

CUP-107-82

CASE FILE CONTENTS

Application Check List



~~Council Resolution~~



~~Council Minutes~~



Hearing Body Decision/Res.



Hearing Body Minutes



Staff Report



Comment Sheets



Legals - Mailing List



~~Notice of Determination~~



~~Initial Study~~



Correspondence



Application Package



Case File Plans



BURFIELD  
Case Planner

PERCE

12-29-82

Date

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. CUP-107-82 Case Planner Don Butterfield  
 Date Filed 3-30 Application det. complete 3-31 Hearing Date 5-5 Hearing Body Z.A.

\* \* \* \* \*

Applicant St. Olaf Lutheran Church ~~Owner~~ Tony Papaveroy, President  
 Address 12432 Ninth St., G.G. 92640 Address SAME  
 Phone (714) 534-2329 Phone (714) 776-6354

\* \* \* \* \*

Site Address 12432 Ninth St Assessor Parcel No(s) 090-521-25  
 Site Location NE corner Lampson & Ninth General Plan LDR  
 City Map Coordinate Q 11 Current Zone R 1  
 Zone Map Coordinate C-10 Proposed Zone R 1

\* \* \* \* \*

PROCESSING INFORMATION

	<u>Planned</u>	<u>Actual Complete</u>		<u>Planned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	<u>N/A</u>	Site Visit/Pictures	<u>-</u>	<u>4-19</u>
Committee Review		<u>3-22</u>	Resumes Distributed	XXX	<u>3-31</u>
P.C.C. Review		<u>N/A</u>	Resumes Due	<u>-</u>	<u>4-6</u>
Comments Transmitted to App.	XXX	<u>N/A</u>	Facilities Engineering		<u>4-1</u>
Application Submitted	XXX	<u>3-30</u>	Fire		<u>4-6</u>
Application Correction Notice	XXX	<u>-</u>	Plan Check		<u>3-31</u>
Application Determined Complete		<u>3-31</u>	Police		<u>3-31</u>
Case Entered in Log Book	XXX	<u>3-31</u>	Redevelopment Agency		<u>3-31</u>
Fees Sent to Cashier	XXX	<u>4-5</u>	Sanitary District		<u>4-2</u>
Case Entered on Board (Hearing Date Determined)	XXX	<u>3-31</u>	Traffic Engineering		<u>4-5</u>
Case File Prepared	XXX	<u>3-31</u>	Water Services		<u>4-6</u>
Applicaton Acceptance Letter	XXX	<u>N/A</u>	Legals Delivered to Paper	<u>N/A</u>	
Initial Study for PCC	<u>-</u>	<u>N/A</u>	Mailed Legals Sent Out		<u>4-23</u>
Negative Declaration (PCC)	<u>REVISED</u>		Staff Report-First Draft		<u>4-19</u>
P.C.C. Env. & Technical Review	<u>-</u>	<u>N/A</u>	Staff Report-Second Draft (Report Cover Sheet)		
Prepare Mailing List	<u>-</u>	<u>4-15</u>	Final Staff Report		<u>4-25</u>
Draft Legal Notice	<u>-</u>	<u>4-19</u>	Staff Report Delivered		<u>4-28</u>
Final Legal Notice	<u>-</u>	<u>4-23</u>			



TICKLER DATE

May, 1984

Applicant: St. Olaf Lutheran Church

Address: 12432 Ninth St (NE corner Lampson)

Case No. CUP-107-82 Type of Case pre-school

Decision/Action/Resolution No. (circle one) 918

Expiration Date ~~XXXXXX~~

or

Condition Date June 3, 1984

Condition:

a two (2) year review of the CUP, including  
an on-site inspection, shall be made

to ensure Code Compliance.

Two (2) year follow up insp. made 5/22/84  
All items are compliant.

DB

## CONDITIONAL USE PERMIT NO. 105-71

ST. GLENN LUTHERAN CHURCH

MARCH 19, 1971

This is a conditional use permit application pertaining to property located on the northeast corner of Ninth Street and Luccion Avenue at 12437 Ninth Street.

A public hearing was held by the Zoning Administrator on March 17, 1971, and all testimony presented at the public hearing and evidence applicable to this case have been considered.

The applicant is requesting approval of a conditional use permit to permit the use of existing church facilities for a day nursery and pre-school in the R-1 zone.

The applicant has testified that the church site is ideally located for the subject use. It is centrally located and is near the Garden Grove Civic Center. The site has facilities located some distance from adjoining single family dwellings and has more than adequate recreational area. The recreational area will be fenced off from the balance of the church site and will not be near any single family dwellings.

Section 9210.4 - Purpose of a Conditional Use Permit - paragraph (a) states: "...to assure that the degree of compatibility with the purpose of this Chapter shall be maintained with respect to the particular character of the surrounding area and to consider nature of other existing and potential uses and improvements within the general area in which such is proposed to be located."

A review of the applicant's testimony and the exhibits submitted indicates that the site does provide adequate facilities and open recreation area in a manner and location whereby compatibility to adjoining uses is assured. Therefore, it has been demonstrated that the applicant's request is justified.

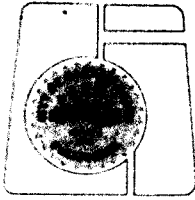
In consideration of the evidence submitted and after a review of the criteria established for the granting of conditional use permits, it is hereby determined that Conditional Use Permit No. 105-71 should be and is hereby approved subject to the following conditions:

1. All play areas shall be completely enclosed and all gates shall be self-latching.
2. Minor modifications may be approved by the Zoning Administrator or the Building-Zoning Manager.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for this case is March 25, 1971.

*file*



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

June 3, 1982

St. Olaf Lutheran Church  
12432 Ninth Street  
Garden Grove, CA 92640

Gentlemen:

Subject: Zoning Administrator Decision No. 918  
Case No. CUP-107-82

The Zoning Administrator of the City of Garden Grove approved your  
Conditional Use Permit No. CUP-107-82.

Unless an appeal is received by the Garden Grove City Clerk prior to this  
date, the effective date of this decision is June 10, 1982.

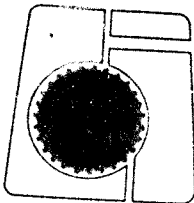
The approval of your request is subject to any conditions listed on the  
attached decision. If you have any questions concerning this decision,  
or should you wish further information, please feel free to contact me  
at (714) 638-6868.

If you should have any questions regarding any required permits, one of  
the Land Use Analysts in our department will be glad to assist you. They  
may be reached at (714) 638-6831.

Sincerely,

*Stewart O. Miller*  
Stewart O. Miller  
Zoning Administrator

**25<sup>th</sup>**  
**Anniversary**  
City of Garden Grove  
1956-1981



GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 918

CUP-107-82

ST. OLAF LUTHERAN CHURCH

JUNE 3, 1982

This is a conditional use permit application pertaining to property located on the northeast corner of Lampson Avenue and Ninth Street, at 12432 Ninth Street. A public hearing was held on May 5, 1982, and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a conditional use permit to establish additional preschool facilities and an educational hall in an approximately 4,620-square-foot, two-story building proposed for location on existing church property consisting of approximately 4.07 acres in the R-1 zone. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 of the California Environmental Quality Act of 1970.

The applicant stated that they hope to break ground by June 1 and open the facility by September 1. He stated that the ground level will be for preschool and the second level will be for meetings and Lutheran Social Services. He then stated that the preschool will be expanding from 62 children to 102 children. The applicant noted that the design of the building prohibits the children from using the stairway to the second level, and that all safety features have been built into the design of the building. The pastor for the church also spoke in favor of the application. He stated that the additional space will be used to further the ministry of the church, and that the service is for the public, not for the benefit of the church.

The Municipal Code requires conditional use permit approval for the establishment of preschool and day care facilities in the R-1 zone. The applicant has indicated that the maximum enrollment for the total preschool facility will be 102 children. For this number of children, 7,650 square feet of play area is required. A total play area of approximately 8,666 square feet is being provided.

The site does have sufficient parking to support the preschool and the church sanctuary. Further, approximately seven percent of the site is currently in landscaping, which exceeds the Municipal Code requirement of six percent.



Zoning Administrator Decision No. 918  
Conditional Use Permit No. CUP-107-82

The proposed two-story, preschool, and education hall structure is designed basically for classroom use. The first floor is proposed to accommodate approximately 54 children, and is split into two separate classrooms, accommodating 27 children each. These two classrooms are separated by a central toilet, lounge and storage area. The second floor is designed for Sunday school and other church-oriented, educational uses.

The design of the structure is consistent with the design of the other structures being used on the site for the same use. The design of the buildings would indicate a design basically for utilitarian use.

The primary purpose of a conditional use permit is to assure compatibility with the proposed use and existing uses in the immediate vicinity. From the testimony presented, it would appear that the applicant's request is justified.

In consideration of the evidence submitted and after a review of the criteria established for the approval of conditional use permits, it is hereby determined that Conditional Use Permit No. CUP-107-82 should be and is hereby approved subject to the following conditions:

1. All requirements of the Water Department concerning meters, fixture unit counts, and back flow prevention devices shall be met.
2. No day care classes shall be permitted above the first floor except in buildings of Type I or II construction, or unless automatic sprinklers are provided.
3. All conditions imposed by the Garden Grove Fire Department regarding occupancy load, fire extinguishers, type of construction and alarm systems, shall be observed.
4. Maximum preschool enrollment is 102 children.
5. All requirements of the Garden Grove Sanitary District relating to sewer service and fees shall be met.
6. A landscaping plan indicating plant types, size, distribution, and method of irrigation, shall be submitted for approval prior to issuance of building permits.
7. A two (2) year review of the conditional use permit, including an on-site inspection shall be made to ensure Code compliance.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for the subject case is June 10, 1982.

1666R/559A

MINUTE EXCERPTS

Zoning Administrator Hearing

5-5-82

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PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-107-82 - ST. OLAF LUTHERAN CHURCH -  
NORTHEAST CORNER LAMPSON AVENUE AND NINTH STREET - 12432 NINTH STREET

The Zoning Administrator announced that the subject application is for approval to establish additional pre-school facilities and an educational hall in an approximately 4,620 square foot, two-story building proposed for location on existing church property consisting of approximately 4.07 acres in the R-1 (One Family Residential) zone. The City of Garden Grove has determined that this action is Exempt from the preparation of an Environmental Impact Report, pursuant to Section 15101 of the California Environmental Quality Act of 1970.

The Zoning Administrator asked for staff comments. Don Butterfield, Urban Planner, stated that the case had been properly advertised and no correspondence was received relative to this case. He then outlined the site history and the site plan for the proposed building. He noted that they plan to upgrade the landscaping to meet the 6% code requirement. Staff is recommending approval with conditions.

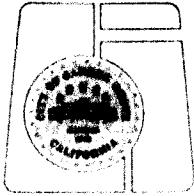
The Zoning Administrator declared the public hearing on CUP-107-82 open. Mr. Herb Dyer of 12522 Strathmore Drive, addressed the Zoning Administrator as a representative of the applicant. He stated that they hope to break ground by June 1 and open the facility by September 1. He stated that the ground level will be for the pre-school and the 2nd

level will be for meetings and Lutheran Social Services. He then stated that the pre-school will be expanding from 62 children to 102 children. He noted that the design of the building prohibits the children from using the stairway to the 2nd level and that all safety features have been built into the design of the building.

Pastor Erling Wold of 11681 Daniel, spoke in favor of the application. He is the pastor of St. Olaf Lutheran Church and stated that the additional space will be used to further the ministry of the church and the service is for the public, not for the benefit of the church.

There being no further testimony, the Zoning Administrator declared the public hearing on CUP-107-82 closed.

*file*



GARDEN GROVE

**CITY OF GARDEN GROVE, CALIFORNIA**

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

April 27, 1982

St. Olaf Lutheran Church  
12432 Ninth Street  
Garden Grove, CA 92640

Subject: Case No. CUP-107-82  
Hearing before the Zoning Administrator  
Date and Time: May 5, 1982 - 10:00 a.m.  
City Council Chamber, Garden Grove Community Meeting Center  
11300 Stanford Avenue, Garden Grove, California 92640

Gentlemen:

We are attaching for your information a copy of the staff report in connection with the subject public hearing.

If you have any questions concerning this report, please contact the Land Use Section of the Public Works & Development Department at 638-6831.

Sincerely,

*Stewart O. Miller*

Stewart O. Miller  
Zoning Administrator

SOM/ky

Enclosure

**25<sup>th</sup>**  
**Anniversary**  
City of Garden Grove  
1956-1981

# DEVELOPMENT SERVICES

STAFF REPORT

AGENDA NO. 4

CASE NO. CUP-107-82

SITE LOCATION N/E Corner of 9th & Lampson  
at 12432 Ninth Street

PUBLIC HEARING OF May 5, 1982

APPLICANT St. Olaf Lutheran Church

ZONE R-1

ADDRESS 12432 Ninth Street

AP NO. 90-521-25

Garden Grove, CA 92640

GENERAL PLAN DESIG. LDR

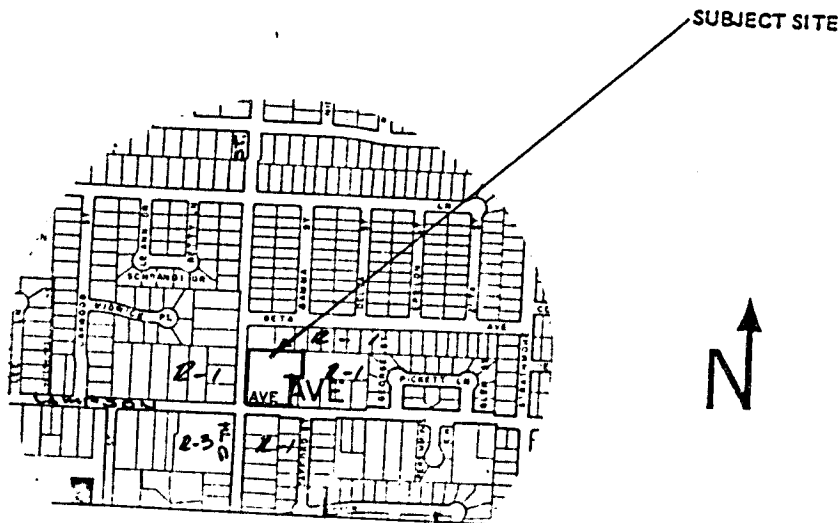
OWNER Same

ANALYST \_\_\_\_\_

ADDRESS Same

CEQA DETERMINATION Exempt

VICINITY MAP



**REQUEST** conditional use permit approval to establish additional pre-school facilities and an educational hall in an approximately 4,620 square foot, two-story building proposed for location on existing church property consisting of approximately 4.07 acres in the R-1 (One Family Residential) zone. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report, pursuant to Section 15101 of the California Environmental Quality Act of 1970.

CITY OF GARDEN GROVE, 11391 ACACIA PARKWAY, GARDEN GROVE, CA 92640

(714) 633-6831



GARDEN GROVE

STAFF REPORT FOR PUBLIC HEARING  
CUP-107-82

I. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned R-1 (One Family Residential) and is improved with a church sanctuary and accessory use structures.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  - 1. North: Zoned R-1 (One Family Residential) and improved with single family residences.
  - 2. South: Across Lampson Avenue, zoned R-1 (One Family Residential) and improved with single family residences.
  - 3. West: Across Ninth Street, zoned R-1 (One Family Residential) and improved with single family residences.
  - 4. East: Zoned R-1 (One Family Residential) and improved with single family residences.
- C. General Plan Designation: Low Density Residential.

The proposed use is in conformance with the existing Low Density Residential General Plan Designation and the current R-1 zoning.

II. BACKGROUND INFORMATION:

CUP-105-71 was approved by the Zoning Administrator on March 18, 1971, to permit the establishment of a day nursery and preschool on the church site.

III. STAFF COMMENTS:

- A. The applicant is requesting approval of a conditional use permit to allow the expansion of existing preschool facilities by the construction of a two (2) story, approximately 4,620-square-foot, free-standing structure, and an adjacent, approximately 2,614-square-foot play area. The proposed new structure and play area will be added to existing facilities presently occupying approximately 19,335 square feet of the site.
- B. The Municipal Code requires conditional use permit approval for the establishment of preschool and day care facilities in the R-1 zone. The applicant has indicated that the maximum enrollment for the total preschool facility will be 102 children. For this number of children, 7,650 square feet of play area is required. A total play area of approximately 8,666 square feet is being provided.

- C. The site has sufficient parking to support the preschool and the church sanctuary. Sanctuary usage requires 133 spaces, and the preschool facilities require 12 spaces. A total of 145 spaces are required. The church site provides 160 on-site spaces plus curbside spaces available on 9th Street, and on Lampson Avenue.
- D. Required parking lot landscaping (6%) requires a total of 4,803 square feet of planting. Existing and proposed landscaping areas provide approximately 5,405 square feet (approximately 7%).
- E. The proposed two-story, preschool, and education hall structure is designed basically for classroom use. The first floor is proposed to accommodate approximately 54 children, and is split into two separate classrooms, accommodating 27 children each. These two classrooms are separated by a central toilet, lounge and storage area. The second floor is designed for Sunday school and other church-oriented, educational uses.
- F. Exterior architectural materials proposed for use are:
- o Class "B" fire retardant roofing (hot mopped asphalt over felt), with a 1-in-12 pitch.
  - o Stucco siding
  - o Aluminum frame windows
  - o Wrought iron railings & stairways

The proposed new structure will face inward toward the new enclosed play area, and is approximately 30 feet away from the nearest residential property line. No windows are located in any part of the north building elevations.

- G. The purpose of a conditional use permit is to assure compatibility with the surrounding area, and to recognize and compensate for variations and degree of such factors as noise, smoke, dust, fumes, vibration, odors, etc.

As the proposed use relates to compatibility of surrounding uses within the general area, two factors especially stand out. Those two factors relate to noise and dust.

Noise: The potential for noise problems connected with preschools is mitigated in the applicant's case by having all outdoor play areas located between two buildings, so that noise does not carry beyond the building perimeters.

Dust: Factors related to dust pollution are also mitigated in that dust generating areas such as play areas and parking lots are designed with turf or concrete or contained within perimeter walls which tend to provide absorbing surfaces for dust.

Because of these factors, staff feels that adequate concern for compatibility has been exercised in the design of the proposed uses, and can be maintained as indicated.

IV. RECOMMENDATION:

There is a need for additional community preschool facilities in the area, and staff feels that the expansion of this existing preschool facility being a part of a church facility is appropriate, and therefore recommends approval subject to the following conditions.

1. All requirements of the Water Department concerning meters, fixture unit counts, and back flow prevention devices shall be met.
2. No day care classes shall be permitted above the first floor except in buildings of Type I or II construction, or unless automatic sprinklers are provided.
3. All conditions imposed by the Garden Grove Fire Department regarding occupancy load, fire extinguishers, type of construction and alarm systems, shall be observed.
4. Maximum preschool enrollment is 102 children.
5. All requirements of the Garden Grove Sanitary District relating to sewer service and fees shall be met.
6. Landscaping plan indicating plan types, size, distribution, and method of irrigation, shall be submitted for approval prior to issuance of building permits.
7. A two (2) year review of the conditional use permit, including an on-site inspection, shall be made to ensure Code compliance.

1446R/543A(WP)  
4/26/82

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: TRAFFIC DATE: 3-31-82  
CASE: CUP-107-82 ANALYST: DON BUTTERFIELD  
APPLICANT: St. Olaf Lutheran Church  
REQUEST: Conditional Use Permit approval for the  
construction of a 4620 sq. ft. two-story building  
to be used for day care.  
LOCATION: N/E corner Lampson & Ninth St. AP # 090-521-25  
RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

NO ADDITIONAL STREET LIGHTS REQUIRED. JK 4-5-82

OK. BLD

BY: Mel A

DATE: 4-5-82

PHONE EXT: 888

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 1/20/82

4-5-82



DEVELOPMENT REVIEW  
AND COMMENT SHEET

P-10 ✓

TO: WATER/PERMITS DATE: 3-31-82

CASE: CUP-107-82 ANALYST: DON BUTTERFIELD

APPLICANT: St. Olaf Lutheran Church

REQUEST: Conditional Use Permit approval for the construction of a 4620 sq. ft. two-story building to be used for day care.

LOCATION: N/E corner Lampson & Ninth St. AP # 090-521-25

RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

1) ALL DOMESTIC METERS AND SERVICES WILL BE SIZED ACCORDING TO THE FIXTURE UNIT COUNT PROVISIONS OF THE UNIFORM PLUMBING CODE.

2) COMPLIANCE WITH THE CITY'S BACKFLOW PREVENTION PROGRAM IS A CONDITION OF WATER SERVICE.

3) FIRE PROTECTION SHALL COMPLY WITH GARDEN GROVE FIRE DEPT. SPECIFICATIONS.

BY: Michael Mastin *hjt*

DATE: 4/6/82 *B*

NOTE - PLEASE TYPE OR PRINT CLEARLY. PHONE EXT: 681

3234E/429A 1/20/82

- NO FIRE COMMENTS 4/2/82 (100) - NO CHANGES 4/2/82

DEVELOPMENT REVIEW  
AND COMMENT SHEET

RECEIVED

TO: FIRE

DATE: 3-31-82 APR 7 1982

CASE: CUP-107-82

ANALYST: DON BUTTERFIELD

Pub. Works & Dev't Dept.

APPLICANT: St. Olaf Lutheran Church

REQUEST: Conditional Use Permit approval for the construction of a 4620 sq. ft., two-story building to be used for day care.

LOCATION: N<sup>1</sup>/<sub>2</sub> corner Lampson & Ninth St. AP # 090-521-25

RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

GARDEN GROVE  
FIRE DEPARTMENT  
MAY 31 7 56 AM '82

- CONSTRUCT ACCORDING TO REQUIREMENTS FOR E-3 OCCUPANCY
- INSTALL AN APPROVED FIRE ALARM SYSTEM IN ACCORDANCE WITH PART 3 TITLE 24 C.A.C.
- MIN. OF ONE 2A 10BC EXTINGUISHER ON EACH FLOOR TO BE MOUNTED IN A CONSPICUOUS PLACE
- NO DAY CARE CLASSES ABOVE THE 1ST FLOOR EXCEPT IN BLDGS. OF TYPE I OR II CONSTRUCTION OR PROVIDED W/ AN AUTOMATIC SPRINKLER SYST.
- OCC. LOAD OF EDUCATIONAL HALL NOT TO EXCEED 116 FOR EDUCATIONAL PURPOSES.

BY: V. Bracker

DATE: 4-6-82

PHONE EXT: 721

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A

1/20/82

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: SANITARY DISTRICT DATE: 3-31-82  
CASE: CUP-107-82 ANALYST: DON BUTTERFIELD  
APPLICANT: St. Olaf Lutheran Church  
REQUEST: Conditional Use Permit approval for the  
construction of a 4620 sq. ft. two-story building  
to be used for day care.  
LOCATION: N/E corner Lampson & Ninth St. AP # 090-521-25  
RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

<u>SEWER SERVICE USE FEE</u>	<u>235.00</u>
<u>INSPECTION (CONTINGENT)</u>	<u>20.00</u>
<u>C.S.D #2</u>	<u>225.00</u>

BY: Ronald W. Carter  
DATE: 4/2/82  
PHONE EXT: 630

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 1/20/82

RECEIVED MAR 31 1982

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: REDEVELOPMENT DATE: 3-31-82  
CASE: CUP-107-82 ANALYST: DON BUTTERFIELD  
APPLICANT: St. Olaf Lutheran Church  
REQUEST: Conditional Use Permit approval for the  
construction of a 4620 sq. ft. two-story building  
to be used for day care.  
LOCATION: N/E corner Lampson & Ninth St. AP # 090-521-25  
RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

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BY: John Amick  
DATE: 3-31-82  
PHONE EXT: 847

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 1/20/82

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: POLICE - Nancy McFaul DATE: 3-31-82  
CASE: CUP-107-82 ANALYST: DON BUTTERFIELD  
APPLICANT: St. Olaf Lutheran Church  
REQUEST: Conditional Use Permit approval for the  
construction of a 4620 sq. ft. two-story building  
to be used for day care.  
LOCATION: NE corner Lampson & Ninth St. AP # 090-521-25  
RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

IMPLEMENT SECURITY PROVISIONS OF  
PROPOSED BUILDING SECURITY ORDINANCE.

BY: Nancy J. DePaul  
DATE: 3-31-82

NOTE - PLEASE TYPE OR PRINT CLEARLY. PHONE EXT: 679, 697

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: ENGINEERING DATE: 3-31-82  
CASE: CUP-107-82 ANALYST: DON BUTTERFIELD  
APPLICANT: St. Olaf Lutheran Church  
REQUEST: Conditional Use Permit approval for the  
construction of a 4620 sq. ft. two-story building  
to be used for day care.  
LOCATION: N/E corner Lampson & Ninth St. AP # 090-521-25  
RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

No Comment

BY: [Signature]  
DATE: 4-1-82

NOTE - PLEASE TYPE OR PRINT CLEARLY. PHONE EXT: 569

DEVELOPMENT REVIEW  
AND COMMENT SHEET

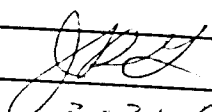
TO: PLAN CHECK DATE: 3-31-82  
CASE: CUP-107-82 ANALYST: DON BUTTERFIELD  
APPLICANT: St. Olaf Lutheran Church  
REQUEST: Conditional Use Permit approval for the  
construction of a 4620 sq. ft., two-story building  
to be used for day care.  
LOCATION: 1/2 corner Lampson & Ninth St. AP # 090-521-25  
RETURN TO CURRENT PLANNING BY: 4-6-82

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

FEEES: DRAIN ASSESSMENT (DIST. D) = \$2854.48  
PKWY TREES = \$1543.54

CODE : ① ENERGY CALCS.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY:   
DATE: 3-31-82  
PHONE EXT: 824

NOTE - PLEASE TYPE OR PRINT CLEARLY.  
3234E/429A 1/20/82

# St. Olaf Lutheran Church

12432 NINTH ST. • GARDEN GROVE, CALIF. 92640

Phone 714-534-2329

ERLING H. WOLD, Pastor  
JERRY CRAWFORD, Pastor

3-27-82

City of Garden Grove

To whom it may concern.

Our new building will be used for an education building.

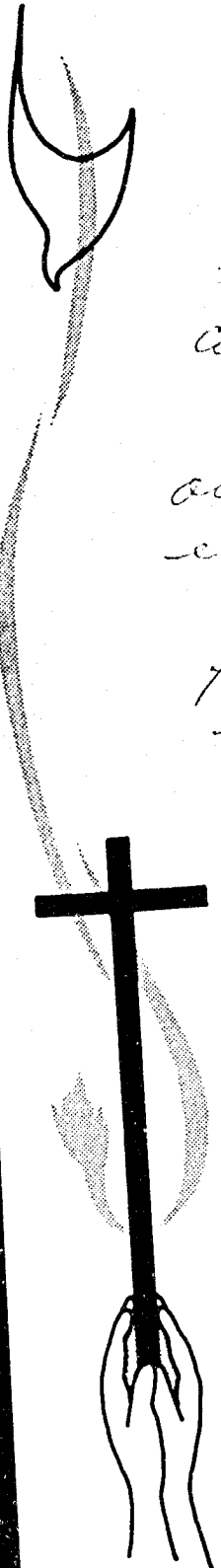
The rooms on the main floor are for pre-school children. Four teachers to 48 children. The upper hall for an educational hall.

paper 200

Lincoln  
A. Papen  
Pastor of St. Olaf Lutheran Church

St. Olaf Lutheran Church  
300 200  
Linn H. Wold

"Come, everything is now ready!" Luke 14:17





No. 0211011

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO  
St. Olaf Lutheran Church  
STREET AND NO  
12432 Ninth St.  
P.O., STATE AND ZIP CODE  
Garden Grove, CA 92640

POSTAGE

\$

CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		¢	
	SPECIAL DELIVERY		¢	
	RESTRICTED DELIVERY		¢	
	OPTIONAL SERVICES	RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
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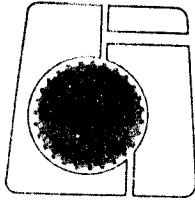
TOTAL POSTAGE AND FEES

\$

POSTMARK OR DATE

D. Butterfield  
CUP-107-82

4-22-82



GARDEN GROVE

*file*

**CITY OF GARDEN GROVE, CALIFORNIA**  
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

(714) 638-6831

April 22, 1982

St. Olaf Lutheran Church  
12432 Ninth Street  
Garden Grove, CA 92640

Gentlemen:

Re: CUP-107-82

The Zoning Administrator of the City of Garden Grove will consider the above referenced application at a public hearing at 10:00 a.m. on May 5, 1982.

The hearing will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

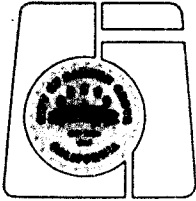
If you are unable to be present at the hearing, please have someone represent you.

Sincerely,

Dennis J. Kelly  
Planning Supervisor

enclosure

**25<sup>th</sup>**  
**Anniversary**  
City of Garden Grove  
1956-1981



GARDEN GROVE

CITY OF  
GARDEN GROVE  
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY ST. OLAF LUTHERAN CHURCH

12432 NINTH STREET, GARDEN GROVE, CA 92640

FOR A CONDITIONAL USE PERMIT NO. CUP-107-82

REQUESTING conditional use permit approval to establish additional pre-school facilities and an educational hall in an approximately 4,620 square foot, two story building proposed for location on existing church property consisting of approximately 4.07 acres in the R-1 (One Family Residential) zone. The City of Garden Grove has determined that this action is Exempt from the preparation of an Environmental Impact Report, pursuant to Section 15101 of the California Environmental Quality Act of 1970.

LOCATION: 12432 NINTH STREET  
NORTHEAST CORNER LAMPSON AVENUE AND NINTH STREET

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE ZONING ADMINISTRATOR IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 10:00 a.m. ON May 5, 1982.

FOR FURTHER INFORMATION, CALL 638-6831, OR INQUIRE AT THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA.

DS-0041-3/76

ASSESSOR - LABEL FILE LISTING  
 APN NAME

ADDRESS

CITY

ZIP

56

APN	NAME	ADDRESS	CITY	ZIP
09052125	131 CHURCH, ST CLAF (BL)	HAL CUP-107-#2 12432 9TH ST	GARDEN GROVE, CAL	92640
09052103	STINSON, JAMES F (JT)	11571 LAMPSON AVE	GARDEN GROVE, CA	92640
09052104	SMITH, LYNN HAROLD (EA)	CICI, ANGELA M 12471 GEORGE ST	GARDEN GROVE, CA	92640
09052105	SLAMA, KENNETH A (BL)	12441 GEORGE ST	GARDEN GROVE, CAL	92640
09052106	STEVENS, STEVEN R (NO)	11641 PICKETT LN	GARDEN GROVE, CAL	92640
09052107	HILL, LLOYD K (JT)	11651 PICKETT LN	GARDEN GROVE, CAL	92640
09052108	MORELAND, GERALD W (BL)	11651 PICKETT LN	GARDEN GROVE, CAL	92640
09052109	WILLIAMS, HOWARD U (BL)	11611 LAMPSON AVE	GARDEN GROVE, CAL	92640
09052120	HUBBARD, THOMAS D (JT)	11591 LAMPSON AVE	GARDEN GROVE, CAL	92640
09052121	SARVER, CLYDE C JR (PL)	12362 9TH ST	GARDEN GROVE, CAL	92640
09034209	BRANDELLI, IVR (PL)	12372 9TH ST	GARDEN GROVE, CAL	92640
09034210	LOZZI, AURORA (BL)	12371 GAMMA ST	GARDEN GROVE, CAL	92640
09034211	NOBLE, GEORGE W (BL)	12341 GYMA ST	GARDEN GROVE, CAL	92640
09034212	MORITA, MIEKO (UW)	12362 GAMMA	GARDEN GROVE, CAL	92640
09034309	YEGGE, FRANK H JR (PL)	12371 DELTA ST	GARDEN GROVE, CAL	92640
09034310	SHOVS, PASCAL PETE (BL)	12361 DELTA ST	GARDEN GROVE, CAL	92640
09034311	BURPOUGHS, DAN W (JT)	11552 BETA AVE	GARDEN GROVE, CA	92640
09034312	SPARKS, CHARLES E (JT)	11562 BETA AVE	GARDEN GROVE, CA	92640
09034502	CUMMINGS, BETTY W (WD)	11572 BETA AVE	GARDEN GROVE, CA	92640
09034503	PROBST, EUGENE R (JT)	11582 BETA ST.	GARDEN GROVE, CAL	92640
09034504	SCARR, THOMAS L (SM)	11602 BETA ST	GARDEN GROVE, CAL	92640
09034505	JUMLIN, DONALD R. (PL)	11612 BETA AVE	GARDEN GROVE, CAL	92640
09034506	PUZZO, ANTHONY (PL)	12617 EDDERTON AVE	LA MIRADA, CA	92649
09034507	GORDON, ROBERT L (JT)	12412 9TH ST	GARDEN GROVE, CAL	92640
09034508	SAPICO, ALBERTO C (JT)	11532 BETA AVE	GARDEN GROVE, CAL	92640
09034510	FATA, JOHN N (JT)	11441 LAMPSON AVE	GARDEN GROVE, CAL	92640
09034522	VAN DALSEN, PAUL H (PL)	170 HILLBROOK LN	AUBURN, CAL	95603
09009224	KEPNS, DONALD J (JT)	12441 9TH ST	GARDEN GROVE, CAL	92640
09009225	MARTIN, JAMES F (BL)	12431 - 9TH ST	GARDEN GROVE, CAL	92640
09009226	KEMP, MYRON E (UW)	12391 9TH ST	GARDEN GROVE, CAL	92640
09009227	FINLEY, ROBERT E (PL)	11400 BONNER DR	GARDEN GROVE, CAL	92640
09009228	HERBERA, PATRICK A (JT)	12411 9TH ST	GARDEN GROVE, CAL	92640
09009229	SHREVEES, ROBERT C (JT)	11422 MIDWICK PL	GARDEN GROVE, CAL	92640
09009230	RAPP, WILLIAM K (PL)	11642 PICKETT LN	GARDEN GROVE, CA	92640
09009200	BELLER, ALVIN L (MW)	11641 LAMPSON AVE	GARDEN GROVE, CAL	92640
09052201	FISHER, GRAYCE E (EA)	11682 PICKETT LN	GARDEN GROVE, CAL	92640
09052202	MILLAN, MANUEL JR (JT)	12542 9TH ST	GARDEN GROVE, CAL	92640
09052203	DAVIS, JAMES R (JT)	12570 S 9TH ST	GARDEN GROVE, CAL	92640
09030106	HILL, RUSSELL L (PL)	11512 LAMPSON	GARDEN GROVE, CAL	92640
09030107	JOHNSON, EDWARD S (PL)	12511 E SAFFORD ST	GARDEN GROVE, CAL	92640
09030108	WOODS, OWEN J JR (PL)	12521 SAFFORD	GARDEN GROVE, CAL	92640
09030109	CANADA, PAUL E (JT)	12511 SAFFORD ST	GARDEN GROVE, CAL	92640
09030110	MARTIN, VERN P (PL)	12581 SAFFORD ST	GARDEN GROVE, CA	92640
09030111	VAN DER LINDE, PHILLIP M (PL)	11540 LAMPSON AVE	GARDEN GROVE, CAL	92640
09030112	HANLEY, JOHN J (JT)	12522 SAFFORD ST.	GARDEN GROVE, CAL	92640
09030201	DAVIS, ROBERT R (JT)	12570 SAFFORD ST	GARDEN GROVE, CA	92640
09030202	HAYON, ERNEST E. (PL)	12550 SAFFORD ST	GARDEN GROVE, CAL	92640
09030203	MC MAHAL, KATHRYN F (NO)	11400 LAMPSON AVE	GARDEN GROVE, CAL	92640
09030204	MURRIDGE, JAMES M (PL)	11400 LAMPSON AVE	GARDEN GROVE, CAL	92640
09030209	BENNET, MARGARET C (NO)			

ASSESSOR - LABEL FILE LISTING

AP#

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CITY

ZIP

AP#	NAME	ADDRESS	CITY	ZIP
09030236	NORMAND, KATHIE A (UW)	11616 LAMPSON AVE	GARDEN GROVE, CA	92640
09030238	NELSON, HARRY (BL)	11612 LAMPSON ST	GARDEN GROVE, CAL	92640
09030239	BALLIET, GLENN K TR (EA)	11610 LAMPSON AVE	GARDEN GROVE, CAL	92640
44011101	HANSEN, JACOB A TR (EA)	12351 RTH ST	GARDEN GROVE, CA	92640
	END OF JOB	106		

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MAILING LIST

CUF 107-82 (ST. OLUF LUTHERAN CHURCH)

N/E CORNER 9TH & LAUGHLIN.

Surf. Prop.

90-521-25

~~90-11-01~~

Property within 200'

90-262-09

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90-352-07

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90-100-01

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90-521-08

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90-500-01

90-201-06

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90-251-01

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90-111-01  
090-112-01



**TITLE INSURANCE  
AND TRUST**

Orange County Office  
800 North Main Street Santa Ana, California 92702 714 953 2020

ST. OLAF LUTHERAN CHURCH  
ATTN: HERB DYER  
12432 9TH STREET  
GARDEN GROVE, CA 92640

**IMPORTANT**  
When replying refer to  
Our No. 639784

Your No.

In response to the above referenced application for a policy of title insurance, Title Insurance and Trust Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage Form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

**NOTICE:** If the real property covered by this report is a residential condominium unit, a residential lot, or a residential lot improved with a structure containing one to four single family residential units, then the policy issued to an owner in connection herewith, will not be the policy referred to above, but will be the American Land Title Association Residential Policy - 1979 Form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of MARCH 16, 1982, at 7:30 a.m. Lou Cannon  
LOU CANNON Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereto is vested in:

ST. OLAF EVANGELICAL LUTHERAN CHURCH OF GARDEN GROVE, A  
CORPORATION.

As the date hereof, every claim to the land or interest therein by the grant of exceptions and exclusions contained in said policy form would be as follows:



1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1982-1983,  
A LIEN NOT YET PAYABLE.

1A. SECOND INSTALLMENT GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR  
1981-1982, AMOUNT \$195.14.

2. THE RESERVATION FOR ROADS, RAILROADS AND DITCHES OF A STRIP OF  
LAND 30 FEET WIDE, ALONG, ADJOINING AND EACH SIDE OF THE TOWNSHIP AND  
SECTION LINES, AND A STRIP OF LAND 15 FEET WIDE, ALONG, ADJOINING AND  
EACH SIDE OF THE QUARTER SECTION LINES; ALSO RESERVING THE USE AND  
CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY  
UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND RESERVING THE RIGHT  
OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH  
SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED BY THE  
STEARNS RANCHOS COMPANY IN DEEDS RECORDED JANUARY 24, 1893 IN BOOK 77  
PAGES 128 AND 218, OF DEEDS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

3. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE  
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS,  
COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN  
INSTRUMENT RECORDED FEBRUARY 15, 1912 IN BOOK 209 PAGE 280, OF DEEDS.  
IN FAVOR OF: THE COUNTY OF ORANGE.  
FOR : ROAD PURPOSES.  
AFFECTS : THE SOUTH 20 FEET OF SAID LAND.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE  
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS,  
COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN  
INSTRUMENT RECORDED JUNE 21, 1926 IN BOOK 655 PAGE 371, OF DEEDS.  
IN FAVOR OF: SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA.  
FOR : PIPE LINES.  
AFFECTS : SAID LAND.

ALL GAS PIPES AND MAINS SHALL BE LOCATED WITHIN 5 FEET OF THE FOLLOWING  
DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH PROPERTY LINE 2 FEET EAST OF THE  
WEST PROPERTY LINE EXTENDING NORTH 5 FEET, AND EAST 5 FEET; THENCE  
SOUTH TO SOUTH PROPERTY LINE.

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN INSTRUMENT RECORDED MARCH 11, 1953 IN BOOK 2468 PAGE 444, OFFICIAL RECORDS.

IN FAVOR OF: ORANGE COUNTY.  
FOR : HIGHWAY.  
AFFECTS : THE WEST 30 FEET OF PARCEL 1.

6. THE EFFECT OF A MAP FILED IN BOOK 14 PAGE 47, OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, PURPORTING TO SHOW THE HEREIN DESCRIBED AND OTHER LAND.

7. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN INSTRUMENT RECORDED MAY 7, 1956 IN BOOK 3500 PAGE 591, OFFICIAL RECORDS.

IN FAVOR OF: ORANGE COUNTY.  
FOR : WIDENING LAMPSON AVENUE AND NINTH STREET.  
AFFECTS : PARCEL 1.

8. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 8265 PAGE 114, OFFICIAL RECORDS.

FOR : PUBLIC STREET AND HIGHWAY PURPOSES.  
AFFECTS ; THE SOUTHERLY 40 FEET OF PARCEL 2.

9. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$51,000.00 RECORDED JULY 7, 1965 IN BOOK 7583 PAGE 133, OFFICIAL RECORDS.

DATED : JUNE 23, 1965.  
TRUSTOR : ST. OLAF EVANGELICAL LUTHERAN CHURCH OF GARDEN GROVE, CALIFORNIA ALSO KNOWN AS ST. OLAF EVANGELICAL LUTHERAN CHURCH OF GARDEN GROVE.  
TRUSTEE : TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION.  
BENEFICIARY: LUTHERAN BROTHERHOOD, A CORPORATION.

NOTE: THE LIEN OR CHARGE OF SAID DEED OF TRUST WAS SUBORDINATED TO THE EASEMENT SHOWN HEREIN AS ITEM NO. 8 BY AN INSTRUMENT RECORDED JUNE 15, 1967 IN BOOK 8261 PAGE 299, OF OFFICIAL RECORDS.

10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$235,000.00,  
RECORDED JULY 15, 1968 IN BOOK 8659, PAGE 328, OFFICIAL RECORDS.  
DATED : JULY 11, 1968.  
TRUSTOR : ST. OLAF EVANGELICAL LUTHERAN CHURCH OF GARDEN GROVE,  
CALIFORNIA, ALSO KNOWN AS ST. OLAF EVANGELICAL LUTHERAN  
CHURCH OF GARDEN GROVE.  
TRUSTEE : FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY, A  
CALIFORNIA CORPORATION.  
BENEFICIARY: LUTHERN BROTHERHOOD, A MINNESOTA CORPORATION.

DESCRIPTION:

PARCEL 1:

THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST  
QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH,  
RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF  
GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

EXCEPT THE EAST 350.00 FEET OF THE SOUTH 175.00 FEET THEREOF.

PARCEL 2:

THE WEST 110 FEET OF THE EAST 350.00 FEET OF THE SOUTH 175.00 FEET  
OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST  
QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH,  
RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN.

TAX INFORMATION NOTE:

GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1981-1982

FIRST INSTALLMENT \$195.14 PAID

SECOND INSTALLMENT \$195.14

HOMEOWNERS EXEMPTION IN THE AMOUNT OF \$7,000.00

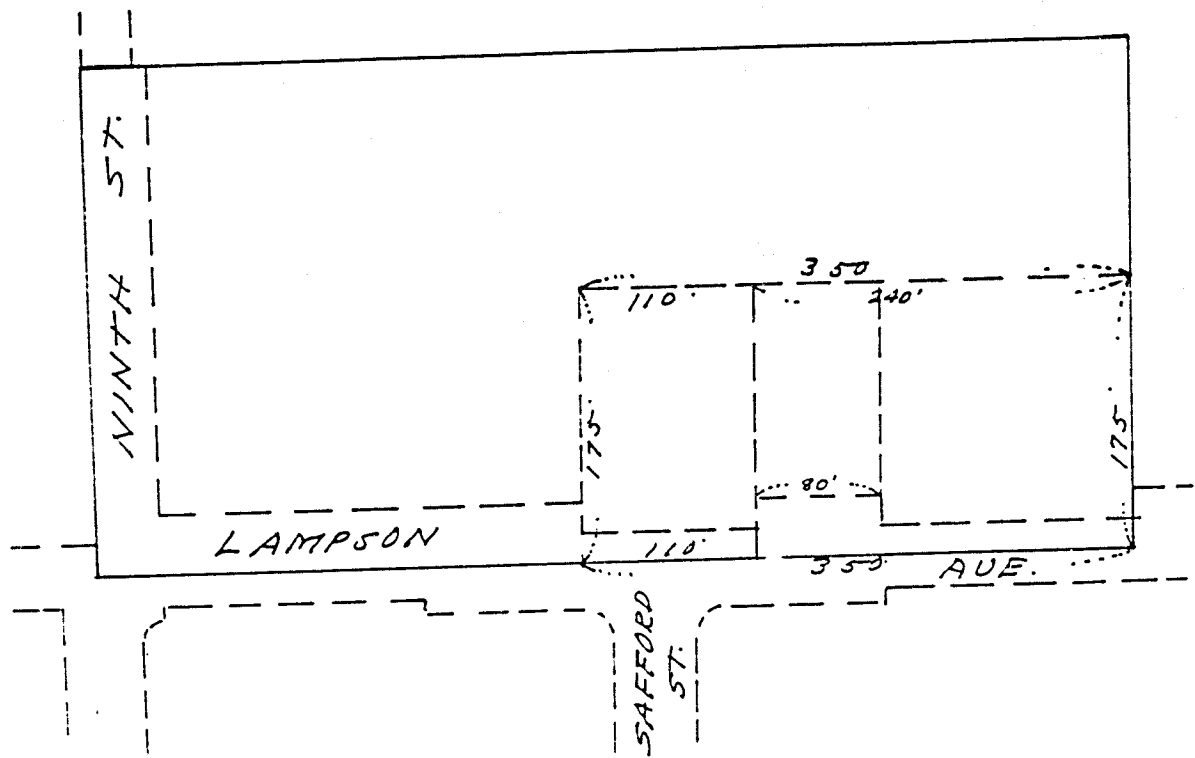
CODE 18-032

AP NO. 098-263-22

A SPECIAL ASSESSMENT FOR STREET LIGHTING IN THE AMOUNT OF \$36.62, IS INCLUDED WITHIN THE TOTAL TAX.



W 1/2 S 1/2 S 1/2 SW 1/4 NE 1/4  
SEC. 33 T45 R10W



11-24-53

This is not a survey of the land, but is compiled for information only, nor is it a part of the report or policy to which it may be attached.

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 granting or denying a variance, conditional use permit, unclassified use permit or site plan shall become final and effective seven (7) days after the order, unless within such seven (7) 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 until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9221.3. FILING FEES. The fees shall be paid in accordance with a resolution adopted from time to time by the City Council.

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

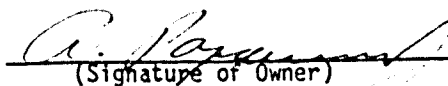
Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223.1. SITE PLANS, VARIANCES OR PERMITS MAY BE REVOKED. The Planning Commission or Zoning Administrator, as the case may be, may after a public hearing held in the manner prescribed in Part 19 governing Variances, Conditional Use Permits and Unclassified Use Permits or as prescribed in Part 20 governing Site Plans, revoke or modify on any one or more of the following grounds any Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit previously issued:

- a. That approval was obtained by fraud.
- b. That the use approved by a Variance, Conditional Use Permit or Unclassified Use Permit has ceased to exist or has been suspended for one year or more.
- c. That the Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit is being, or recently has been exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.
- d. That the approved Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

Section 9223.2 EXPIRATION. Any Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit granted becomes null and void if not exercised within the time specified in the approval of said Site Plan, Variance, Conditional Use Permit, or Unclassified Use Permit, or if no date is specified, within one (1) year from the date of approval of said Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

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

  
(Signature of Owner)

\_\_\_\_\_  
(Signature of Applicant)

Date 3-18-82

EXEMPT PER  
C.F.O.A  
15121

INITIAL STUDY:

QUESTIONNAIRE FOR POSSIBLE ENVIRONMENTAL EFFECTS  
CITY OF GARDEN GROVE, CALIFORNIA

Case/Project No. Case 107-82  
Applicant ST OLAF LUTHERAN CHURCH  
Project Location 12432 NINTH ST., G.G., 92640

<u>Impacts of the Environment on the Project</u>	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	<u>X</u>	_____
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	<u>X</u>	_____
3. Is the project within a 100-year flood plain?	_____	<u>X</u>	_____
4. Is the project to be located under the flight path for an airport?	_____	<u>X</u>	_____
5. Is the project to be located in an area frequently impacted by high noise levels?	_____	<u>X</u>	_____
6. Is the project to be located in an area with a high ambient level of air pollution?	_____	<u>X</u>	_____
7. Is the project to be located in an area with an adequate level of public services (police, fire, health, solid waste disposal, library, educational and recreational services)?	<u>X</u>	_____	_____
8. Do public facilities in the project area have the capacity to adequately serve the proposed project (sewer and water lines, drainage facilities, parks, schools)?	<u>X</u>	_____	_____
9. Do quasi-public facilities in the project area have the capacity to adequately serve the proposed project (electricity, gas, and telephone lines and public transportation)?	<u>X</u>	_____	_____



Impacts of the Project on the Environment

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Will any mature trees be removed or relocated as a result of the project?	_____	_____	_____
2. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	_____	_____	_____
3. Will the project involve the burning of any material, including brush, trees, and construction material?	_____	X	_____
4. Will the project create dust, fumes, smoke or odors?	_____	X	_____
5. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	_____	X	_____
6. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	_____	X	_____
7. Would the project affect wind conditions or other weather conditions in the project area?	_____	X	_____
8. Will heat or glare be emitted from the project that would annoy neighboring residents?	_____	X	_____
9. Would the project affect the amount of sunlight falling on adjacent properties?	_____	X	_____
10. Will the project involve the application, use, or disposal of potentially hazardous materials, including explosives, pesticides, herbicides, other toxic substances or radioactive material?	_____	X	_____
11. Is the proposed project expected to result in other changes in land use, either on or off the project site?	_____	X	_____
12. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?	_____	X	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
13. Will the project result in the introduction of activities not presently found within the community?	_____	<u>X</u>	_____
14. Is the project apt to result in the congregating of more than fifty people on a regular basis?	<u>X</u>	_____	_____
15. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____
16. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	<u>X</u>	_____
17. Will the project require the extension or enlargement of existing public utility lines?	_____	<u>X</u>	_____
18. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	_____	<u>X</u>	_____
19. Could the project disrupt or divide an established community or disrupt orderly, planned development or is it inconsistent with plans and goals that have been adopted by the City?	_____	<u>X</u>	_____
20. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses?	_____	<u>X</u>	_____
21. Would the project require the relocation of people or business in order to clear the construction site?	_____	<u>X</u>	_____
22. Would the project site involve the disturbance of a known historical or archeological site?	_____	<u>X</u>	_____
23. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____

- |   | <u>Yes</u> | <u>No</u> | <u>Uncertain</u> |
|---|------------|-----------|------------------|
| 24. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and/or School District, etc.)? | _____      | <u>X</u>  | _____            |
| 25. Could the project generate a controversy?   | _____      | <u>X</u>  | _____            |

Alternatives and Mitigating Measures

1. What adverse impacts are evident that cannot be avoided?

NONE

2. What adverse impacts are evident that can be avoided?

NONE

3. Are there mitigation measures included in the project design to avoid these impacts? If yes, what are they? If no, why aren't they included?

4. What, if any, feasible and less environmentally offensive alternatives to the project, including major design, use, and locational alternatives, meet the project objectives? (Include those that have been considered by the applicant and/or by staff, and make a brief statement as to why they were not selected.)

Summary

1. Summarize adverse affects: NONE  
\_\_\_\_\_  
\_\_\_\_\_

2. Summarize positive affects: WILL ADD TO EXISTING PRE-SCHOOL CAPACITY WHICH SHOULD BE READILY ACCEPTED IN THIS GROWING COMMUNITY. GOOD CHILD GUIDANCE + EDUCATION IS VERY IMPORTANT IN THIS SOCIETY.

3. Describe in short, concise manner, the overall total impact of the proposed project: SHOULD NOT HAVE GREAT IMPACT EXISTING PRE-SCHOOL & CHURCH FACILITIES WHERE ORIGINALLY DESIGNED FOR ~~SUCH~~ SUCH AN EXPANSION.

Prepared by ADAMS ENGINEERING

Date 3-30-82

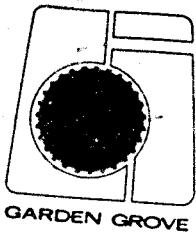
Mailing Address 12753 BROOKHURST

GARDEN GROVE, CAL 92640

City State Zip Code

Telephone Number 714  
Area Code

636-0254



DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT  
DEVELOPMENT SERVICES DIVISION

714/638-6831

APPLICATION FOR:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> SITE PLAN (\$380)                                   | : | <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT (\$440) |
| <input type="checkbox"/> SITE PLAN AMENDMENT (\$460)                         | : | <input type="checkbox"/> REVIEW                              |
| <input type="checkbox"/> VARIANCE (\$395)                                    | : | <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT (\$ 80) |
| <input checked="" type="checkbox"/> <b>CONDITIONAL USE PERMIT (\$300.00)</b> | : | <input type="checkbox"/> NEGATIVE DECLARATION                |

NAME OF APPLICANT: St. Olaf Lutheran Church TELEPHONE: 714-534-2329

MAILING ADDRESS: 12432 Ninth Street  
Garden Grove, CA ZIP: 92640

NAME OF RECORDED OWNER: Tony Papavero, President TELEPHONE: 714-776-6354

MAILING ADDRESS: 12432 Ninth Street  
Garden Grove, CA ZIP: 92640

STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY
- PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL
- LESSEE
- AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: [Signature] DATE: 3-18-82

SIGNATURE OF APPLICANT: [Signature] DATE: 3-18-82

ACCEPTANCE BY LAND USE: [Signature] DATE: 3-31-82

ACKNOWLEDGMENT OF FEE PAYMENT: [Signature] DATE: 4-5-82



GARDEN GROVE  
CALIFORNIA 92640  
11801 ACACIA PARKWAY

# RECEIPT

DATE 4-5 No. 52 7710

RECEIVED FROM ST. OLAF Lutheran Church

ADDRESS 12432 Ninth St. G.G. 92640

THE SUM OF Three Hundred & 00/100 DOLLARS \$ 300<sup>00</sup>

FOR Filing Fee

CASH

MONEY  
ORDER

CHECK

VALIDATION

GENERAL  
LEDGER NO

ACCOUNT  
NUMBER

CITY OF GARDEN GROVE, CALIF.

MBF

BY

*[Handwritten Signature]*

*[Handwritten Signature]*  
DEPARTMENT



GARDEN GROVE  
CALIFORNIA 92640  
112th Street

# RECEIPT

DATE

4-5

No.

7710

RECEIVED FROM

St. Olaf Lutheran Church

ADDRESS

12432 North St. G.G. 92640

DOLLARS \$

300.00

THE SUM OF

Three Hundred & No/100  
Free

FOR

VALIDATION

CITY OF GARDEN GROVE, CALIF.

MBF

CASH

MONEY ORDER

CHECK

GENERAL LEDGER NO

ACCOUNT NUMBER

BY

*[Signature]*

MBF DEPARTMENT

FORM NO 142-1 62

SO. BAY MICROFILM SERVICE

# RECORDS CERTIFICATION

I, the undersigned, an employee of South Bay Microfilm,  
do hereby certify that the microfilm images on this reel of microfilm  
(Reel No. 13) are complete and accurate reproductions of the  
original records of CITY OF G. G. as accumulated  
during the regular course of business, and that it is the established  
policy and practice of this company to microfilm its records for per-  
manent file and to dispose of the original records after microfilm  
reproductions have been made and assigned to the company files.

MARIA  
Name

\_\_\_\_\_  
Title

6-17-88  
Date



# SOUTH BAY MICROFILM SERVICE

END OF  
ROLL

ROLL NO.

12

TITLE:

CITY. OF. G.G.