

Address : 13731 HARBOR BLVD  
Parcel No: 10013052 Type: B11

Suite: PERMIT NO.: 19875  
Date : 08/16/93 Insp Dist : SB

Owner : FIVE STAR ENTERPRISES (PT)  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Applicant: L N G SERVICE  
Address : 1515 N. KRAEMER #L  
ANAHEIM CA 92806  
Phone: 666-8300

Architect: \_\_\_\_\_  
Address : \_\_\_\_\_

Engineer: \_\_\_\_\_  
Address : \_\_\_\_\_

LIC: \_\_\_\_\_ EXP: \_\_\_\_\_ PH: \_\_\_\_\_

LIC: \_\_\_\_\_ EXP: \_\_\_\_\_ PH: \_\_\_\_\_

Proposed Work: MONUMENT SIGN

Value : 7000  
Floor Area: 0

Plan Check	1	47.60
Permit	1	70.00
Issuance	1	15.00
Cultural Arts	1	9.55
General Plan	1	4.70

INSPECTION RECORD

APPROVAL DATE INSPECTOR

Pre Inspect \_\_\_\_\_  
 Foundation \_\_\_\_\_  
 Concrete Floor \_\_\_\_\_  
 Reinforcing \_\_\_\_\_  
 Masonry \_\_\_\_\_  
 Roof Shtg \_\_\_\_\_  
 Rough Frame \_\_\_\_\_  
 Insul / Energy \_\_\_\_\_  
 Drywall \_\_\_\_\_  
 Lath \_\_\_\_\_  
 Plas. Brown Ct. \_\_\_\_\_  
 Landscaping \_\_\_\_\_  
 Pre Gunite \_\_\_\_\_  
 Pre Deck \_\_\_\_\_  
 Pre Plaster \_\_\_\_\_  
 Planning Final **EXPIRED** \_\_\_\_\_  
 Bldg Final 10-19-94 \_\_\_\_\_  
 Utility Notified [Signature] \_\_\_\_\_

3223 PERMITS/GENE	4.70
3224 PERMITS/CULT	9.55
3226 BLDG PERM S	70.00
3517 ISSUANCE FEE	15.00
3527 BLDG P C FEE	47.60

*nr*

146.85

741-5332

If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.

741-5307

A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.

PERMIT NO. : 19876  
 Type : E  
 Date Issued : 08/16/93  
 Title : ELECTRIC HOOK UP FOR MONUMENT SIGN  
 Desc :  
 Location : 13731 HARBOR BLVD  
 Suite :  
 Parcel number : 10013052  
 Occupancy :  
 Applicant : L N G SERVICE  
 1515 N. KRAEMER #L  
 ANAHEIM CA 92806

Inspector area: SE

Owner: FIVE STAR ENTERPRISES (PT)

Phone Number : 666-8300

Time Clock	1	3.00
Issuance	1	15.00
CULTURAL ARTS	1	1.00
GENERAL PLAN	1	2.00
Sign Hookup	1	15.00

INSPECTION RECORD

APPROVAL      DATE      INSPECTOR

Underground \_\_\_\_\_  
 Conduit \_\_\_\_\_  
 Wiring - Rough \_\_\_\_\_  
 Heater \_\_\_\_\_  
 Fixtures & Trim \_\_\_\_\_  
 Motors \_\_\_\_\_  
 Ufer \_\_\_\_\_  
 Service \_\_\_\_\_

3223 PERMITS/GENE      2.00  
 3224 PERMITS/CULT      1.00  
 3227 ELECTRICAL P      18.00  
 3517 ISSUANCE FEE      15.00

36.00

*MK*

741-5332

If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.

741-5307

**EXPIRED**

A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.

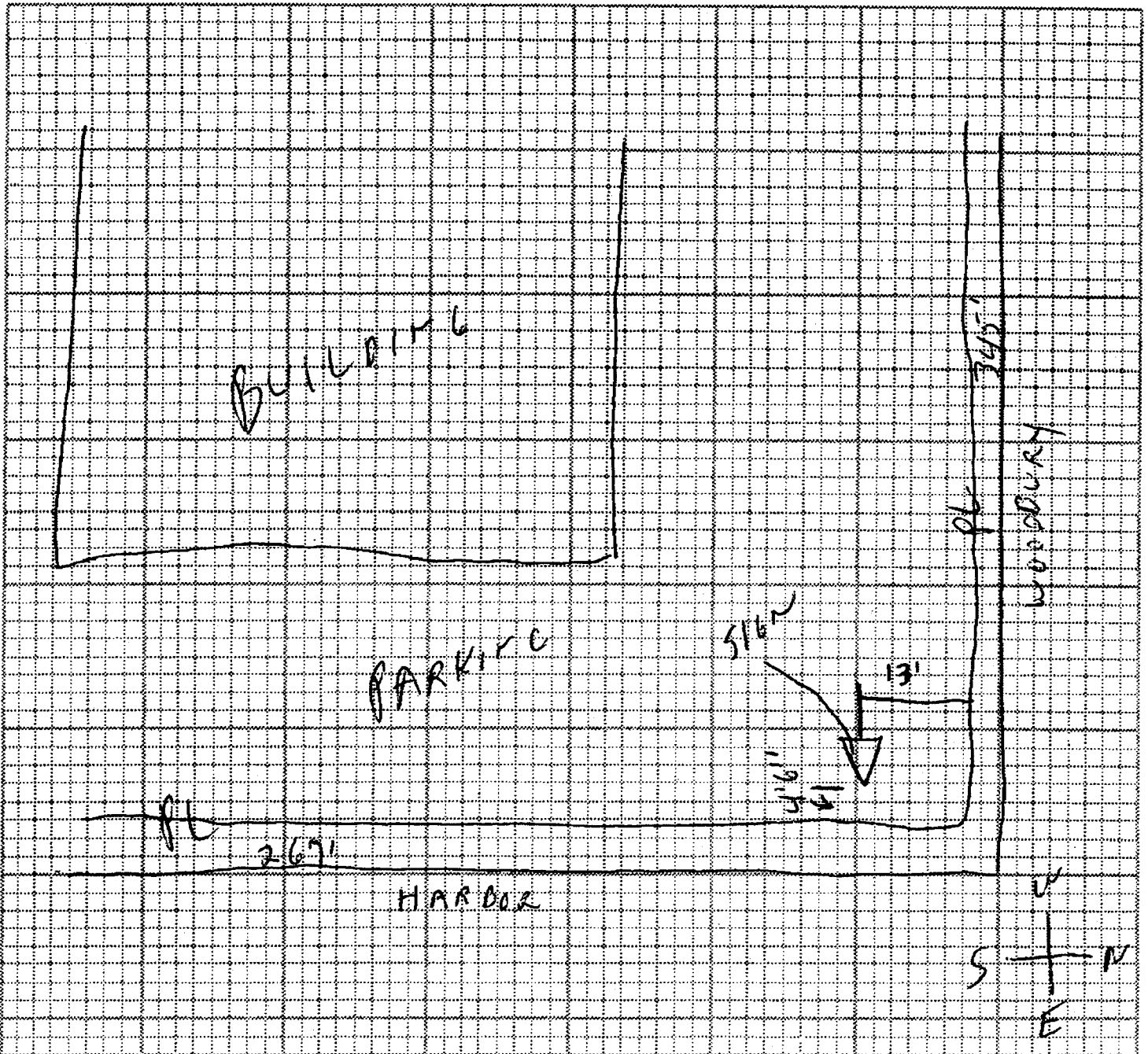
FINAL 10-19-94  
 Utility Notified [Signature]

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT - PLOT PLAN FORM

Planning action:	Use zone:
Land use approved by: <i>JW</i>	Lot size:
Remarks:	Lot coverage:
Date: <i>8/16/93</i>	% increase:

Job address: <i>13731 HARBOUR</i>	Permit No. <i>19875</i>			
Assessor Parcel No. <i>10013052</i>	Legal desc.:			
Occupancy:	Const. type:	Sprinklers:	Value:	
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Alter	<input type="checkbox"/> Add	<input type="checkbox"/> Repair	<input type="checkbox"/> Demo

Job Description: *MONUMENT SIGN*



White: Inspection  
 Yellow: Assessor  
 Pink: Permittee

I certify the information hereon is complete & correct.

Owner's name (print)      Signature (owner/agent)      Date

CITY OF GARDEN GROVE  
 11391 ACACIA PKWY.  
 GARDEN GROVE, CA 92640  
 714-741-5310

TEMP. DECLARATION PAGE

PERMIT # 19875  
19876

TYPE OF PERMIT:

Bldg. ? ELEC

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9, (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. \_\_\_\_\_ B.&P.C. for this reason \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
 Date 8/16/93 Applicant KEITH EALY

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class 6-45 Lic. No. 557871  
 Date 8/16/93 Contractor KEITH EALY

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab.C.)

- Policy No. \_\_\_\_\_ Company \_\_\_\_\_
- Certified copy is hereby furnished.
- Certified copy is filed with the county building inspection department or county \_\_\_\_\_ department.
- Date \_\_\_\_\_ Applicant \_\_\_\_\_

HAZMAT/AQMD

1. Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified in the hazardous materials information guide?

Yes  No

2. Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

Yes  No

3. I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code, sections 25505, 25533, and 25534 concerning hazardous material reporting.

Yes  No

4. I declare under penalty of perjury that the information above is true and correct.

Applicant's Signature: \_\_\_\_\_ Date \_\_\_\_\_

DEMOL/ASBESTOS

Section 19827.5 of the State of California, Health and Safety Code states in part:

"A demolition permit shall not be issued by any city ... as to any building or other structure except upon receipt from the permit applicant of a copy of each written asbestos notification regarding the building that has been required to be submitted to the United States Environmental Protection Agency or to a designated state agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulations, or the successor to that part. The permit may be issued without the applicant submitting a copy of the written notification if the applicant declares that the notification is not applicable to the scheduled demolition project."

As applicant for a demolition permit in the City of Garden Grove, I certify that: I have read the excerpt from Section 19827.5 of the Health and Safety Code provided above; the information I have provided on this form is true and correct; and I further certify the following:

On the attached \_\_\_\_\_ pages are copies of all written asbestos notifications regarding the above referenced building that are required to be submitted to the United States Environmental Protection Agency or to a designated state agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulations, or successor to that part.

I declare that the written asbestos notification is not applicable to the scheduled demolition project.

Applicant's Signature: \_\_\_\_\_ Date \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent

Date

ISSUED BY: HK

DATE: 8-16-93

Recording Requested By

CITY OF GARDEN GROVE

When recorded mail to:  
City Clerk  
City of Garden Grove  
P. O. Box 3070  
11391 Acacia Parkway  
Garden Grove, CA 92642

DOC # 93-0540600  
12-AUG-1993 08:16 AM

Recorded in Official Records  
of Orange County, California  
Lee A. Branch, County Recorder  
Page 1 of 7 Fees: \$ 23.00  
Tax: \$ 0.00

Space above this line for Recorder's Use  
City Clerk No.

COVENANT

WHEREAS, GRANTOR, CEPEK PROPERTIES property owner, has applied for and CITY OF GARDEN GROVE, after due consideration has issued a land use permit to GRANTOR, now therefore:

Does hereby grant to the CITY OF GARDEN GROVE the right to enforce the conditions, in the approved Variance, No. 136-93 (described in "Exhibit 1" attached, Resolution No. 4357, pursuant to the Municipal Code of the CITY OF GARDEN GROVE and does hereby covenant to conform to the terms thereof. It is the intent of the grantor hereof that this covenant ("Exhibit 1", Resolution No. 4357), which touches and concerns the use and development of the land, run with the land and be binding on the grantor's successors in interest.

The Grantor agrees that damages to the CITY OF GARDEN GROVE for breach of the foregoing covenant are difficult to calculate and that liquidated damages in the amount of \$25 (twenty-five dollars) per day shall be assessible for any breach thereof to a maximum of \$10,000 for the real property in the CITY OF GARDEN GROVE, County of Orange, State of California, described as:

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has an interest.

Dated: AUGUST 11, 1993, 19\_\_

[Signature]  
ROBERT W. LOPEZ  
R. THOMAS CEPEK  
DOROTHY LINDLIEP

FOR \_\_\_\_\_  
No. \_\_\_\_\_ Parcel \_\_\_\_\_  
Atlas Map \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

On AUGUST 11, 1993 before me, Daniel M. Cerio  
personally appeared Robert W. Lopez



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
Signature [Signature]

7  
R  
1

RESOLUTION NO. 4357

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING VARIANCE NO. V-136-93 FOR A PARCEL OF LAND LOCATED ON THE SOUTHWEST CORNER OF HARBOR BOULEVARD AND WOODBURY ROAD AT 13731 HARBOR BOULEVARD PARCEL NO. 100-130-52

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 22, 1993, does hereby approve Variance No. V-136-93.

~~BE IT FURTHER DETERMINED~~ in the matter of Variance No. V-136-93, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Cepek Properties.
2. The applicant requests variance approval to allow an existing automotive accessories and installation business to construct a new monument sign that exceeds the maximum permitted height and size in the required front yard setback.
3. The City of Garden Grove has determined that this action is categorically exempt pursuant to the California Environmental Quality Act, Section 15311, Accessory Structures.
4. The subject property has a General Plan Land Use designation of Commercial and is zoned C-3 (Heavy Commercial).
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on July 22, 1993, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of July 22, 1993; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.24.030, are as follows:

ACTION

FACTS:

The property is approximately 2.33 acres in area.

The site is improved with a 21,582 sq. ft. commercial building.

The building is occupied by an automotive accessory and installation business.

The use is a permitted use in the C-3 (Heavy Commercial) zone.

The commercial building was previously occupied by a car dealership.

The building has glass storefronts on the north, south, and east elevations.

The building has limited area available for any type of wall signs due to the glass storefronts.

The allowable sign square footage for the site is approximately 340 square feet per Code.

The proposed monument sign will be a 6 foot 6 inches by 9 foot 6 inches double-faced, "V" shaped sign. The distance between sign faces will be 6 feet. The sign will have a one (1) foot base and will be situated on top of an existing one (1) foot pad.

The overall height of the monument sign will be 8 feet 6 inches, measured from the parking lot grade to the top of the sign.

Title 9 allows a monument sign in the required front yard setback to be a maximum of 4 feet high and 8 feet wide. The distance between the two viewing surfaces of a sign that exceeds one foot in width is considered as a doubled-face sign.

The total square footage of the doubled-face monument sign will be 123.5 square feet.

**FINDINGS AND REASONS:**

**Variance:**

1. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

**Applicant's Response:**

Our property does possess exceptional circumstances and, or conditions that makes our situation unique and are as follows:

The Municipal Code as it is written does not grant accommodations for properties under 5 acres regarding monument signs, and as such, all businesses are viewed in an identical manner regarding this type of signage. We are utilizing a parcel that is 2.33 acres in size. The frontage of our property that borders Harbor Boulevard measures 267 feet.

The frontage of our property that borders Woodbury Road measures 345 feet. Our building has a frontage facing Harbor Boulevard of an approximately 170 feet.

As the Code currently reads, a building with a single office situated on 1/16th of an acre would be entitled to the same signage allocation as our building in regards to monument signs. This does not seem justified when you take into account the cost of doing business from municipality standpoint for that of a small facility to that of a large facility.

Our building has a glass face and does not present accommodations for any kind of wall sign. As a result we are limited to the utilization of a monument sign only. The Code allows a four foot by eight foot sign face unless we utilize the setback rule which would not be practical for us this would place a sign in the middle of our parking lot. The usage of four foot by eight foot monument sign would not be adequate for our particular situation as the monument sign would go virtually undetected and literally disappear on a parcel of this size, thus creating an extreme hardship on our company in terms of lack of exposure.

As a result, we would like to request that a variance be approved that would allow us to construct a monument sign with a sign face that measures six and half foot by nine and half foot (6'-6"x9'-6"). We believe that again, the size of our parcel and the plot layout of our building would warrant the approval of this request. Properties in the same area that are comparable in size to ours are still utilize the pylon type size and have far more visibility than we will which puts our company at a disadvantage. The visibility and identification of our business is always of primary concern and taking into account the signage currently in place on other buildings located along Harbor Boulevard. The competitive nature of today's business environment dictates the necessity of conformity, not a distinct disadvantage for one merchant.

Staff's Response:

There are unique circumstances to the development existing on the property as the building was designed and built in such a way that there could not be any type of wall signs installed on the storefronts. The building is provided with glass on the north, south and east elevations. As a result, the building does not have any place for wall signs and has to rely solely on a free standing sign. The maximum permitted height and size for a monument sign allowed in the Code does not provide the business adequate exposure when compared with other businesses along Harbor Boulevard. These businesses are most likely to have both wall signs and free standing signs either in the form of pylon/pole signs or monument signs for the business's identification and advertisement. The existing architecture of the building has created an exceptional condition that would permit the approval of a variance.

2. That such Variance is necessary for the preservation and enjoyment of a



substantial property right possessed by other property in the same vicinity and zone but which is denied to the subject property.

Applicant's Response:

We feel that the granting of this variance is necessary for the preservation of our business. The primary reason we move to larger, more modern facility is to improve our customer service by means of increase exposure, ease of egress, which would also enable us to increase our use to complete our objectives by allowing the signage that we feel would give us adequate exposure as compared to that of other businesses within our geographical area.

Staff's Response:

The granting of this variance would be necessary for the preservation and enjoyment of a substantial property right possessed by the subject property. The majority of all existing commercial buildings along Harbor Boulevard were built with an average front yard setback of 40 to 50 feet. As a result the businesses that occupied these buildings have relied heavily on their wall signs and pole/pylon signs for advertisements. Presently, the subject building could not accommodate a wall sign. Therefore, a monument sign would be the only means of business identification. Due to the competitive nature of the business, it is necessary for the business to have as much exposure as other businesses along Harbor Boulevard.

3. That the granting of a Variance will not materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Applicant's Response:

The granting of this variance would not be materially detrimental. The sign would be aesthetically appealing and done in conformance with the design review process, plus, would be a benefit to those persons in identifying the subject building. As it stand now, the building appears big and bland and we feel that not granting our variance request, could cause our facility to be construed as a building not in use, and we believe, as such sends the wrong message to both residents of Garden Grove and Orange County, as well as any transient passing through the City using Harbor Boulevard. In today's economic environment, we believe that is the last message we want to convey to anyone considering locating either personally or from a business standpoint within this community. The granting of this variance would not in anyway harm or cause undo hardships to any business within our surrounding area. Our proposed sign would not block, or limit exposure to any other business in this area.

Staff's Response:

If the variance is granted it would not adversely impact this development or the surrounding properties. The monument sign would be located so as not to obscure the view of vehicles making right turns off of Woodbury Road. The applicant has agreed to move and reduced the size of the sign from the original proposal to alleviate any potential traffic impact in the immediate area.

4. That the granting of such Variance will not adversely affect the City's

**Applicant's Response:**

The granting of this variance will not adversely affect the spirit or intent of the General Plan at large.

As a business with a 14 year tenure in the City of Garden Grove, with many employees now living in and around the City, the potential for growth would seem to indicate to us that the granting of this request will also benefit the City of Garden Grove from a financial growth standpoint.

**Staff's Response:**

The granting of the variance would not adversely effect the General Plan. The site's General Plan designation of Commercial and zoning designation of C-3 (Heavy Commercial) encourages a broad range of commercial retail and service uses to provide for the needs of residents of the City and surrounding area. The variance will provide the existing business with added visibility as the nature of the existing building design inhibits normal sign location.

**INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT**

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Variance request does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9.24.030.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to Variance No. V-136-93:

**CONDITIONS OF APPROVAL:**

**Resolution No. 4357**

- A. All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
- B. Approval of Variance No. V-136-93 shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; ~~and all requirements of the City of Garden Grove Municipal Code shall apply.~~
- C. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a site plan application shall be filed, which reflects the revision made.
- D. Each display area (face) of the doubled-face monument sign shall be 6 feet 6 inches by 9 feet 6 inches.
- E. The maximum square footage of the doubled-face "V" shape monument sign shall be 123.5 square feet.
- F. The overall height of the monument sign shall be 8 feet 6 inches measured from the parking lot grade.
- G. The doubled-face monument sign shall be situated 4 feet 6 inches from the east property line and 10 feet from the north property line.
- H. The applicant shall submit a detail sign application for sign permit as reflected in the variance submittal package.

ADOPTED this 22nd day of July, 1993.

/s/ LEE BUTTERFIELD  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 22, 1993, and carried by the following votes:

AYES: COMMISSIONERS: BUTTERFIELD, BLAKESLEY, INGEGNERI, KILLINGBECK,  
KREBS, WILSON  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).  
A decision becomes final if it is not timely appealed to the City Council.  
Appeal deadline is August 12, 1993.