAY 14, 1964

1. GENERAL OBSERVATIONS:

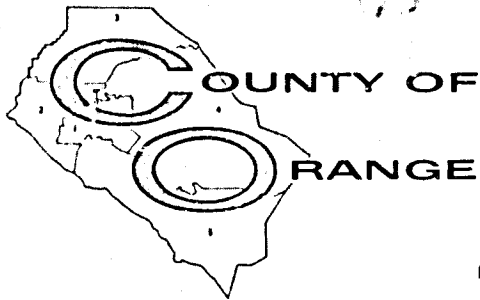
1. Subject case was initiated by Richard Boucher, as applicant.
2. The applicant requests approval of a site plan for the construction of a service station and commercial shops and rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection.
3. The subject property is presently zoned O-P 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 partially improved with a service station and a single-family dwelling.
 - 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. A-163-60 and A-185-60, which rezoned the subject property and the adjoining easterly property from R-1 to O-P, was approved by the City Council on September 27, 1960.
 - b. A-132-63, rezoning from R-1 to C-1 property located southwest of the subject property on the northwest corner of Haster Street and Lampson Avenue, was denied on appeal by the City Council on November 26, 1963.
6. This plan proposes to erect a neighborhood shopping center with a service station and rezone from O-P to C-1.

11. CONCLUSIONS:

1. Subject property is designated on the Land Use Element of the General Plan for medium density residential use predicated on the development of a major commercial facility ("Marketland") to the east, which thus far has not and may not come into being. Several major multi-family housing projects recently approved in Garden Grove and in the City of Orange have stimulated interest in commercial development at this intersection and considering it as the intersection of two primary highways, a non-residential zone classification does not appear unreasonable.

2. However, subject property is already zoned for office-professional which has been demonstrated to be far more visually and functionally compatible with residential development than is a retail center.

3. Important to recognize is the effect of the proposed development upon property west across Haster Street now developed with single-family homes and also property north across Chapman which is yet to be fully developed. Future commercial zoning requests should be expected on these two corners if retail commercial is granted under the present case.



TELEPHONE: 547-0547
AREA CODE 714

400 WEST EIGHTH STREET
SANTA ANA, CALIFORNIA
ZIP CODE 92701

PLANNING COMMISSION

May 1, 1964

Garden Grove Planning Commission
City of Garden Grove
11391 Acacia Street
Garden Grove, California

Gentlemen:

Regarding application SPA 129'64 of R. C. Boucher,
1171 La Colina Drive, Tustin, the Orange County
Planning Department has no comments or recommendations.

Very truly yours,

ORANGE COUNTY PLANNING DEPARTMENT
Forest S. Dickason, Planning Director

Richard T. Turner, Senior Planner
Planning Administration Division

RTT:DM:ls

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)
 County of Orange) ss.
R. Joyce Caywood

of the said County, being duly sworn, deposes and says:
 Thathe is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and thathe is not a party to, nor interested in the above entitled matter; thathe 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:

MAY 4

ALL IN THE YEAR 1964

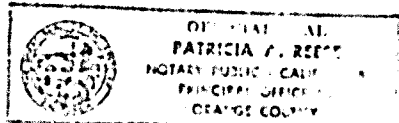
Subscribed and sworn to before me this

4TH day of MAY 1964

Patricia A. Reese
 Notary Public in and for said County and State.

(SEAL)

PATRICIA A. REESE
 My Commission Expires March 1, 1963



AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING

LEGAL NOTICE

NOTICE OF PUBLIC HEARING RELATIVE TO PETITIONS FOR REZONE PLANS, CONDITIONAL USE PERMITS, AND SITE PLANS FOR CERTAIN AREAS. 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, May 14, 1964, at the hour of 1:30 p. m., to receive and consider all evidence and reports of this 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.

SITE PLAN NO. S.P.A.-126-64—Proceedings initiated by Alamitos Belmont Corporation, as applicant, requesting approval of a site plan for the construction of single-family dwelling units, multiple family dwelling units and commercial development on property located on the south side of Garden Grove Boulevard between approximately 230 feet and 990 feet easterly from the centerline of Cannery Street and extending in depth for approximately 120 feet southerly from the centerline of Garden Grove Boulevard. Subject site plan also requests a zone reclassification from R-1 and C-2 to R-3 and C-1 or more restrictive zones. Subject site plan also includes requests for waivers of various sections of Article IX of the Municipal Code pertaining to standards for multi-family housing development.

SITE PLAN NO. S.P.A.-128-64—Proceedings initiated by Coastal Gardens, Inc., as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-3 and M-1 to R-3 or a more restrictive zone on an irregularly shaped parcel of land consisting of approximately 1.54 acres and located on the north side of the Pacific Electric Railroad tracks between Mar Les Place on the east and approximately Clinton Street on the west.

SITE PLAN NO. S.P.A.-127-64—Proceedings initiated by Richard Bourher, as applicant, requesting approval of a site plan for the construction of a service station and commercial shops and rezoning from O.P. to C-1 or a more restrictive zone on property having 120 feet of frontage on Hester Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection.

SITE PLAN NO. S.P.-126-64—Proceedings initiated by Oliver R. Anderson, as applicant, requesting approval of a site plan for the construction of multiple dwelling units on property zoned R-3 and located on the west side of Ninth Street between approximately 202 feet and 250 feet northerly from the centerline of Starnard Avenue and extending in depth for approximately 165 feet westerly from the centerline of Ninth Street.

PRECISE PLAN NO. P.P.S.-103-64 (Revision to Precise Plan No. P.P.S.-110-60)

Proceedings initiated by the City of Garden Grove requesting the amendment of Precise Plan No. P.P.S.-110-60 by the adoption of Precise Plan No. P.P.S.-103-64 pertaining to the realignment of Magnolia Street between Garden Grove Boulevard and a point approximately 50 feet north of the centerline of Lampton Avenue. The existing adopted precise plan (P.P.S.-110-60) for Magnolia Street provides for an ultimate right-of-way 100 feet in width. The effect of Precise Plan No. P.P.S.-103-64 would be to shift the existing centerline 10 feet to the west, thus requiring less additional right-of-way from most properties on the east side of the street and more additional right-of-way from most properties on the west side of the street than would be required under existing Precise Plan No. P.P.S.-110-60, which has been amended and is now in effect.

PRECISE PLAN NO. P.P.S.-104-64—Proceedings initiated by the City of Garden Grove, presenting the adoption of a precise plan and zoning the alignment and location of proposed public ways to be established between approximately 150 feet and 175 feet southerly from the centerline of Westminster Avenue and extending westerly from Beaman Street to Mine Street. Said ways would run along the east side of property owned by the community which fronts Westminster Avenue.

PRECISE PLAN NO. P.P.S.-105-64

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

Thathe is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and thathe is not a party to, nor interested in the above entitled matter; thathe 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:

MAY 4

ALL IN THE YEAR 1964

Subscribed and sworn to before me this

4TH day of MAY 1964

Patricia A. Reese

Notary Public in and for said County and State.

(SEAL)

PATRICIA A. REESE
My Commission Expires March 1, 1968



OFFICIAL SEAL
PATRICIA A. REESE
NOTARY PUBLIC - CALIF. A
PRINCIPAL OFFICE
ORANGE COUNTY

mately 1320 feet southerly from the centerline of Garden Grove Boulevard. Subject site plan also requests a zone reclassification from R-1 and C-2 to R-3 and C-3 or more restrictive zones. Subject site plan also includes requests for various sections of Article IX of the Municipal Code pertaining to standards for multifamily housing development.

SITE PLAN NO. S.P.A.-128-64—Proceedings initiated by Coastal Gardens, Inc., as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-3 and M-1 to R-3 or a more restrictive zone on an irregularly shaped parcel of land consisting of approximately 1.54 acres and located on the north side of the Pacific Electric Railroad tracks between Mar-Les Place on the east and approximately Clinton Street on the west.

SITE PLAN NO. S.P.A.-129-64—Proceedings initiated by Richard Boucher, as applicant, requesting approval of a site plan for the construction of a service station and commercial shops and rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Hester Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection.

SITE PLAN NO. S.P.-130-64—Proceedings initiated by Oliver R. Anderson, as applicant, requesting approval of a site plan for the construction of multiple dwelling units on property zoned R-3 and located on the west side of Ninth Street between approximately 200 feet and 250 feet northerly from the centerline of Stamford Avenue and extending in depth for approximately 165 feet westerly from the centerline of Ninth Street.

PRECISE PLAN NO. P.P.S.-103-64 (Revision to Precise Plan No. P.P.S.-110-60)

Proceedings initiated by the City of Garden Grove proposing the amendment of Precise Plan No. P.P.S.-110-60 by the adoption of Precise Plan No. P.P.S.-103-64 pertaining to the realignment of Magnolia Street between Garden Grove Boulevard and a point approximately 508 feet north of the centerline of Lamson Avenue. The existing adopted precise plan (P.P.S.-110-60) for Magnolia Street provides for an ultimate right-of-way 100 feet in width. The effect of Precise Plan No. P.P.S.-103-64 would be to shift the existing centerline 10 feet to the west, thus requiring less additional right-of-way from most properties on the east side of the street and more additional right-of-way from most properties on the west side of the street than would be required under existing Precise Plan No. P.P.S.-110-60, which has been adopted and is now in effect.

PRECISE PLAN NO. P.P.S.-102-64—Proceedings initiated by the City of Garden Grove, proposing the adoption of a precise plan designating the alignment and location of a proposed public alley located between approximately 250 feet and 270 feet southerly from the centerline of Westminster Avenue and extends westerly from Bowen Street to Hope Street. Said alley would run along the rear of property zoned for commercial which fronts Westminster Avenue.

PRECISE PLAN NO. P.P.S.-104-64—Proceedings initiated by the City of Garden Grove, proposing the adoption of Precise Plan No. P.P.S.-104-64 which would amend precise plan No. P.P.S.-113-63. Subject precise plan proposes the elimination of a north-south alley located between approximately 195 feet and 215 feet easterly from the centerline of the southerly prolongation of Flower Street.

ZONE RECLASSIFICATION NO. A-114-64—Proceedings initiated by Daryl Stark, as applicant, requesting rezoning from R-1 (Residential) and C-1 (Limited Commercial) to C-1 (Limited Commercial) or a more restrictive zone on property located on the east side of Harbor Boulevard between approximately 188 feet and 831 feet northerly from the centerline of Flagstone Avenue and extending in depth for approximately 640 feet easterly from the centerline of Harbor Boulevard.

CONDITIONAL USE PERMIT NO. C.U.P.-105-64—Proceedings initiated by Daryl Stark, as applicant, requesting approval of a conditional use permit for the construction of a travel trailer and camper located on the easterly portion of property located on the east side of Harbor Boulevard between approximately 188 feet and 831 feet northerly from the centerline of Flagstone Avenue and extending in depth for approximately 640 feet easterly from the centerline of Harbor Boulevard.

ALL INTERESTED PARTIES are invited to attend said HEARINGS and express opinions for or against the proposed AMENDMENTS, PRECISE PLANS, SITE PLANS AND CONDITIONAL USE PERMIT as outlined above.

FURTHER INFORMATION on the above may be obtained at the Planning Department of the City of Garden Grove or by telephone: JET Room 3-4227.

CITY OF GARDEN GROVE
PLANNING COMMISSION
DATE: May 1, 1964
Public May 4, 1964
The Orange Co. Eve. News, pg 734

May 5, 1964

Richard C. Boucher
P. O. Box 95
Tustin, California

Site Plan No. S.P.A.-129-64

Dear Sir:

May 14, 1964.

applicant notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

SITE PLAN NO. S.P.A.-129-64

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.

*MAY 14, 1964
1:30 O'CLOCK P.M.

SITE PLAN NO.
S.P.A.-129-64

Proceedings initiated by Richard Boucher, as applicant, requesting approval of a site plan for the construction of a service station, and commercial shops and rezoning from O-P to C-1 or a more restrictive zone on property having 320 feet of frontage on Haster Street and 342 feet of frontage on Chapman Avenue on the southeast corner of that street intersection.

DATE: MAY 1, 1964

PUBLISH: MAY 4, 1964

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

MAILED MAY 1, 1964
SPA 129 64
SUBJECT PROPERTY:

Marie Hease
13022 Chapman Ave.
City
SPA 129 64

PROPERTY OWNERS IN WITHIN
300' RADIUS:

-Edwin J. Evans
13352-Heather-Str.
City
13352-Heather-Str

Edwin J. Evans
13352 Heather Cir.
City
SPA 129 64

A. H. Reynolds, et al
12132 - B Hester St.
City
SPA 129 64

Home Sweet Home Inc.
10441 Beach Blvd.
Stanton, Calif.
SPA 129 64

Home Sweet Home, Inc.
*James Craig
13062 Binnacle St.
Orange, Calif.
SPA 129 64

Home Sweet Home, Inc.
10441 Stanton Ave.
Stanton, Calif.
SPA 129 64

John G. Gibson
13012 Binnacle Ave.
Orange, Calif..
SPA 129 64

Oscar C. Milbrat
421 E. Hacienda Dr.
Corona, California
SPA 129 64

Milton H. Williams
12002 Firebrand St.
City
SPA 129 64

James R. Stockton
12022 Firebrand St.
City
SPA 129 64

George Ramage
12032 Firebrand St.
City
SPA 129 64

George G. Winterbottom
12042 Firebrand St.
XXXX Garden Grove, Calif.
SPA 129 64

Robert E. Devine
12052 Firebrand St.
Garden Grove, Calif.
SPA 129 64

Andros Perez
12072 Firebrand St.
City
SPA 129 64

Robert O. Kochenderfer
12082 Firebrand St.
City
SPA 129 64

Donald Gregory
12081 Hester St.
City
SPA 129 64

Rose-Dunford-

Rose Dunford, et al
12071 Hester St.
City
SPA 129 64

Ronald Lamb
12051 Hester St.
City
SPA 129 64

Luther D. Nix
*Abraham W. Farb
12041 Hester St.
Garden Grove, Calif.
SPA 129 64

Laurence R. Marshall
12031 Hester St.
City
SPA 129 64

Elvin E. Milbrat
Skyland Drive
Crestline, Calif.
SPA 129 64

Julius A. Milbrat, Jr.
13132 Simmons St.
Orange, Calif.
SPA 129 64

x Jack C. Swerngin
12102 Firebrand St.
City
SPA 129 64

Thomas M. Carroll
12111 Hester St.
City
SPA 129 64x

Parnell I. Thingelstad
12101 Hester St.
City
SPA 129 64

eteyof

City of Orange
Planning Department
City Hall
Orange, California
SPA 129 64

Orange County Planning Dept.
Civic Center
Santa Ana, California
SPA 129 64

Mailing List
May 19, 1969.
APA 129.60

Subject Checked:
91-821-31 ✓

91-821-04 ✓	138-331-25 ✓
05 ✓	26 ✓
06 S	27 ✓
07 S	28 ✓
08 S	29 ✓
09 S	30 ✓
24 S	31 ✓
25 S	32 ✓
26 S	33 ✓
27 S	34 ✓
28 S	35 ✓
29 S	36 ✓
	37 ✓
	38 ✓

137-374-01 ✓
02 ✓
03 ✓
04 S
05 S
06 ✓
07 ✓
08 S

138-334-01 ✓
09 ✓
10 ✓

City of Orange ✓
Attn: Planning Dept.
Orange, Calif.

Orange County Planning Dept.
Erici Cole
Santa Ana, Calif.

APPLICATION FOR SITE PLAN HEARING

FEE: \$50.00 x (Please print or type) Application No. S.P. A 129-64
\$25.00 Date April 16, 1964

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 Site Plan.

Name of Applicant Richard C. Boucher Telephone 544-7484

Mailing Address P. O. Box 95, Tustin, 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 Mrs. Marie Haase, 13022 Chapman Ave, Garden Grove

Date of acquisition of property September, 1915

Subject site plan involves the property located on the South east corner of Chapman Ave. & Haster St., City of Garden Grove

I hereby request a public hearing be held to consider the following action on said site plan:

Adoption Repeal Amendment

Proposed zoning, if rezoning is required: C-1

REASONS FOR APPLICANT'S REQUEST: When the subject property was zoned O-P, the flow of traffic on both Chapman & Haster was considerably less than at present. During the past few years a considerable amount of multiple housing has been built in the immediate area. A neighborhood type Shopping Center would serve a very useful function in providing the families in this immediate area with their daily needs. Hence we do have a situation that has changed considerably during the past 3-4 years, the traffic count being many times greater and there being many more families with needs to be serviced.

(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 R. C. Boucher (Signature of applicant)

PRELIMINARY PLAN CHECK (Building Department) By: J. W. King Date 4-16-64

Acknowledgment of Fee Payment Accepted by Planning Commission
By: J. W. King Date 4/17/64

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 9220.7 COMMISSION ACTION SHALL BE FINAL WHEN DENYING APPLICATION.
The action of the Planning Commission in denying an application for an amendment shall
be final and conclusive 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.

I HEREBY CERTIFY that I have read and understand the provisions of the
Zoning Ordinance, as shown above, relating to the time for appeal.



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.

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

A. C. Boucher

APPLICANT'S SIGNATURE

Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA

COUNTY OF ORANGE } ss.

On April 15, 1964, before me, the undersigned, a Notary Public in and for said State, personally appeared MARIE HAASE

known to me to be the person _____ whose name _____ subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Signature Richard C. Boucher

RICHARD C. BOUCHER
My Commission Expires May 2, 1966

Name (Typed or Printed)

(This area for official notarial seal)

JACK J. RIMEL
JOHN A. HARVEY, III
DUFFERN H. HELSING

LAW OFFICES OF
RIMEL & HARVEY
FOURTH FLOOR
1010 NORTH MAIN STREET
SANTA ANA, CALIFORNIA 92701

KIMBERLY 7-7395
MADISON 5-7579

April 15, 1964

Si A 129'64

City of Garden Grove
City Hall
11391 Acacia
Garden Grove, California

Re: Application for Variance, Conditional Use Permit, Zone Change

Gentlemen:

I, Marie Haase, owner of the below described property do hereby appoint Richard C. Boucher 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.

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.

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.

Marie Haase
Marie Haase

SECURITY TITLE
INSURANCE COMPANY
825 North Broadway, Santa Ana, California
Telephone 547-7251

Your No.....

PRELIMINARY REPORT

Our Order No...**263002-DG**.....

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**

Vestee:

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 lien 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.

* * * *