

SPA-107-66

CASE NO. SPA-107-66

Name of Applicant Bill Effinger (Alamitos Belmont Corp.)

Address 9252 Garden Stone Blvd.

Garden Stone Phone 638-1930

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

Address \_\_\_\_\_

Phone \_\_\_\_\_

Applicant Interviewed By M. Kim Application By M. Kim

Date Filed 1-28-66 Hearing Date 2-24

PERTINENT FACTS: Ken Yee called on 1-31-66 for a new area map  
" " " & came in on 2 Feb 66 to revise  
alt plan.  
1-21-66 called Ken Yee & Bill Effinger informed them of Land Dept letter on  
revision drive.

PLANNING COMMISSION ACTION  
Approved  Hearing Date 2/24/66  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ Res. No. 1965  
FWR \_\_\_\_\_  
Date Appealed \_\_\_\_\_

CITY COUNCIL ACTION  
Approved \_\_\_\_\_ Hearing Date 3/15/66  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ Res. No. \_\_\_\_\_  
Returned to P.C.  Ord. No. \_\_\_\_\_

PLANNING COMMISSION RECONSIDERATION  
Approved \_\_\_\_\_ Hearing Date 3/24/66  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ Res. No. 1986  
FWR \_\_\_\_\_  
Concurred with CC.  
Recommendation

CITY COUNCIL FINAL ACTION with added well requirement  
Approved  Hearing Date Apr. 5/66  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ Res. No. 3/36-65  
FWR \_\_\_\_\_  
Ord. No. 877

LATER ACTION:  
Revision #1 approved as Minor Mod., 3-2-67.  
Revision #2 approved as Minor Mod., 3-22-67.  
Revision #3 approved as Minor Mod., 11-8-67

C. Klug

Ted Hilton

Administration

Planning Department

Past Cases Involving Alamitos-Belmont Corporation and Required Walls on Southerly and Westerly Property Lines

September 5, 1968

The following is a brief history of the Alamitos-Belmont Corporation and various zoning cases involving their property and the required walls.

The question of the block walls along the southerly and westerly portion of the subject property was first mentioned in case no. S.P.A.-124-64. The following is an excerpt from the Council minutes: "For Clarification purposes the Staff recommends that the condition of approval be modified to require that a six foot block wall be constructed by the developer along the southerly and westerly boundary of the subject property." This recommendation was included in the City Council Resolution 2767-64 which approved the original site plan for Alamitos-Belmont Corporation.

On June 10, 1965, the Planning Commission at the request of the applicant held a public hearing to reconsider the question of the required walls listed above. At the public hearing the Planning Commission could not reach a decision on the above matter and it was sent to the City Council without a recommendation (the Planning Commission split 3 - 3 on this matter). The City Council considered this matter and recommended that the Planning Commission approve a wall on the southerly boundary with a 19' alley instead of the regular 20' alley and that the wall requirement on the westerly boundary be conditioned on the closing of the pending escrow agreement between Alamitos-Belmont Corporation and the Henderson Property to the west. The Planning Commission considered this recommendation on July 22, 1967, and recommended that the wall requirement be waived entirely.

The City Council on August 24, 1967 resolved that "no action could be taken since a subsequent application has been filed with the Planning Commission and any action taken on this request would be moot."

On March 10, 1966, the Mayor (George Honold) sent a letter to W. Ray Henderson in which he stated "when S.P.-115-65 was approved by the Planning Commission and not appealed within the time limit provided by the Municipal Code, the fence requirement was waived and it is my understanding that the City's Municipal Code does not now provide for further action on this matter by the City Council."

Two cases were filed by Alamitos-Belmont Corporation which superseded S.P.-126-64 both of which were not consummated. They are S.P.-115-65, which proposed a golf course on the property and the adjacent Henderson property, and S.P.A.-107-66, which proposed additional units to the west on the Henderson property.

C. Klug

-2-

September 5, 1968

S.P.A.-107-66, which rezoned a portion of the Alamos-Belmont property from R-2 to R-3, was approved in April, 1966 with the added condition that a block wall along the westerly site boundary adjacent to the R-1 zoned property be constructed.

S.P.-125-67 approved rezoning of the southerly portion of the subject property. At this hearing no mention was made of the required wall. Therefore, the wall is required as a condition of S.P.-107-66 as stated above.

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TED HILTON  
Principal Planner

TH/cn



October 24, 1967

Honorable John Knox  
12730 San Pablo  
Richmond, California

Dear Sir:

In reference to your question regarding the Council directive pertaining to the wall separating the property of William Effinger from that of your parents, there follows an excerpt of the Council Minutes for your information:

*April 5, 1966*

*SITE PLAN AMENDMENT 107-66 - WILLIAM R. EFFINGER - WEST SIDE OF CASA LINDA LANE, SOUTHERLY OF GARDEN GROVE BLVD.*

*Councilwoman Barr moved, seconded by Councilman Rainwaters, that Site Plan Amendment 107-66 be approved with the added requirement that the applicant construct a masonry block wall, not less than six feet in height, along the west site boundary, extending from the C-2 zone boundary on the north to Central Avenue on the south, except that said wall shall respect the height limitations of the required yards along Central Avenue, and shall be provided prior to the final project inspection but need not be provided along any portion of the boundary which is adjacent to property zoned to other than R-1 at the time of the final inspection. The foregoing motion carried by the following vote:*

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

Mr. Knox

Page 2

October 24, 1967

At this point, Mr. Effinger has not completed his apartment project and therefore has not been required to construct any of the wall. He has plans for construction on the balance of his property in the near future and the wall would be required at such time as he completes his project.

Very truly yours,

Dudley N. Lapham  
City Administrator

CFM/jm

SPA-107-66  
+  
SP 115-66

M E M O R A N D U M

TO:	Harry Peirce	FROM:	James C. Casper
DEPT.:	Building	DEPT.:	Planning
SUBJECT:	C-2 Property West of Casa Linda Lane	DATE:	August 30, 1966

The City Attorney's office has informed us that that portion of Mr. William R. Effinger's property zoned C-2 and located on Garden Grove Boulevard and extending from Casa Linda Lane approximately 628 feet westerly is no longer subject to the application of previous site plans on the subject property.

The future construction on the subject property, therefore, is only subject to Building Code and Zoning Ordinance regulations normally applied to commercial development in a C-2 zone.

James C. Casper, Assistant Planning Director

JCC/jm  
bcc: Ted, Stew, Don, Larry

ORDINANCE NO. 877

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 9203.20.80

SPA-107-66 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-3 zone as shown thereon. Zone Map Part D-8 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 19th day of April, 1966.

GEORGE B. HONOLD  
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

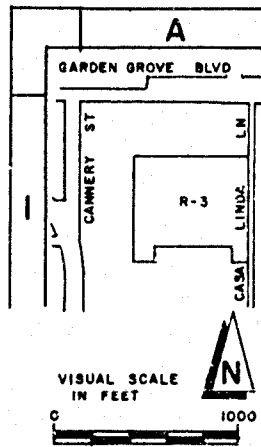
GWEN WIESNER  
CITY CLERK OF THE CITY OF GARDEN GROVE

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 April 12, 1966, and had its second reading on April 19, 1966, 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 107-66  
Zone Map Part D-8

MINUTES OF COUNCIL MEETING  
April 19, 1966

ORDINANCE NO. 877 was presented for second reading and the title read in full, being an ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment 107-66, 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".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilwoman Barr moved, seconded by Councilman Knoeller, that Ordinance No. 877 be passed and adopted. Said motion carried by the following vote:

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

MINUTES OF COUNCIL MEETING  
April 12, 1966

ORDINANCE NO. 877 was introduced for first reading and the title read in full, being an ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment 107-66, 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".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilwoman Barr moved, seconded by Councilman Knoeller, that Ordinance No. 877 be passed to second reading. Said motion carried by the following vote:

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

April 20, 1966

Mr. William R. Effinger  
9252 Garden Grove Boulevard  
Garden Grove, California

Dear Mr. Effinger:

We are enclosing for your information and use a copy of Resolution No. 3136-66, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT 107-66, which was adopted by Council at their regular meeting held April 12, 1966.

We have attached a copy of Planning Commission Resolution No. 1986 to said City Council Resolution, and if we may be of further service, please call on us.

Very truly yours,

CITY OF GARDEN GROVE

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CITY CLERK

GW:cs  
Enclosures



*Planning*  
SPA107-66

RESOLUTION NO. 3136-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
APPROVING SITE PLAN AMENDMENT 107-66

WHEREAS, Site Plan Amendment 107-66 proposes a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from Section 9217.7c(1) and Section 9217.2 of the Municipal Code; and

WHEREAS, the City Planning Commission recommended approval of Site Plan Amendment 107-66 on February 24, 1966; and

WHEREAS, on March 15, 1966, after a public hearing, the City Council referred the case back to the Planning Commission with the recommendation that a condition be added to require a block wall along the westerly site boundary adjacent to R-1 zoned property; and

WHEREAS, the Planning Commission on the 24th day of March, 1966, concurred with the City Council's recommendation, as reflected in its Resolution No. 1986; and

WHEREAS, the City Council again gave due and careful consideration to the matter on the 5th day of April, 1966.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That Site Plan Amendment 107-66 be and it is hereby approved, subject to the added requirement that the applicant construct a block wall along the westerly site boundary adjacent to R-1 zoned property.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GARDEN GROVE THIS 12th day of April, 1966, by the following vote, to wit:

AYES: COUNCILMEN: BALLARD, BARR, KNOELLER, HONOLD

NOES: COUNCILMEN: NONE

ABSENT: COUNCILMEN: RAINWATERS

/s/ George B. Honold

MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

/s/ 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 April 12, 1966.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Garden Grove this 12th day of April, 1966.

*/s/ Gwen Wiesner*

RESOLUTION NO. 3136-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
APPROVING SITE PLAN AMENDMENT 107-66

WHEREAS, Site Plan Amendment 107-66 proposes a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from Section 9217.7c(1) and Section 9217.2 of the Municipal Code; and

WHEREAS, the City Planning Commission recommended approval of Site Plan Amendment 107-66 on February 24, 1966; and

WHEREAS, on March 15, 1966, after a public hearing, the City Council referred the case back to the Planning Commission with the recommendation that a condition be added to require a block wall along the westerly site boundary adjacent to R-1 zoned property; and

WHEREAS, the Planning Commission on the 24th day of March, 1966, concurred with the City Council's recommendation, as reflected in its Resolution No. 1986; and

WHEREAS, the City Council again gave due and careful consideration to the matter on the 5th day of April, 1966.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That Site Plan Amendment 107-66 be and it is hereby approved, subject to the added requirement that the applicant construct a block wall along the westerly site boundary adjacent to R-1 zoned property.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GARDEN GROVE THIS 12th day of April, 1966, by the following vote, to wit:

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

/S/ George B. Henold  
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

/S/ 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 April 12, 1966.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Garden Grove this 12th day of April, 1966.

/S/ Gwen Wiesner  
CITY CLERK OF THE CITY OF GARDEN GROVE

MINUTES OF COUNCIL MEETING  
April 12, 1966

RESOLUTION NO. 3136-66 was presented and the title read in full, being A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT 107-66. There being no request to the contrary, reading in full of said Resolution was waived, after which Councilman Knoeller moved, seconded by Councilwoman Barr, that Resolution No. 3136-66 be passed. Said motion carried by the following vote:

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

MINUTES OF COUNCIL MEETING  
April 5, 1966

SITE PLAN AMENDMENT 107-66 - WILLIAM R. EFFINGER - WEST SIDE OF CASA  
LINDA IANE, SOUTHERLY OF GARDEN GROVE BOULEVARD

Councilwoman Barr moved, seconded by Councilman Rainwaters, that Site Plan Amendment 107-66 be approved with the added requirement that the applicant construct a masonry block wall, not less than six feet in height, along the west site boundary, extending from the C-2 zone boundary on the north to Central Avenue on the south, except that said wall shall respect the height limitations of the required yards along Central Avenue, and shall be provided prior to the final project inspection but need not be provided along any portion of the boundary which is adjacent to property zoned to other than R-1 at the time of the final inspection. The foregoing motion carried by the following vote:

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

PUBLIC HEARING

SITE PLAN NO. S.P.A.-107-66

ITEM NO.

10

INITIATED BY:

WILLIAM R. EFFINGER  
9252 GARDEN GROVE BOULEVARD  
GARDEN GROVE, CALIF.

REQUEST:

APPROVAL OF A SITE PLAN FOR THE  
CONSTRUCTION OF MULTIPLE DWELLING  
UNITS AND REZONING FROM R-2 TO R-3  
OR A MORE RESTRICTIVE ZONE AND  
VARIANCES FROM THE MUNICIPAL CODE  
PERTAINING TO WALKING DISTANCES  
BETWEEN UNITS AND PARKING AREAS,  
AND PARKING SPACES REQUIRED.

LOCATION:

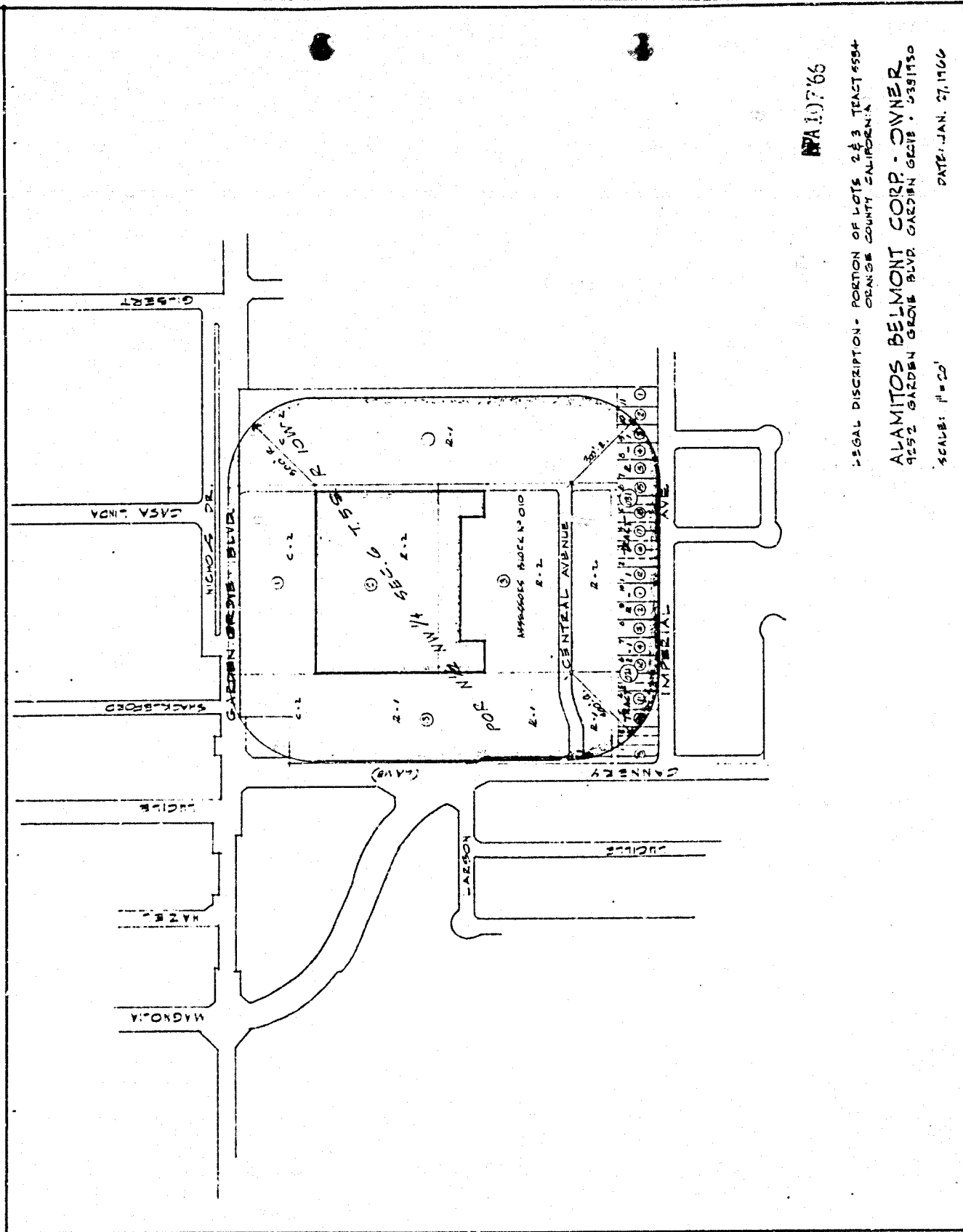
WEST SIDE OF CASA LINDA LANE,  
SOUTH OF GARDEN GROVE BOULEVARD.

DATE:

MARCH 24, 1966

APPLICANT'S REASON FOR REQUEST:

*"The proposed plan will enable us to continue our development as originally planned and would be in keeping with recent actions of the Planning Commission and the City Council with adjacent and contiguous property."*



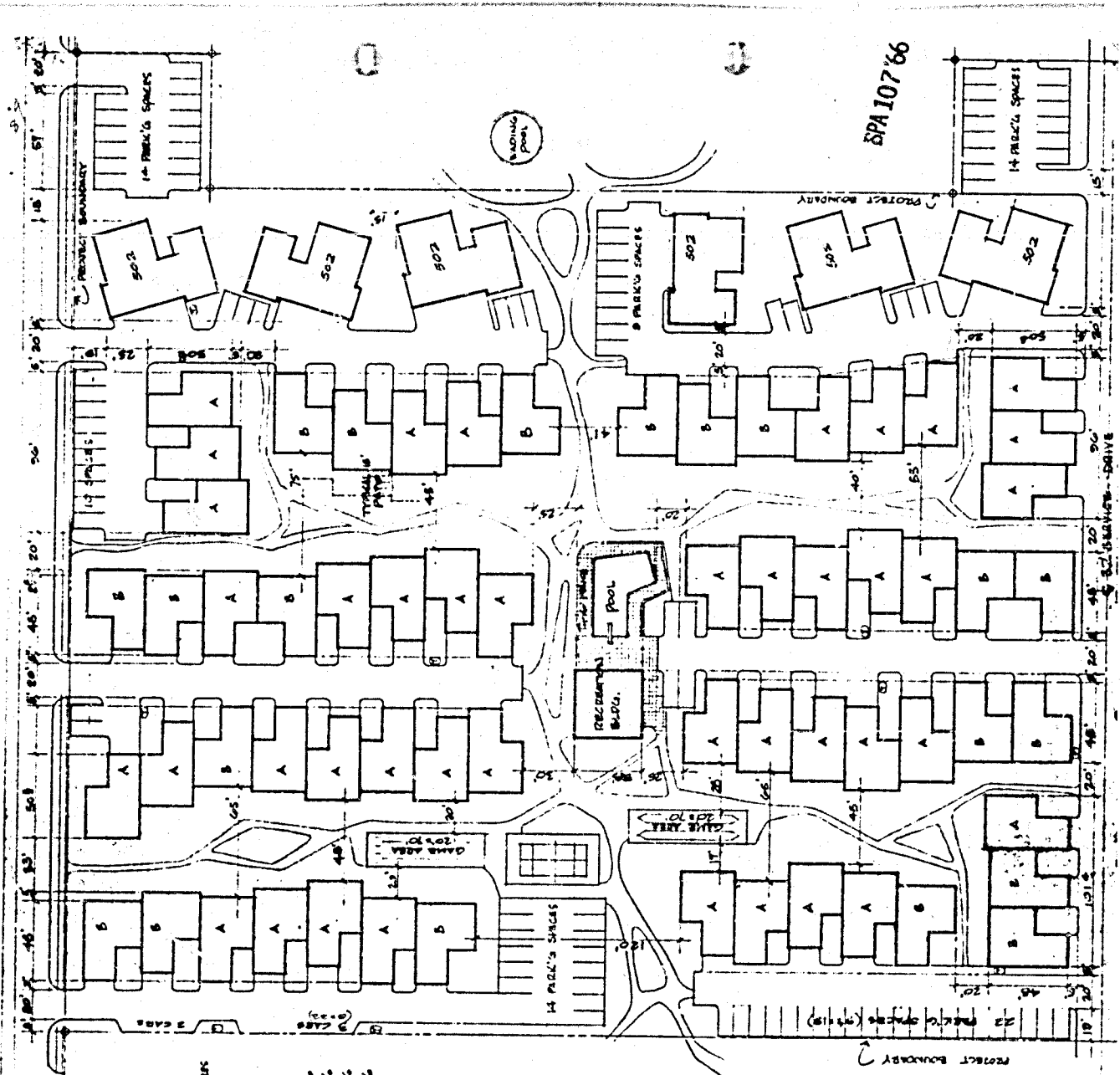
MAP 10786

LEGAL DISCRIPTION - PORTION OF LOTS 2 & 3 TRACT 4584  
ORANGE COUNTY CALIFORNIA

ALAMITOS BELMONT CORP. - OWNER  
9552 GARDEN GROVE BLVD. GARDEN GROVE, CALIF. 92630

DATE: JAN. 27, 1966

SCALE: 1" = 50'



SPA 107'86

**PROJECT DATA SUMMARY**

- \* GROSS SITE AREA ..... 309,400 SQ. FT. 7.12 ACRES
- \* TOTAL NO. UNITS ..... 184
- \* DENSITY NET AREA ..... 2010 SQ. FT. UNIT
- \* SITE COVERED BY BLDGS. .... 99,600 SQ. FT. 32.2%
- \* " " " PAVING ..... 64,650 " 20.6%
- \* " " " LANDSCAPE ..... 145,350 " 47.0%
- \* SITE COVERED BY BLDGS. & PAVING ..... 380%
- \* 60 2-STORY BLDGS. 1 (2) 6-UNIT & (3) 2-UNIT
- \* (22) 1-BDR UNITS
- \* (42) 3-BDR UNITS (OPTIONAL (42) 2-BDR)
- \* (44) 2-BDR UNITS
- \* (54) TOT. UNITS

- \* PARKING ANALYSIS
- \* 174 SPACES COVERED
- \* 105 " UNCOVERED
- \* 13 " CURB PARK'G
- \* 272 " TOTAL / 184 UNITS = 1.9 RATIO

- \* RECREATION FACILITIES
- \* 4800 SQ. FT. REC. PAVILION
- \* SWIMMING POOL
- \* ADMINISTRATION COURT
- \* GAME AREAS



SITE PLAN NO. S.P.A.-107-66

STAFF REPORT  
FEBRUARY 24, 1966

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by William R. Effinger, as applicant.
2. The applicant requests the approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
  - a. Section 9217.7c(1) - Walking distances between units and parking areas.
  - b. Section 9217.2 - Parking spaces required.
3. The subject property is presently zoned R-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned C-2 and is partially improved with a commercial building.
  - b. South: Zoned R-2 and is improved with multiple family dwellings.
  - c. East: Zoned R-1 and is unimproved.
  - d. West: Zoned R-1 and is unimproved.
5. Past cases affecting the subject property include:
  - a. S.P.A.-126-64, a site plan for multiple units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1964.
  - b. S.P.A.-107-65, a site plan for multiple dwelling units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1965.
  - c. A-115-65 rezoned the westerly contiguous property from R-1 to C-2 and R-3.



d. S.P.-115-65, a site plan for multiple dwelling units, an office building, restaurant, and a pitch and putt golf course and driving range on the subject property and adjacent property to the west, was approved by the Commission on July 22, 1965.

6. This request is to amend a portion of S.P.-115-65 with a revised site plan amendment which proposes rezoning from R-2 to R-3 and the following variances:

a. Section 9217.7c(1) which requires that all parking spaces shall be located within 150 feet of the dwelling unit they are intended to serve. The applicant is asking for a variance for 21 parking spaces that exceed this 150 foot requirement.

b. Section 9217.2 requires  $1\frac{1}{2}$  parking spaces for each dwelling unit, plus  $\frac{1}{2}$  space for each dwelling unit for guest parking. The applicant is asking for a variance for 16 required guest parking spaces. The applicant cannot count curb parking for Casa Linda Lane because this street at present is not developed to its full width. When the property easterly of Casa Linda Lane develops, the applicant could count on 21 additional guest parking spaces, which would eliminate the present 16 space deficit.

7. Except for parking deficiencies, the subject site plan conforms to Code provisions.

II. IMPLICATIONS OF THIS PROJECT UPON THE GENERAL PLAN OF THE CITY OF GARDEN GROVE:

1. Preliminary Land Use Element - The proposed project is in conformance with the Preliminary Land Use Element of the City of Garden Grove.

2. Preliminary Public Services Element - Flood Control and Drainage - No major General Plan facilities are involved. Local drainage facilities, however, may be affected.

3. Preliminary Public Services Element - Water Supply - Major water distribution facilities exist along both Garden Grove Boulevard (12 inch) and Magnolia Avenue (12 inch) and are adequate to serve this property.

SPA-107-66 (continued)

4. Streets and Highways Element - Garden Grove Boulevard and Magnolia Avenue, both primary highways, will serve as the primary points of access to this development. Both highways are deficient in right-of-way and improvements in the vicinity of the proposed project.

5. Preliminary Public Buildings Element - Public Schools - Creation of the 154 apartment units of the type proposed in this project could generate approximately 97 children of which 68 would be of school age. On a total basis, this would imply the use or creation of approximately 2 classrooms in the school district. Elementary school children would attend Stanford School, which is located approximately 3/4 mile to the north and west. Because of the hazard in crossing Garden Grove Boulevard, elementary students from this project would be bussed to school. Junior high school students would attend Jordan School, which is located on Woodbury Road, 1 1/2 miles to the south and east. These students would also be bussed. High school students would walk to Boisa Grande High School, located 1 mile to the south. Sidewalks do not exist along most of the home-to-school route.

6. Preliminary Public Buildings Element - Fire Protection - The subject property is served by Fire Station No. 2, located on Gilbert Street approximately 1 1/2 miles to the north. Eventually, the property will also be served by Station No. 6 which is proposed on Brookhurst Street south of the Freeway. The property is so situated that it is just at the edge of the 1 1/2 mile service area of each of these stations. A portion of the development will be outside the desirable 1 1/2 mile service area.

7. Preliminary Public Buildings Element - Public Libraries - Creation of 154 apartment units of the type proposed in this project could generate approximately 378 residents of whom 323 would be potential users of library facilities. The additional residents would imply the use or creation of approximately 103 square feet of gross floor space within the local library system. The nearest branch library facility

is located on Chapman Avenue, approximately 1½ miles to the north.

8. Preliminary Recreation Element - The approximately 378 persons residing in this project would generate a demand for an additional .75 acres of developed park land in the City. No park exists in the neighborhood in which the subject property is a part. The population potential in this neighborhood, as expressed in the Recreation and Parks Element, is 3,700.

9. This case was approved by the Commission at its February 24, 1966 meeting. The City Council considered the case on March 15 and referred it back to the Planning Commission with the recommendation that a condition be added requiring the applicant to provide a wall along the westerly site boundary adjacent to the R-1 zoned property to the west.

S.P.A. 107-66

M E M O R A N D U M

TO: City Administrator                      FROM: Cline F. Martin  
SUBJECT: Site Plan No. S.P.A.-107-66              DATE: April 5, 1966

Following are conditions which the Council may want to consider relative to a requirement for a wall along the west site boundary of the project:

1. There shall be constructed a masonry block wall, not less than six feet in height, along the west site boundary, extending from the C-2 zone boundary on the north to Central Avenue on the south, except as herein provided. The wall shall respect the height limitations of the required yards along Central Avenue. Such wall shall be provided prior to the final project inspection but need not be provided along any portion of the boundary which is adjacent to property zoned to other than R-1 at the time of the final inspection.
2. A masonry block wall not less than six feet in height shall be constructed southerly from Central Avenue, adjacent to the west line of the alley, along the line which was formerly the west boundary of the subject property to the north line of the lots fronting on Imperial Avenue within the time limits specified in Number 1 above. The wall shall be constructed on the private property to the west of the alley if, within thirty days from the date of this Resolution, the owner of the property to the west grants to the applicant an acceptable easement to encroach upon the property to construct such wall and accepts the responsibility for the maintenance of such wall. Should such easement or acceptance not be acceptable to the owner to the west within the time specified, this condition shall be void. Should the wall be constructed, it shall respect the height limitations of required yards along Central Avenue.

S.P.A. 107-66

M E M O R A N D U M

TO: City Administrator FROM: Cline F. Martin  
SUBJECT: Site Plan No. S.P.A.-107-66 DATE: April 5, 1966

Following are conditions which the Council may want to consider relative to a requirement for a wall along the west site boundary of the project:

1. There shall be constructed a masonry block wall, not less than six feet in height, along the west site boundary, extending from the C-2 zone boundary on the north to Central Avenue on the south, except as herein provided. The wall shall respect the height limitations of the required yards along Central Avenue. Such wall shall be provided prior to the final project inspection but need not be provided along any portion of the boundary which is adjacent to property zoned to other than R-1 at the time of the final inspection.
2. A masonry block wall not less than six feet in height shall be constructed southerly from Central Avenue, adjacent to the west line of the alley, along the line which was formerly the west boundary of the subject property to the north line of the lots fronting on Imperial Avenue within the time limits specified in Number 1 above. The wall shall be constructed on the private property to the west of the alley if, within thirty days from the date of this Resolution, the owner of the property to the west grants to the applicant an acceptable easement to encroach upon the property to construct such wall and accepts the responsibility for the maintenance of such wall. Should such easement or acceptance not be acceptable to the owner to the west within the time specified, this condition shall be void. Should the wall be constructed, it shall respect the height limitations of required yards along Central Avenue.

April 1, 1966

Mr. William R. Effinger  
9252 Garden Grove Boulevard  
Garden Grove, California

Re: Site Plan No. S.P.A.-107-66

Dear Sir:

The Planning Commission of the City of Garden Grove concurred with the City Council's recommendation on the above mentioned request at its meeting on March 24, 1966. The matter will now be forwarded to the City Council for the required public hearing.

This approval is subject to any conditions or deficiencies enumerated in the attached resolution. Subsequent Council action may also result in conditions being imposed.

In either case, building permits may not be issued until the conditions have been met, the deficiencies eliminated, any necessary ordinances have been passed, and any required waiting period has elapsed.

Further information regarding the consummation of the conditions as outlined in the attached resolution can be received from the Planning Department.

Yours truly,

Cline F. Martin, Secretary  
Garden Grove Planning Commission

CFM/jm

Enclosure  
Resolution No. 1986

RESOLUTION NO. 1986

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF GARDEN GROVE CONCURRING  
WITH CITY COUNCIL'S RECOMMENDATION  
REGARDING SITE PLAN NO. S.P.A.-107-66.

WHEREAS, in the matter of S.P.A.-107-66, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by William R. Effinger, as applicant.
2. The applicant requests the approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
  - a. Section 9217.7c(1) - Walking distances between units and parking areas.
  - b. Section 9217.2 - Parking spaces required.
3. The subject property is presently zoned R-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned C-2 and is partially improved with a commercial building.
  - b. South: Zoned R-2 and is improved with multiple family dwellings.
  - c. East: Zoned R-1 and is unimproved.
  - d. West: Zoned R-1 and is unimproved.
5. Past cases affecting the subject property include:
  - a. S.P.A.-126-64, a site plan for multiple units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1964.
  - b. S.P.A.-107-65, a site plan for multiple dwelling units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1965.
  - c. A-115-65 rezoned the westerly contiguous property from R-1 to C-2 and R-3.
  - d. S.P.-115-65, a site plan for multiple dwelling units, an office building, restaurant, and a pitch and putt golf course and driving range on the subject property and adjacent property to the west, was approved by the Commission on July 22, 1965.
6. The subject case was considered on March 15, 1966 by City Council and referred back to the Planning Commission with the recommendation that a condition be added requiring a wall along the westerly site boundary adjacent to the R-1 zoned property to the west.

WHEREAS, the Planning Commission findings are as follows:

1. The Planning Commission has reviewed this case and concurs with the City Council recommendation.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby concur with City Council's recommendation regarding Site Plan No. S.P.A.-107-66.

ADOPTED AND APPROVED this 24th day of March, 1966.

/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 March 24, 1966, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FURR, MERCADO, MOVIUS, WILDE, WOOLLEY

NOES: COMMISSIONERS: FOSHEE

ABSENT: COMMISSIONERS: BAIR

/s/ CLINE F. MARTIN  
SECRETARY



OLD BUSINESS:  
INITIATED BY:  
REQUEST:

SITE PLAN NO. S.P.A.-107-66  
WILLIAM R. EFFINGER  
APPROVAL OF A SITE PLAN FOR THE  
CONSTRUCTION OF MULTIPLE DWELLING  
UNITS AND REZONING FROM R-2 TO R-3  
OR A MORE RESTRICTIVE ZONE AND VARIANCES  
FROM THE MUNICIPAL CODE PERTAINING TO  
WALKING DISTANCES BETWEEN UNITS AND  
PARKING AREAS, AND PARKING SPACES  
REQUIRED

LOCATION:

WEST SIDE OF CASA LINDA LANE,  
SOUTH OF GARDEN GROVE BOULEVARD  
MARCH 24, 1966

DATE:

Mr. Martin briefly reviewed the case history from February 24, 1966 to the present. He advised that the Commission may either concur in the Council recommendation, reaffirm its original decision (which did not include the requirement for any walls beyond those walls required by the Municipal Code), or make some other recommendation which pertains only to the issue made the subject of the Council's recommendation. The Staff suggests, however, one of the following two alternatives:

1. That a condition be attached requiring the construction of a wall, prior to the final inspection of the project, along the west site boundary adjacent to R-1 zoned property, or
2. That the Commission call to the Council's attention that Section 9217.8(b) will apply to this project. This Section automatically requires that the applicant provide a six foot block wall along the west site boundary where the subject property is contiguous to "R" zoned property. The provisions of the Code would be enforced by the Building Department as a routine matter in connection with the regular development of the site.

Since two zoning cases have been approved but not consummated which pertain to the property to the west, the application of the Code provision, rather than the recommended condition, would seem to provide a more equitable approach to a solution. The question is not whether a wall will be constructed; it is instead, whether the applicant will be required to provide such a wall as others are, under the provisions of the Code, or if he will be singled out for treatment in some other manner. The application of either of the two approaches may end in the same result; it may not. Unless there are peculiar circumstances which the Commission may feel exist and which would warrant an extra effort to assure the wall construction, the Staff would suggest that the Code provisions are probably adequate. One particular problem does exist here, however, which he feels bears the Commission's consideration. That is that the Council has expressed some concern with the way in which the whole question of the wall on this site has been handled in the past. For this reason, the Staff recommends that the Commission concur in the Council's recommendation.

It was moved by Commissioner Furr, seconded by Commissioner Wilde, that a resolution be adopted concurring in the Council's recommendation on S.P.A.-107-66.

In response to a question by Commissioner Woolley, Mr. Martin stated the requirement of the wall on the west will have no effect on the waiver of the wall on the south.

Commissioner Foshee stated that in concurring with the City Council's recommendation he is swayed by the willingness of Mr. Effinger to accommodate this revision and that it should not reflect general policy of the City to make such requirements on all such similar developments. Mr. Effinger is offering to do this and Commissioner Foshee is hesitant to imply that this is a condition of the City. This should not imply application in a broad manner.

Mr. Martin stated that in attaching a condition, there are two distinct problem areas which are going to have to ultimately be handled differently by two conditions: 1) the portion south of Central, and 2) the portion to the north of Central.

LOCATION:

REQUIRED  
WEST SIDE OF CASA LINDA LANE,  
SOUTH OF GARDEN GROVE BOULEVARD  
MARCH 24, 1966

DATE:

Mr. Martin briefly reviewed the case history from February 24, 1966 to the present. He advised that the Commission may either concur in the Council recommendation, reaffirm its original decision (which did not include the requirement for any walls beyond those walls required by the Municipal Code), or make some other recommendation which pertains only to the issue made the subject of the Council's recommendation. The Staff suggests, however, one of the following two alternatives:

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2. That the Commission call to the Council's attention that Section 9217.8(b) will apply to this project. This Section automatically requires that the applicant provide a six foot block wall along the west site boundary where the subject property is contiguous to "R" zoned property. The provisions of the Code would be enforced by the Building Department as a routine matter in connection with the regular development of the site.

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Mr. Martin stated that in attaching a condition, there are two distinct problem areas which are going to have to ultimately be handled differently by two conditions: 1) the portion south of Central, and 2) the portion to the north of Central.

Said motion was carried by the following vote:

AYES:  
NOES:  
ABSENT:

COMMISSIONERS: FURR, MERCADO, MOVIUS, WILDE, WOOLLEY  
COMMISSIONERS: FOSHEE  
COMMISSIONERS: BAIR

In response to a question by Mr. Effinger regarding the time limit on the construction of the wall, Mr. Martin stated the Council did not stipulate any particular time limit. It will have to be resolved at the Council level.

Chairman Wilde instructed the Staff to prepare the proper resolution for the concurrence with City Council recommendation regarding S.P.A.-107-66 (RESOLUTION NO. 1986).

PUBLIC HEARING

SITE PLAN NO. S.P.A.-107-66

ITEM NO.

10

INITIATED BY:

WILLIAM R. EFFINGER  
9252 GARDEN GROVE BOULEVARD  
GARDEN GROVE, CALIF.

REQUEST:

APPROVAL OF A SITE PLAN FOR THE  
CONSTRUCTION OF MULTIPLE DWELLING  
UNITS AND REZONING FROM R-2 TO R-3  
OR A MORE RESTRICTIVE ZONE AND  
VARIANCES FROM THE MUNICIPAL CODE  
PERTAINING TO WALKING DISTANCES  
BETWEEN UNITS AND PARKING AREAS,  
AND PARKING SPACES REQUIRED.

LOCATION:

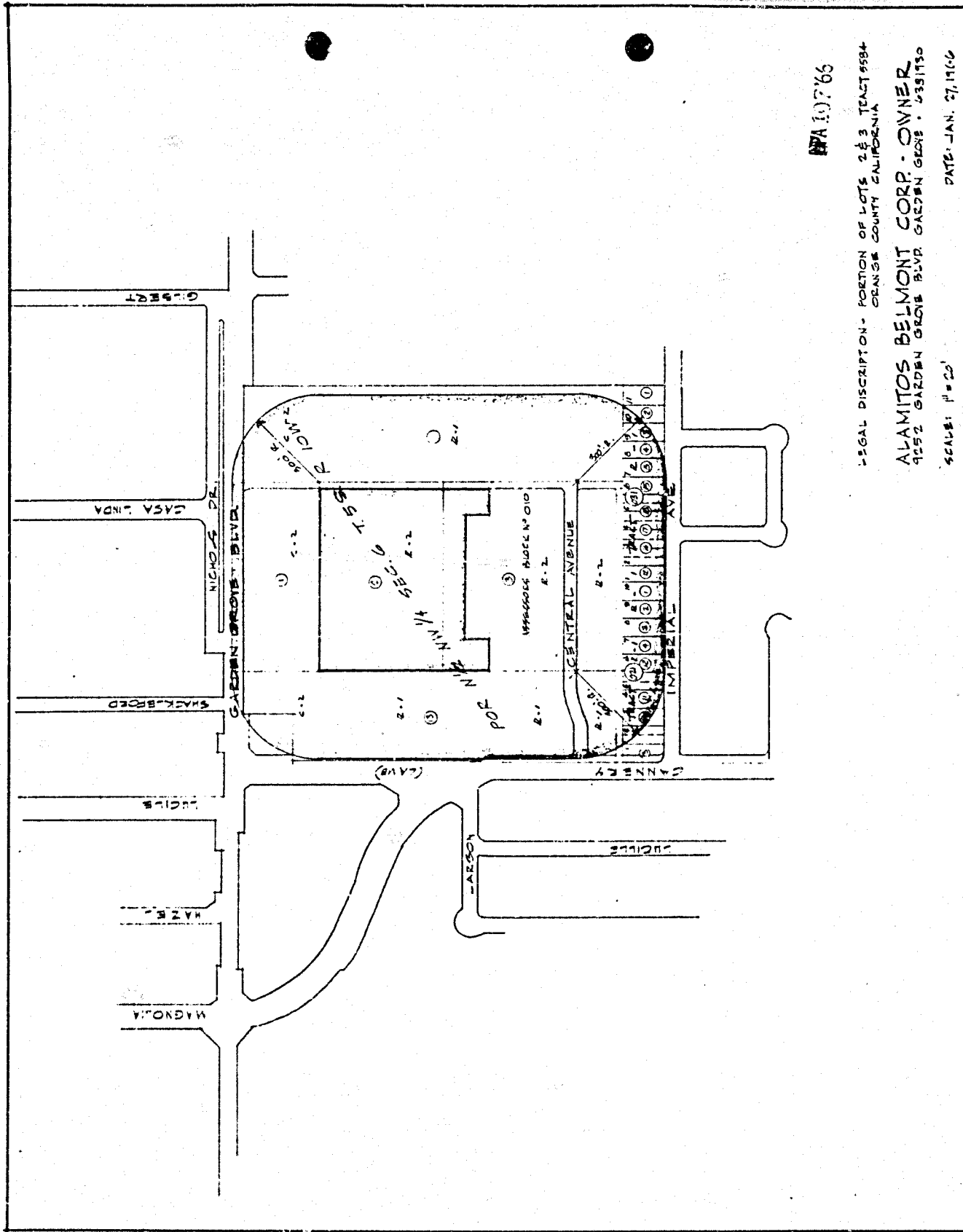
WEST SIDE OF CASA LINDA LANE,  
SOUTH OF GARDEN GROVE BOULEVARD.

DATE:

MARCH 24, 1966

APPLICANT'S REASON FOR REQUEST:

*"The proposed plan will enable us to continue our development as originally planned and would be in keeping with recent actions of the Planning Commission and the City Council with adjacent and contiguous property."*

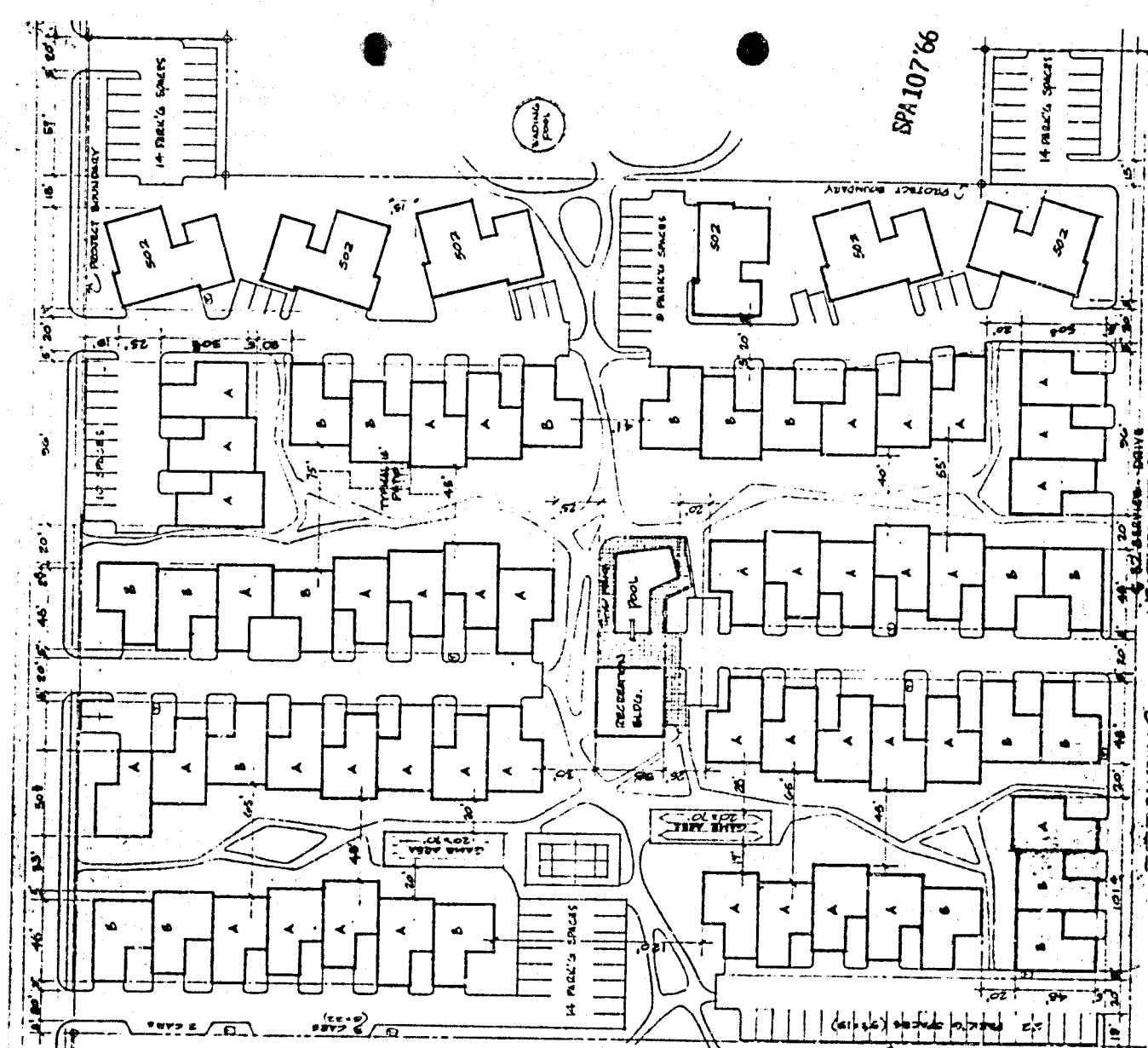


APR 10, 1966

LEGAL DESCRIPTION - PORTION OF LOTS 2 & 3 TRACT 9584  
ORANGE COUNTY CALIFORNIA

ALAMITOS BELMONT CORP. - OWNER  
9152 GARDEN GROVE BLVD. GARDEN GROVE, CA 92640

SCALE: 1" = 20' DATE: JAN. 27, 1966



SPR 107'66

CASA LINDA - LANE

**PROJECT DATA SUMMARY**

• NET SITE AREA ..... 309,400 SQ. FT. 7.1 ACRES  
 • TOTAL NO. UNITS ..... 154  
 • DENSITY UNIT ..... 2010  $\frac{32 \text{ FT.}}{\text{UNIT}}$

• SITE COVERED BY BLDGS. .... 99,600 SQ. FT. 32.2%  
 • " " " PAVILION ..... 54,550 " 20.8%  
 • " " " LANDSCAPE ..... 145,350 " 47.0%  
 • SITE COVERED BY BLDGS. & PARK'G ..... 39.0%

• 60 2-STORY BLDGS. 1 (6) 2-UNIT & (54) 2-UNIT  
 • (2) 1-801 UNITS  
 • (2) 3-801 UNITS (OPTIONAL) (2) 2-4002  
 • (4) 2-801 UNITS  
 • (54) TOT. UNITS

• PARKING ANALYSIS  
 • 174 SPACES COVERED  
 • 105 " UNCOVERED  
 • 13 " CURB. PARK'G  
 • 272 " TOTAL / 154 UNITS = 1.9 RATIO  
 35% DEF.

• RECREATION FACILITIES  
 • 1800 SQ. FT. RECR. PAVILION  
 • SWIMMING POOL  
 • BACHMINION COURT  
 • GAME AREAS



SITE PLAN NO. S.P.A.-107-66

STAFF REPORT  
FEBRUARY 24, 1966

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by William R. Effinger, as applicant.
2. The applicant requests the approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
  - a. Section 9217.7c(1) - Walking distances between units and parking areas.
  - b. Section 9217.2 - Parking spaces required.
3. The subject property is presently zoned R-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned C-2 and is partially improved with a commercial building.
  - b. South: Zoned R-2 and is improved with multiple family dwellings.
  - c. East: Zoned R-1 and is unimproved.
  - d. West: Zoned R-1 and is unimproved.
5. Past cases affecting the subject property include:
  - a. S.P.A.-126-64, a site plan for multiple units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1964.
  - b. S.P.A.-107-65, a site plan for multiple dwelling units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1965.
  - c. A-115-65 rezoned the westerly contiguous property from R-1 to C-2 and R-3.

d. S.P.-115-65, a site plan for multiple dwelling units, an office building, restaurant, and a pitch and putt golf course and driving range on the subject property and adjacent property to the west, was approved by the Commission on July 22, 1965.

6. This request is to amend a portion of S.P.-115-65 with a revised site plan amendment which proposes rezoning from R-2 to R-3 and the following variances:

a. Section 9217.7c(1) which requires that all parking spaces shall be located within 150 feet of the dwelling unit they are intended to serve. The applicant is asking for a variance for 21 parking spaces that exceed this 150 foot requirement.

b. Section 9217.2 requires  $1\frac{1}{2}$  parking spaces for each dwelling unit, plus  $\frac{1}{2}$  space for each dwelling unit for guest parking. The applicant is asking for a variance for 16 required guest parking spaces. The applicant cannot count curb parking for Casa Linda Lane because this street at present is not developed to its full width. When the property easterly of Casa Linda Lane develops, the applicant could count on 21 additional guest parking spaces, which would eliminate the present 16 space deficit.

7. Except for parking deficiencies, the subject site plan conforms to Code provisions.

II. IMPLICATIONS OF THIS PROJECT UPON THE GENERAL PLAN OF THE CITY OF GARDEN GROVE:

1. Preliminary Land Use Element - The proposed project is in conformance with the Preliminary Land Use Element of the City of Garden Grove.

2. Preliminary Public Services Element - Flood Control and Drainage - No major General Plan facilities are involved. Local drainage facilities, however, may be affected.

3. Preliminary Public Services Element - Water Supply - Major water distribution facilities exist along both Garden Grove Boulevard (12 inch) and Magnolia Avenue (12 inch) and are adequate to serve this property.

SPA-107-66 (continued)

4. Streets and Highways Element - Garden Grove Boulevard and Magnolia Avenue, both primary highways, will serve as the primary points of access to this development. Both highways are deficient in right-of-way and improvements in the vicinity of the proposed project.

5. Preliminary Public Buildings Element - Public Schools - Creation of the 154 apartment units of the type proposed in this project could generate approximately 97 children of which 68 would be of school age. On a total basis, this would imply the use or creation of approximately 2 classrooms in the school district. Elementary school children would attend Stanford School, which is located approximately 3/4 mile to the north and west. Because of the hazard in crossing Garden Grove Boulevard, elementary students from this project would be bussed to school. Junior high school students would attend Jordan School, which is located on Woodbury Road, 1 1/2 miles to the south and east. These students would also be bussed. High school students would walk to Balsa Grande High School, located 1 mile to the south. Sidewalks do not exist along most of the home-to-school route.

6. Preliminary Public Buildings Element - Fire Protection - The subject property is served by Fire Station No. 2, located on Gilbert Street approximately 1 1/2 miles to the north. Eventually, the property will also be served by Station No. 6 which is proposed on Bronkhurst Street south of the Freeway. The property is so situated that it is just at the edge of the 1 1/2 mile service area of each of these stations. A portion of the development will be outside the desirable 1 1/2 mile service area.

7. Preliminary Public Buildings Element - Public Libraries - Creation of 154 apartment units of the type proposed in this project could generate approximately 378 residents of whom 323 would be potential users of library facilities. The additional residents would imply the use or creation of approximately 103 square feet of gross floor space within the local library system. The nearest branch library facility



is located on Chapman Avenue, approximately 1½ miles to the north.

8. Preliminary Recreation Element - The approximately 378 persons residing in this project would generate a demand for an additional .75 acres of developed park land in the City. No park exists in the neighborhood in which the subject property is a part. The population potential in this neighborhood, as expressed in the Recreation and Parks Element, is 3,700.

9. This case was approved by the Commission at its February 24, 1966 meeting. The City Council considered the case on March 15 and referred it back to the Planning Commission with the recommendation that a condition be added requiring the applicant to provide a wall along the westerly site boundary adjacent to the R-1 zoned property to the west.

RECEIVED  
CITY OF GARDEN GROVE  
MAR 15 11 01 AM '66  
*fw*

March 16, 1966

Mr. Carl Lehman  
P. O. Box 216  
Garden Grove, California

Dear Mr. Lehman:

This is to advise you that contrary to the schedule of Planning Commission meetings which I outlined at the City Council Meeting last evening, we intend to place on the March 24, 1966 Planning Commission Agenda, the City Council's recommendation regarding Site Plan No. S.P.A.-107-66.

The Commission's review of the Council action will not be a public hearing.

Yours truly,

Cline F. Martin  
Planning Director

CFM/jm

bcc: City Clerk

March 16, 1966

Mr. William R. Effinger  
9252 Garden Grove Boulevard  
Garden Grove, California

Site Plan No. S.P.A.-107-66

Dear Sir:

March 24, 1966.

applicant notified

1120  
+  
SPA 107-66

April 27, 1966

W. Roy Henderson  
Lazy "H" Rancho  
13112 Cannery  
Garden Grove, California

Dear Mr. Henderson:

We have your letter of March 23, 1966, directed to the City Council and/or the Planning Commission, and Mayor Honold also handed me the letter your wife forwarded him about the same time concerning the erection of a block wall fence along the westerly boundary of the Effinger development.

As you can see by the attached Resolution No. 3136-66 of the City Council passed on April 12, 1966, the applicant in SPA 107-66 is required to construct a block wall along the westerly site boundary adjacent to R-1 zoned property.

I hope this provides the information you requested in your letter, however, if it does not, please do call upon us for further information.

Very truly yours,

CITY OF GARDEN GROVE

---

CITY CLERK

GW:wr

Enclosure

**Lazy W' Rancho**  
13112 Magnolia  
Garden Grove, Calif.

Planning Commission,  
Garden Grove City,  
Garden Grove, California.



Q

## Lazy "H" Rancho

JEfferson 7-4569  
13112 Cannery  
Garden Grove, Calif.



March 23, 1966

Garden Grove City Council,  
and/or  
Garden Grove Planning Commission,  
Garden Grove, California.

Gentlemen:--

It has recently been brought to my attention that the recent requirement of the Garden Grove City Council and the planning Commission that the Alamitos-Felmont Corporation, Mr. W. R. Effinger Manager, be required to erect a block-wall fence between the property they are developing and the acreage lying to the west of this property, said acreage being owned by Dr. W. Ray Henderson and Margaret Henderson, that the requirement be deferred for one year, such deferrment being based upon the statement of Mr. Effinger that he is negotiating for the purchase of the Henderson acreage.

This is to inform you that such negotiations with Mr. Effinger terminated on September 10, 1965, and at present there are no negotiations or other circumstances against the property pending.

Yours truly,

*W Ray Henderson*

**Lazy "H" Rancho**

JEfferson 7-4569  
13112 Cannery  
Garden Grove, Calif.



Mr. George Donald -

Thank you for your  
reply to my recent letter -

We have filed a request  
with Planning Comm. & City  
Council for the erection of this  
block wall fence - Our  
negotiations with Mr.  
Effinger ended Sept. 10 at  
close of afternoon - when he  
did not come up with  
the money -

Of all people Mr. H. would  
be most happy to be able  
to attend city hall meetings -  
But the progress of cases

**Lazy "H" Rancho**

JEfferson 7-4569  
13112 Cannery  
Garden Grove, Calif.



is erratic & weakening,  
~~Here~~ Therefore we have  
to depend on writing or  
having friends speak  
for us.

Best regards to Edith  
Margaret Henderson



March 24, 1966

Mr. Carl J. Lehman  
Post Office Box 216  
Garden Grove, California

Dear Mr. Lehman:

As you know, the block wall matters which you raise in your letter of March 15, 1966 to the City Council have been rather exhaustively reviewed at various Council meetings during the last several months. Without enlarging further on those discussions, the simplified answers to your questions are as follows:

1. Under Mr. Effinger's original site plan the subject wall was a condition and he was not relieved of the responsibility for installing it thereunder. The original site plan was, however, amended and thereby he was relieved of that responsibility.
2. The City Staff, under my direction.
3. The City Council's order as contained in its resolution was not disregarded as has been explained many times. In a subsequent site plan case in which the Planning Commission had final authority, a condition for a wall was not attached. The second site plan in effect revoked the first.
4. The general answer is "the courts"; however in the context in which you pose the question in this instance, the answer is that the Council vested with the Planning Commission responsibilities regarding site plans, whose actions are final unless appealed.
5. Before presentation to the Planning Commission for action applications filed with the Planning Department are often modified in order to correct technical errors, more adequately show necessary information or revisions after consultation with the applicant. No substantive changes are made at an administrative level after a matter has been processed through the Planning Commission or City Council unless authorization has been given by the Planning Commission or City Council. As you know, resolutions

standardly state that only minor modifications may be made at the Staff level. This permission is granted in order that applicants may be relieved from going back through time-consuming procedures in gaining minor corrections.

I trust these responses satisfy your inquiries.

Very truly yours,

DUDLEY N. LAPHAM  
City Administrator

DNL:ls

SPH  
107-66

M E M O R A N D U M

TO: City Administrator

FROM: Cline F. Martin

SUBJECT: Attached Letter

DATE: March 17, 1966

Following are the answers to the five questions in Mr. Lehman's letter:

1. When the original building permit was issued by the Building Department, based on the City Council's approval of Mr. Effinger's first site plan, the Building Department did not check the Council resolution wherein the condition for the block wall was contained. It was only after Mr. Lehman called you that the resolution was checked and the condition discovered. The mere issuance of a building permit based on a plan that did not show a wall, however, did not dissolve Mr. Effinger from the responsibility of providing the wall.
2. The City Administrator.
3. The City Council's order as contained in its resolution was not disregarded as has been explained many times. In a subsequent site plan case in which the Planning Commission had final authority, a condition for a wall was not attached. The second site plan in effect revoked the first.
4. The courts.
5. Applications filed with the Planning Department are often modified in order to correct technical errors, more adequately show necessary information or revised after consultation with the applicant. No changes are made at an administrative level after a matter has been processed through the Planning Commission or City Council unless authorization has been given by the Planning Commission or City Council. Administrative changes are often authorized.

CFM:cmh

Cline F. Martin, Planning Director

PUBLIC HEARING - SITE PLAN AMENDMENT 107-66

3-15-66

Site Plan Amendment 107-66, initiated by William R. Effinger, requesting rezoning from R-2 to R-3 on property located on the west side of Casa Linda Lane, southerly of Garden Grove Boulevard, and also requesting variance from Sections 9217.7(c) (1) and 9217.2 of the Municipal Code.

The City Planning Commission, pursuant to Resolution No. 1965, recommended approval of SPA 107-66 on February 24, 1966.

Pursuant to legal notice published March 4, 1966, a public hearing on the case was ordered by the City Council to be held this date.

The Planning Director explained the recommendations of the Planning Commission forwarded to the City Council by Resolution No. 1965 and other related material.

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

Mr. Carl Lehman, 9181 Imperial Avenue, appeared before the Council and directed attention to the minutes of the Planning Commission meeting of February 24, 1966, at which meeting this site plan was under discussion. At that time he brought up the question of a block wall fence and there was some discussion about it, and after the public hearing was closed a question was asked of Mr. Martin. Mr. Lehman continued by reading from the minutes of February 24<sup>th</sup> wherein Mr. Martin responded to questions raised by Commissioners. Mr. Lehman spoke in rebuttal to the answers provided by Mr. Martin, after which he directed attention to the Planning Commission meeting of July 22, 1965, at which, according to Mr. Lehman, a public hearing was not held as alleged by Mr. Martin. He continued by reviewing questions raised by Mr. Mercado at that same meeting. Mr. Lehman called attention to his own testimony at other meetings where he did raise the question of the six foot block wall. He concluded by reading a letter to the City Council dated March 15, 1966, after which he submitted the letter for the record and requested that he be provided answers to the questions raised in said letter.

Mr. Lehman addressed the Council again to state that he believed the owners of property to the west of this property under consideration are still interested in seeing the original conditions of a block wall imposed. Mr. Lehman understands the bonds have not been released in that matter. He stated he fails to understand why resolutions and directives of the City Council are not carried out. He reaffirmed prior requests that the City Council require a block wall be constructed along the southerly and westerly boundary of the Effinger development.

Mr. W. R. Effinger appeared before the Council as applicant and offered to answer any questions the Council members may have concerning the proposed development.

There being no further response from the audience, the Mayor declared the public participation portion of the hearing closed.

Council members entered into discussion concerning the matter of the wall at or about the southerly boundary of the property, and it was the general consensus of Council members that Mr. Effinger cannot now be required to construct the southerly wall. Upon being questioned by Council members, Mr. Effinger made the point that he has consistently offered to construct the wall if the necessary footage is made available. He did request that if the Council does require him to construct the southerly wall, the property owner to the east be also required to construct a block wall along its southerly boundary when the property is developed. Mr. Lehman offered the observation that the property owners to the south have not necessarily objected to the construction of a wall on their property, but they had not been approached.

There being no further questions from Council members, the hearing was declared closed.

Councilman Knoeller moved, seconded by Councilwoman Barr, that Site Plan Amendment 107-66 be approved as recommended in Planning Commission Resolution No. 1965. The foregoing motion failed to carry by the following vote:

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

Councilman Ballard moved, seconded by Councilwoman Barr, that Site Plan Amendment 107-66 be referred back to the Planning Commission for reconsideration with the recommendation that a condition be added to require a block wall along the westerly site boundary adjacent to R-1 zoned property. Said motion carried by the following vote:

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

PUBLIC HEARING

SITE PLAN NO. S.P.A.-107-66

ITEM NO. 4

INITIATED BY:

WILLIAM R. EFFINGER  
9252 GARDEN GROVE BOULEVARD  
GARDEN GROVE, CALIFORNIA

REQUEST:

APPROVAL OF A SITE PLAN FOR THE  
CONSTRUCTION OF MULTIPLE DWELLING  
UNITS AND REZONING FROM R-2 TO R-3  
OR A MORE RESTRICTIVE ZONE AND  
VARIANCES FROM THE MUNICIPAL CODE  
PERTAINING TO WALKING DISTANCES BETWEEN  
UNITS AND PARKING AREAS, AND PARKING  
SPACES REQUIRED.

LOCATION:

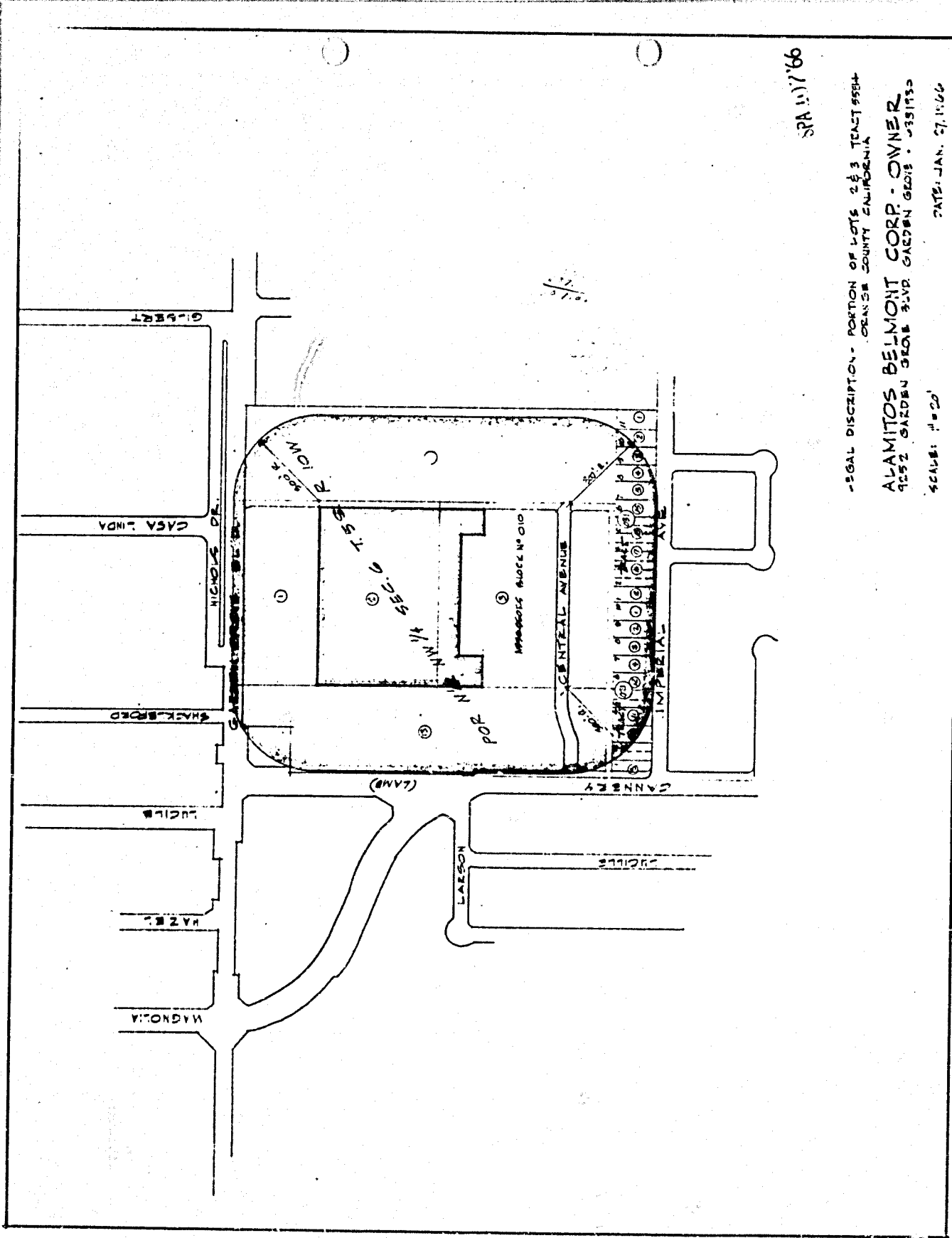
WEST SIDE OF CASA LINDA LANE SOUTH  
OF GARDEN GROVE BOULEVARD.

DATE:

FEBRUARY 24, 1966

APPLICANT'S REASON FOR REQUEST:

*"The proposed plan will enable us to continue our development as originally planned and would be in keeping with recent actions of the Planning Commission and the City Council with adjacent and contiguous property."*



SPA 11/7'66

-LEGAL DESCRIPTION- PORTION OF LOTS 2 & 3 TRACT 9584  
DEAN SE COUNTY CALIFORNIA

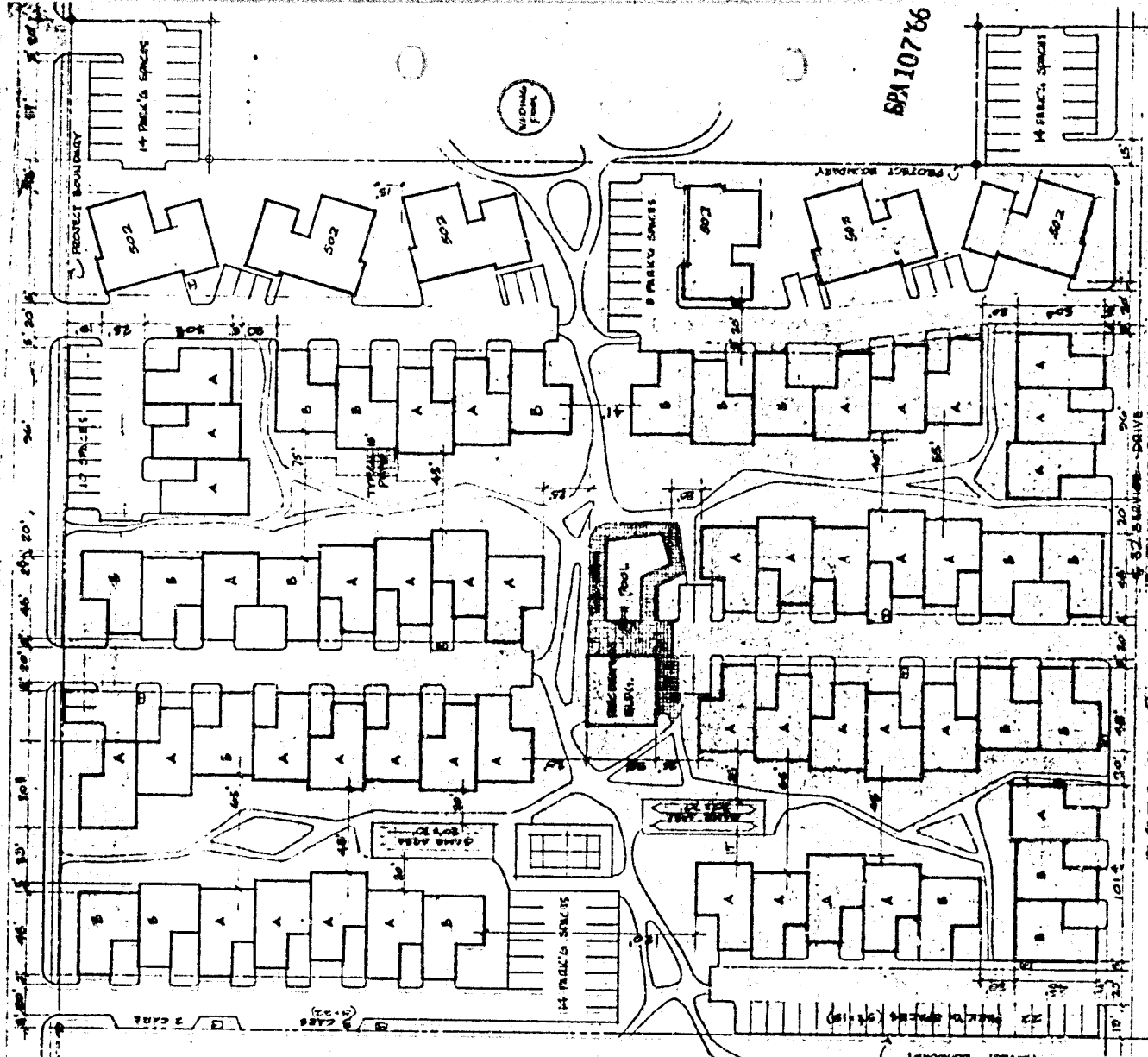
ALAMITOS BELMONT CORP. - OWNER  
9552 GARDEN GROVE BLVD GARDEN GROVE - 9251753

SCALE: 1" = 20'

DATE: JAN. 27, 1966

6 CASA LINDA LANE

SPA 10786



**PROJECT DATA SUMMARY**

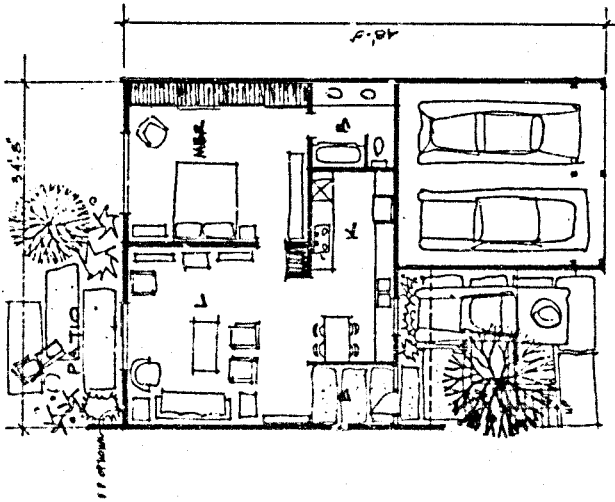
- NET SITE AREA ..... 309,400 SQ. FT. 7.12 ACRES
- TOTAL NO. UNITS ..... 154
- DENSITY NET AREA ..... 2010 SQ. FT. UNIT
- SITE COVERED BY BLDGS ..... 99,600 SQ. FT. 32.2%
- " " " " PAVING ..... 64,650 " 20.6%
- " " " " LANDSCAPE ..... 145,350 " 47.0%
- SITE COVERED BY BLDGS & PARKG ..... 390%
- 68 2-STORY BLDGS 1 (62) 5-UNIT & (62) 2-UNIT
- (23) 1-BDR UNITS
- (48) 5-BDR UNITS (OPTIONAL (62) 7-BDR)
- (4) 3-BDR UNITS
- (54) TOT. UNITZ

- PARKING ANALYSIS
- 174 SPACES COVERED
- 105 " " UNCOVERED
- 13 " " CURB PARKG
- 212 " " TOTAL 154 UNITS • 1.9 RATIO

- RECREATION FACILITIES
- 4000 SQ. FT. REC. PAVILION
- SWIMMING POOL
- ADMINISTRATION COURT
- GAME AREAS

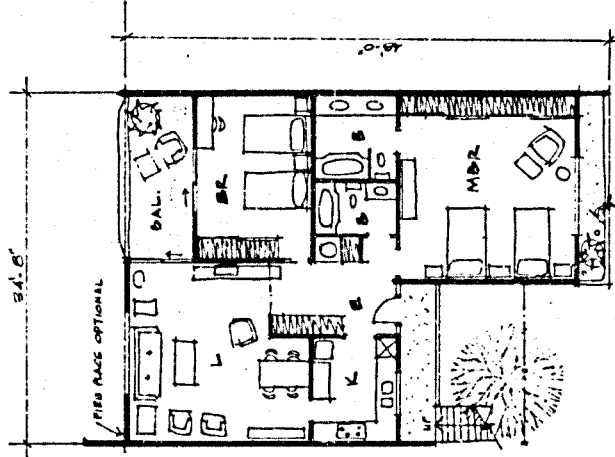






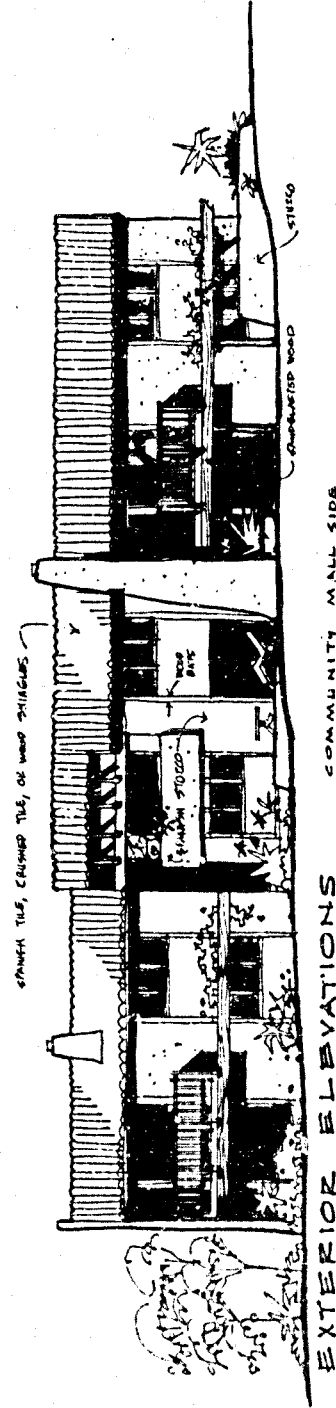
PLAN "B" DOWNSTAIRS  
SCALE: 1/8" = 1'-0"

ONE BEDROOM UNIT 745 SQ. FT.



PLAN "B" UPSTAIRS  
SCALE: 1/8" = 1'-0"

TWO BEDROOM UNIT 1080 SQ. FT.

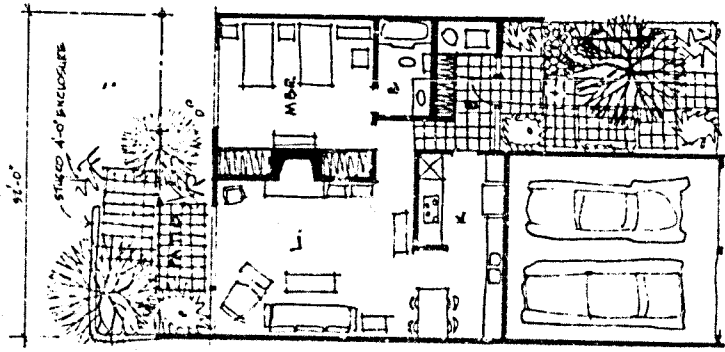


EXTERIOR ELEVATIONS  
PLAN "A" COMMUNITY MALL SIDE PLAN "B"

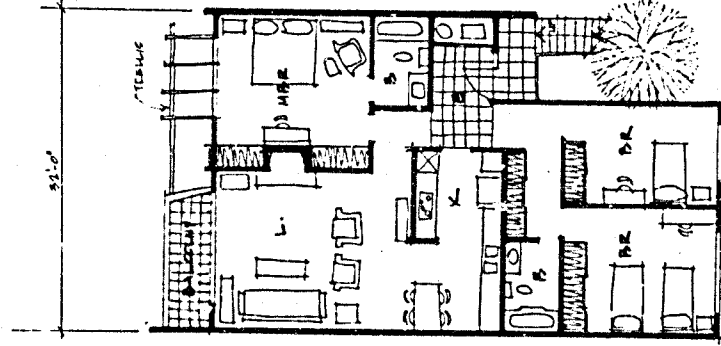
RANCHO VALENCIA VILLAS FOR ALAMITOS BELMONT CORP.

SPA 107'66

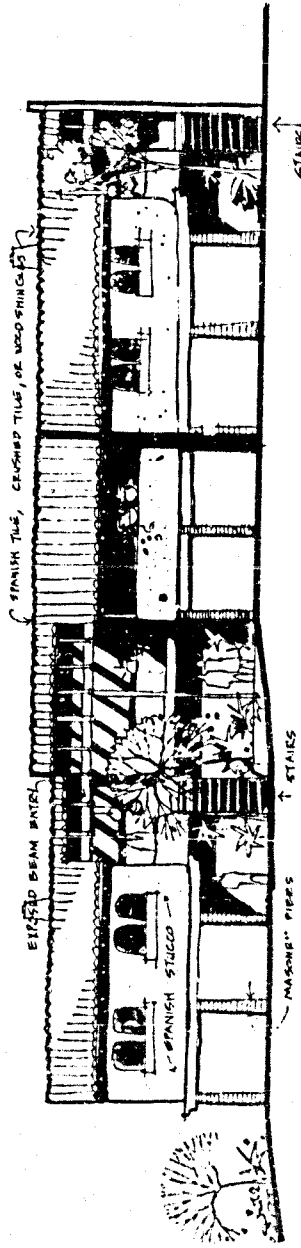
JUN 27, 1966



PLAN 'A' DOWNSTAIRS  
SCALE: 1/8" = 1'-0"  
ONE BEDROOM UNIT 140 SQ. FT.



PLAN 'A' UPSTAIRS  
SCALE: 1/8" = 1'-0"  
TWO BEDROOM UNIT 165 SQ. FT. (OPTIONAL - 2 BR.)

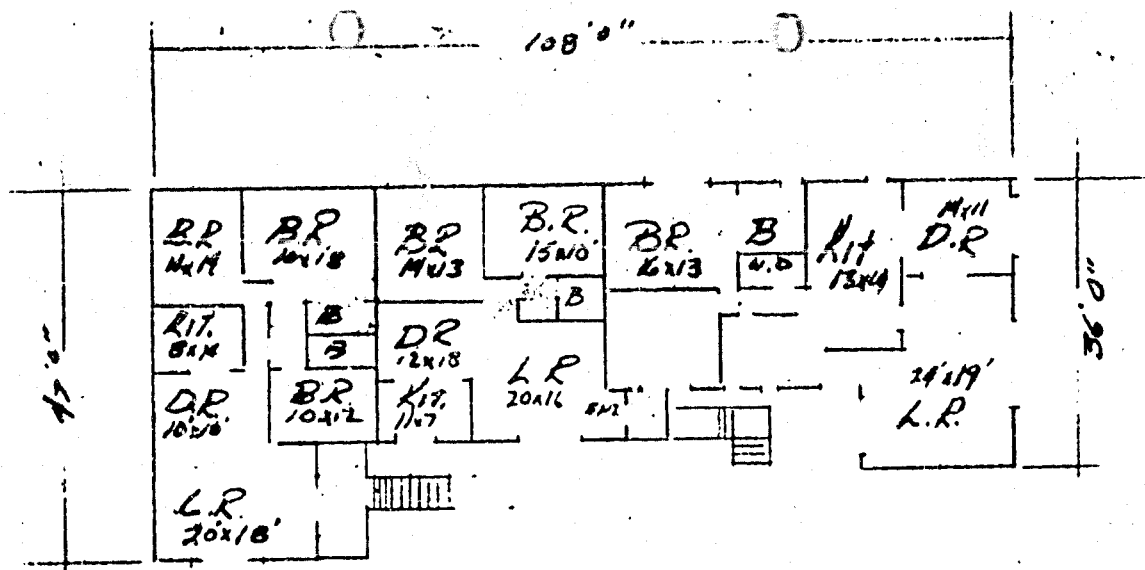


EXTERIOR ELEVATIONS  
PLAN 'A' . PLAN 'B' . PLAN 'A'

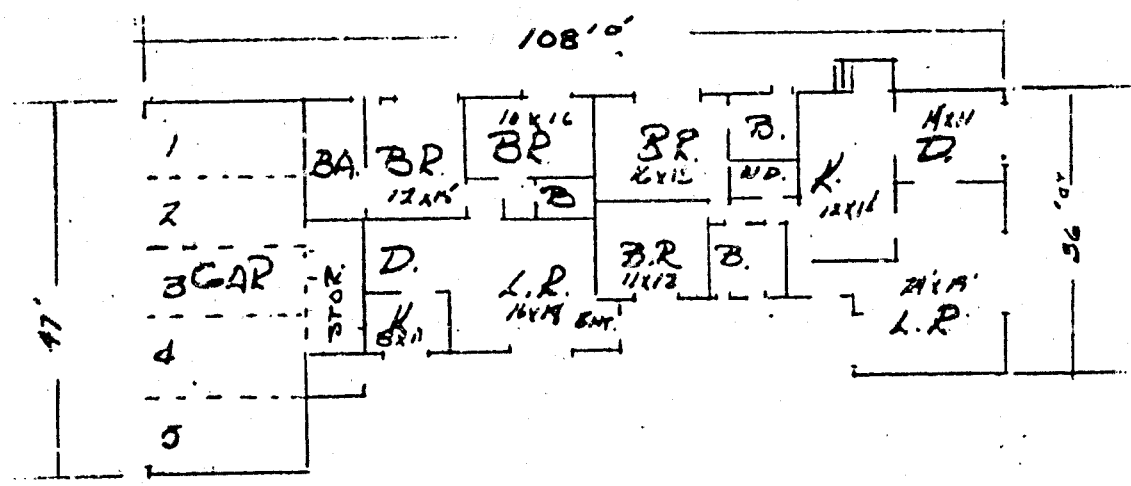
RANCHO VALENCIA VILLAS FOR ALAMITOS BELMONT CORP.

99-107'66

JAN 27, 1966



2ND FLOOR OF 2 STORY  
5 UNIT APARTMENT



1ST FLOOR OF 2 STORY  
5 UNIT APARTMENT

Unit "E" APPROVED  
# 501 PLANNING  
DATE \_\_\_\_\_

~~SEA 107'65~~

SEA 107'66

SITE PLAN NO. S.P.A.-107-66

STAFF REPORT  
FEBRUARY 24, 1966

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by William R. Effinger, as applicant.
2. The applicant requests the approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
  - a. Section 9217.7c(1) - Walking distances between units and parking areas.
  - b. Section 9217.2 - Parking spaces required.
3. The subject property is presently zoned R-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned C-2 and is partially improved with a commercial building.
  - b. South: Zoned R-2 and is improved with multiple family dwellings.
  - c. East: Zoned R-1 and is unimproved.
  - d. West: Zoned R-1 and is unimproved.
5. Past cases affecting the subject property include:
  - a. S.P.A.-126-64, a site plan for multiple units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1964.
  - b. S.P.A.-107-65, a site plan for multiple dwelling units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1965.
  - c. A-115-65 rezoned the westerly contiguous property from R-1 to C-2 and R-3.

d. S.P.-115-65, a site plan for multiple dwelling units, an office building, restaurant, and a pitch and putt golf course and driving range on the subject property and adjacent property to the west, was approved by the Commission on July 22, 1965.

6. This request is to amend a portion of S.P.-115-65 with a revised site plan amendment which proposes rezoning from R-2 to R-3 and the following variances:

a. Section 9217.7c(1) which requires that all parking spaces shall be located within 150 feet of the dwelling unit they are intended to serve. The applicant is asking for a variance for 21 parking spaces that exceed this 150 foot requirement.

b. Section 9217.2 requires  $1\frac{1}{2}$  parking spaces for each dwelling unit, plus  $\frac{1}{2}$  space for each dwelling unit for guest parking. The applicant is asking for a variance for 16 required guest parking spaces. The applicant cannot count curb parking for Casa Linda Lane because this street at present is not developed to its full width. When the property easterly of Casa Linda Lane develops, the applicant could count on 21 additional guest parking spaces, which would eliminate the present 16 space deficit.

7. Except for parking deficiencies, the subject site plan conforms to Code provisions.

II. IMPLICATIONS OF THIS PROJECT UPON THE GENERAL PLAN OF THE CITY OF GARDEN GROVE:

1. Preliminary Land Use Element - The proposed project is in conformance with the Preliminary Land Use Element of the City of Garden Grove.

2. Preliminary Public Services Element - Flood Control and Drainage - No major General Plan facilities are involved. Local drainage facilities, however, may be affected.

3. Preliminary Public Services Element - Water Supply - Major water distribution facilities exist along both Garden Grove Boulevard (12 inch) and Magnolia Avenue (12 inch) and are adequate to serve this property.

SPA-107-66 (continued)

4. Streets and Highways Element - Garden Grove Boulevard and Magnolia Avenue, both primary highways, will serve as the primary points of access to this development. Both highways are deficient in right-of-way and improvements in the vicinity of the proposed project.

5. Preliminary Public Buildings Element - Public Schools - Creation of the 154 apartment units of the type proposed in this project could generate approximately 97 children of which 68 would be of school age. On a total basis, this would imply the use or creation of approximately 2 classrooms in the school district. Elementary school children would attend Stanford School, which is located approximately 3/4 mile to the north and west. Because of the hazard in crossing Garden Grove Boulevard, elementary students from this project would be bussed to school. Junior high school students would attend Jordan School, which is located on Woodbury Road, 1 1/2 miles to the south and east. These students would also be bussed. High school students would walk to Bolsa Grande High School, located 1 mile to the south. Sidewalks do not exist along most of the home-to-school route.

6. Preliminary Public Buildings Element - Fire Protection - The subject property is served by Fire Station No. 2, located on Gilbert Street approximately 1 1/2 miles to the north. Eventually, the property will also be served by Station No. 6 which is proposed on Brookhurst Street south of the Freeway. The property is so situated that it is just at the edge of the 1 1/2 mile service area of each of these stations. A portion of the development will be outside the desirable 1 1/2 mile service area.

7. Preliminary Public Buildings Element - Public Libraries - Creation of 154 apartment units of the type proposed in this project could generate approximately 378 residents of whom 323 would be potential users of library facilities. The additional residents would imply the use or creation of approximately 103 square feet of gross floor space within the local library system. The nearest branch library facility

is located on Chapman Avenue, approximately 1½ miles to the north.

8. Preliminary Recreation Element - The approximately 378 persons residing in this project would generate a demand for an additional .75 acres of developed park land in the City. No park exists in the neighborhood in which the subject property is a part. The population potential in this neighborhood, as expressed in the Recreation and Parks Element, is 3,700.

CARL J. LEHMAN  
POST OFFICE BOX 218  
GARDEN GROVE, CALIFORNIA  
March 15, 1966

RECEIVED  
CITY OF GARDEN GROVE  
MAR 17 8 47 AM '66

Members of the City Council  
Garden Grove, California

On July 7, 1964, the City Council held a public hearing on Site Plan Amendment 126-64, Tract No. 5584. As a result of that public hearing and subsequent action by the City Council a resolution (No. 2767-64) was passed on July 14, 1964 which reads in part; "that a six foot block wall be constructed by the developer along the south and west boundary of the property."

On July 6, 1965, the City Council held another public hearing on SPA 126-64 and reaffirmed the action taken on July 7, 1964 and contained in Resolution No. 2767-64.

On April 28, 1965, W. R. Effinger, the developer, wrote to the City Council; "we will construct a six foot high concrete block wall" and "it has always been our desire to have a block wall along the South boundary line. If the City Council will accept our proposal, we feel that all parties will have their desires satisfied."

On September 14, 1965, I met with the City Council and, after presenting the facts concerning this case, asked for answers to the following questions:

1. Why weren't the directions contained in the Council's Resolution carried out?
2. Who is responsible for carrying out the Council's orders?
3. Who countermanded or disregarded the Council's orders?
4. Who has authority to overrule the Council?
5. If an application is filed with the Planning Commission can the Planning Director change it?

To date, the above questions have not been answered.

We would appreciate specific answers to each of the above questions.

Thank you for your cooperation.

Very truly yours,

*Carl J. Lehman*

Submitted by Mr. Lehman during Public Hearing in City Council Meeting 3-15-66 hearing on SPA 126-66.



March 2, 1966

Mr. William R. Effinger  
9252 Garden Grove Boulevard  
Garden Grove, California

Re: Site Plan Amendment No. 107-66

Dear Mr. Effinger:

The City Council of the City of Garden Grove will conduct public hearings at its meeting of March 15, 1966, which commences at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall. At that time, they will consider Site Plan Amendment 107-66, which concerns property located on the west side of Casa Linda Lane and south of Garden Grove Boulevard.

The public hearing on SPA 107-66 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

GW:wr

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/ FRANCES PAHKS

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 \_\_\_\_\_ she 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:

MARCH 4

ALL IN THE YEAR 1966

Subscribed and sworn to before me this

4TH day of MARCH 1966

/s/ PATRICIA A. REESE

Notary Public in and for said County and State.

(SEAL)

AFFIDAVIT OF PUBLICATION

RECEIVED  
 CITY OF GARDEN GROVE  
 NOTICE OF PUBLIC HEARING  
 Mar 7 8 09 AM '66

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS ON PROPOSED ZONE RECLASSIFICATIONS AND SITE PLAN AMENDMENTS

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on March 15, 1966, at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall, 11391 Acacia Street, Garden Grove, to receive and consider evidence and reports on the following:  
 A-186-66, proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the northeast corner of Jennifer Avenue and Brookhurst Street excepting a 135 foot by 150 foot parcel of land presently under the jurisdiction of the County of Orange. Also included in the proposed reclassification is a parcel of land consisting of approximately 4,628 acres located on the east side of Brookhurst Street between Jennifer Avenue and Hazard Avenue which is also proposed to be rezoned from R-1 to C-1 or a more restrictive zone. (Pursuant to Resolution No. 1963, Planning Commission recommended approval of A-186-66 on February 24, 1966).

SITE PLAN AMENDMENT NO. 106-66, proceedings initiated by Lester E. Neff, as applicant, requesting approval of rezoning from C-1 and R-1 to C-2 and approval of a site plan for the construction of a tavern at two parcels of land located at the northeast corner of Harbor Boulevard and Twinnee Lane. Also requested is rezoning from R-1 to C-1 or a more restrictive zone for property located on the adjacent lot easterly of the northwest corner of Harbor Boulevard and Twinnee Lane. (Pursuant to Resolution No. 1964, Planning Commission recommended approval of S.P.A. 104-66 on February 24, 1966).

SITE PLAN AMENDMENT NO. 107-66, proceedings initiated by William R. Wresner, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 405 feet easterly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code: 9217.7(c)(1)—Minimum distances between units and parking spaces and 9217.2—Parking spaces required. (Pursuant to Resolution No. 1965, Planning Commission recommended approval of S.P.A. 107-66 on February 24, 1966).

ALL INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposals as outlined above.

FURTHER INFORMATION on the above applications may be obtained or viewed at the Planning Department or City Clerk's Office in City Hall, or by telephone: 537-4200.

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

DATED March 1, 1966,  
 GWEN WRESNER  
 CITY CLERK

Printed March 4, 1966  
 The Orange Co. Eve. News No. 74

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

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

---

\*MARCH 15, 1966  
7:00 p.m.

SITE PLAN AMENDMENT NO. 107-66

proceedings initiated by William R. Effinger, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code: 9217.7 (c) (1) - Walking distances between units and parking areas; and 9217.2 - Parking spaces required. (Pursuant to Resolution No. 1965, Planning Commission recommended approval of SPA 107-66 on February 24, 1966).

---

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 on the above application may be obtained or viewed at the Planning Department or City Clerk's Office in City Hall or by telephone: 537-4200.

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

DATED:

Gwen Wiesner  
City Clerk

MAILING LIST MEETING OF  
FEB. 24, 1966

SPA 107-66

SUBJECT PROPERTY:

Beulah Marrell, et al  
9775 Bixby Avenue  
City  
SPA 107-66

PROPERTY OWNERS WITHIN  
300' RADIUS:

Ray Henderson  
13112 Cannery  
City  
SPA 107-66

James Effinger  
3730 E. Broadway Suite 1  
Long Beach, Calif. 90803  
SPA 107-66

Farrow & Sons  
P. O. Box 247  
City 92642  
SPA 107-66

Julia Bandy  
9081 Imperial Ave  
City 92641  
SPA 107-66

Orville W. Green, et al  
9071 Imperial Ave  
City 92641  
SPA 107-66

Alden Leverenz  
9031 Imperial Ave  
City 92641  
SPA 107-66

James Weinheimer  
9061 Imperial  
City 92641  
SPA 107-66

Laurence Baldwin  
9021 Imperial  
City 0 92641  
SPA 107-66

Paul Chapple  
9231 Imperial  
City 92641  
SPA 107-66

Arthur Bischoff  
9221 Imperial  
City 92641  
SPA 107-66

William Catlin  
9211 Imperial  
City 92641  
SPA 107-66

Wayne Shambien  
9201 Imperial  
City 92641  
SPA 107-66

J. P. Myers  
9191 Imperial  
City 92641  
SPA 107-66

Henry Leonard  
9121 Imperial  
City 92641  
SPA 107-66

Carl Lehman  
P. O. Box 216  
City 92642  
SPA 107-66

J. D. Hamlett  
9151 Imperial  
City 92641  
SPA 107-66

Irene Caroway  
9161 Imperial  
City 92641  
SPA 107-66

Patricia Lewis  
9171 Imperial  
City 92641  
SPA 107-66

Alamitos-Belmont Corp.  
3730 E. Broadway  
Long Beach, Calif. 90803  
SPA 107-66

March 3, 1966

Mr. Carl Lehman  
Post Office Box 216  
Garden Grove, California 92642

Dear Mr. Lehman:

This will acknowledge receipt of your letter submitted to the Garden Grove City Council on March 1, 1966, in which you stated you wished to appeal decision of the Planning Commission concerning Site Plan Amendment 107-66.

Inasmuch as the City's Municipal Code requires a public hearing to be scheduled before the City Council on all cases involving rezoning, an actual appeal on SPA 107-66 is not in order at this point. You are certainly encouraged to make your opinion known to the City Council on this and other cases coming before them.

The attached notice will provide you the information as far as date and hour of the City Council public hearing on SPA 107-66.

Very truly yours,

CITY OF GARDEN GROVE

---

CITY CLERK

GW:mr;wr

Enclosure

VERBAL  
ORDERS  
DON'T  
GO  
WRITE IT!

MAIL

TELEGRAM

TELETYPE

To Members of the City Council  
Address Garden Grove, California  
Subject S.P.A. 107-66 Date March 1, 1966

We wish to appeal the decision of the  
Planning Commission at the public hearing  
on February 24, 1966 on Site Plan Amendment  
No. S.P.A. -107-66.

We request that the City Council hold a public  
hearing on S.P.A. -107-66.

Carl Lehman

Signed

P.O. Box 216, Garden Grove Calif.  
92642

March 7, 1966

Mr. W. R. Effinger  
Alamitos-Beimont Corporation  
9252 Garden Grove Boulevard  
Garden Grove, California

Site Plan No. S.P.A.-107-66

February 24, 1966

1965

RESOLUTION NO. 1965

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF GARDEN GROVE APPROVING  
SITE PLAN NO. S.P.A.-107-66.

WHEREAS, in the matter of Site Plan No. S.P.A.-107-66, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by William R. Effinger, as applicant.
2. The applicant requests the approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
  - a. Section 9217.7c(1) - Walking distances between units and parking areas.
  - b. Section 9217.2 - Parking spaces required.
3. The subject property is presently zoned R-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned C-2 and is partially improved with a commercial building.
  - b. South: Zoned R-2 and is improved with multiple family dwellings.
  - c. East: Zoned R-1 and is unimproved.
  - d. West: Zoned R-1 and is unimproved.
5. Past cases affecting the subject property include:
  - a. S.P.A.-126-64, a site plan for multiple units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1964.
  - b. S.P.A.-107-65, a site plan for multiple dwelling units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1965.
  - c. A-115-65 rezoned the westerly contiguous property from R-1 to C-2 and R-3.
  - d. S.P.-115-65, a site plan for multiple dwelling units, an office building, restaurant, and a pitch and putt golf course and driving range on the subject property and adjacent property to the west, was approved by the Commission on July 22, 1965.
6. This request is to amend a portion of S.P.-115-65 with a revised site plan amendment which proposes rezoning from R-2 to R-3 and the following variances:
  - a. Section 9217.7c(1) which requires that all parking spaces shall be located within 150 feet of the dwelling unit they are intended to serve. The applicant is asking for a variance for 21 parking spaces that exceed this 150 foot requirement.
  - b. Section 9217.2 requires  $1\frac{1}{2}$  parking spaces for each dwelling unit, plus  $\frac{1}{2}$  space for each dwelling unit for guest parking. The applicant is asking for a variance for 16 required guest parking spaces.

The applicant cannot count curb parking for Casa Linda Lane because this street at present is not developed to its full width. When the property easterly of



Casa Linda Lane develops, the applicant could count on 21 additional guest parking space, which would eliminate the present 16 space deficit.

7. Except for parking deficiencies, the subject site plan conforms to Code provisions.

WHEREAS, the Planning Commission findings are as follows:

1. Subject site plan possesses characteristics that would indicate justification of the request for adoption.

2. 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. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations, except Sections 9217.7c(1) and 9217.2 of the Municipal Code.

b. 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.

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.-107-66 subject to the conditions stated above and does further recommend to the City Council rezoning to the R-3 zone as indicated on the maps attached hereto and made a part hereof.

ADOPTED AND APPROVED this 24th day of February, 1966.

/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 February 24, 1966, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FOSHEE, FURR, MOVIUS, WILDE, WOOLLEY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BAIR, MERCADO

/s/ CLINE F. MARTIN  
SECRETARY

PUBLIC HEARING:  
INITIATED BY:  
REQUEST:

SITE PLAN NO. S.P.A.-107-66  
WILLIAM R. EFFINGER  
APPROVAL OF A SITE PLAN FOR THE  
CONSTRUCTION OF MULTIPLE DWELLING  
UNITS AND REZONING FROM R-2 TO R-3  
OR A MORE RESTRICTIVE ZONE AND  
VARIANCES FROM THE MUNICIPAL CODE  
PERTAINING TO WALKING DISTANCES BETWEEN  
UNITS AND PARKING AREAS, AND PARKING  
SPACES REQUIRED.  
WEST SIDE OF CASA LINDA LANE SOUTH OF  
GARDEN GROVE BOULEVARD.  
FEBRUARY 24, 1966

LOCATION:

DATE:

Upon confirmation that proper public notice had been given, Chairman Wilde requested the reading of correspondence relative to the subject case. Mr. Hilton stated no correspondence had been received.

At the request of the Commission for Staff comment, Mr. Hilton described the land use, location, zoning and General Plan designations of the subject property as indicated on the display maps.

Chairman Wilde declared the public hearing open and requested the applicant or his representative appear at this time.

Mr. W. R. Effinger appeared before the Commission as applicant and stated he feels that after examining what has been developed in the area and what is proposed for development, this proposal is in keeping with what has been approved on the adjacent property and will be in keeping with the architectural theme of the Spanish type structures that have been developed to date. He stated he would answer any questions the Commission may have.

Mr. Carl Lehman, 9181 Imperial Avenue, appeared before the Commission and presented a petition signed by 13 property owners requesting that a six foot block wall be made a condition of approval of the subject case. Mr. Lehman reviewed the history of cases on the subject property and stated that because of the many hearings on this property and the indications that the property owners have been given, he would like to request that any approval of this site plan have a condition requiring the original six foot block wall fence be constructed on the south and west of the subject property. Mr. Effinger stated he had no comments to make in rebuttal.

Chairman Wilde declared the public hearing closed.

In response to a question by Commissioner Foshee, Secretary Martin stated all the hearings that have been held which led to any recommendations on the part of the Planning Commission have been duly advertised public hearings.

Commissioner Foshee stated the subject of the six foot block wall fence had been discussed at length and he would like to exclude it from consideration at this time since it has no bearing on this case whatsoever.

It was moved by Commissioner Foshee, seconded by Commissioner Woolley, that a resolution be adopted approving S.P.A.-107-66.

Said motion was carried by the following vote:

AYES:  
NOES:  
ABSENT:

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

Chairman Wilde instructed the Staff to prepare the proper resolution for the approval of S.P.A.-107-66. (RESOLUTION NO. 1965).

PUBLIC HEARING

SITE PLAN NO. S.P.A.-107-66

ITEM NO. *f*

INITIATED BY:

WILLIAM R. EFFINGER  
9252 GARDEN GROVE BOULEVARD  
GARDEN GROVE, CALIFORNIA

REQUEST:

APPROVAL OF A SITE PLAN FOR THE  
CONSTRUCTION OF MULTIPLE DWELLING  
UNITS AND REZONING FROM R-2 TO R-3  
OR A MORE RESTRICTIVE ZONE AND  
VARIANCES FROM THE MUNICIPAL CODE  
PERTAINING TO WALKING DISTANCES BETWEEN  
UNITS AND PARKING AREAS, AND PARKING  
SPACES REQUIRED.

LOCATION:

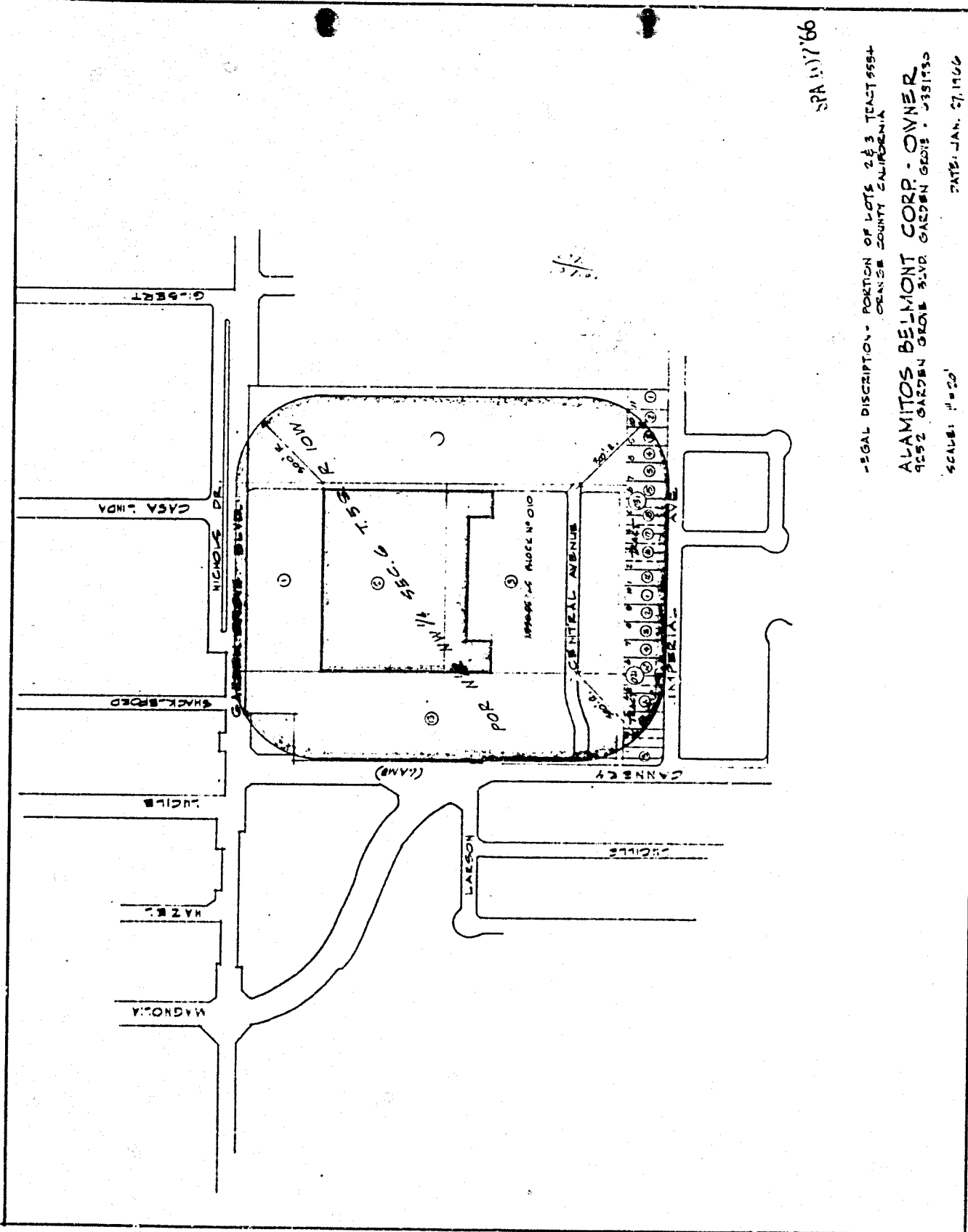
WEST SIDE OF CASA LINDA LANE SOUTH  
OF GARDEN GROVE BOULEVARD.

DATE:

FEBRUARY 24, 1966

APPLICANT'S REASON FOR REQUEST:

*"The proposed plan will enable us to continue our development as originally planned and would be in keeping with recent actions of the Planning Commission and the City Council with adjacent and contiguous property."*



SPA 11/7'66

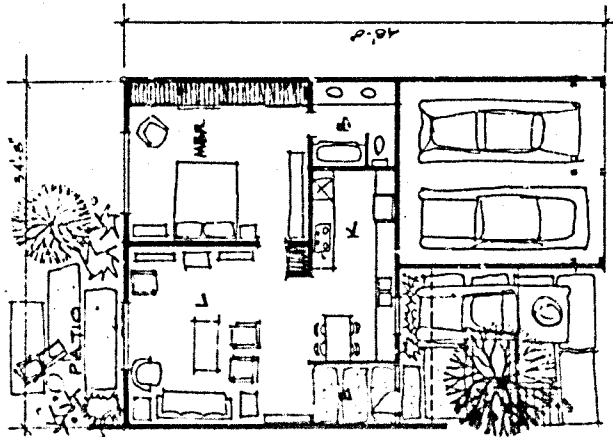
-LEGAL DESCRIPTION- PORTION OF LOTS 2 & 3 TRACT 9554  
ORANGE COUNTY CALIFORNIA

ALAMITOS BELMONT CORP. - OWNER  
9552 GARDEN GROVE BLVD. GARDEN GROVE - 335130

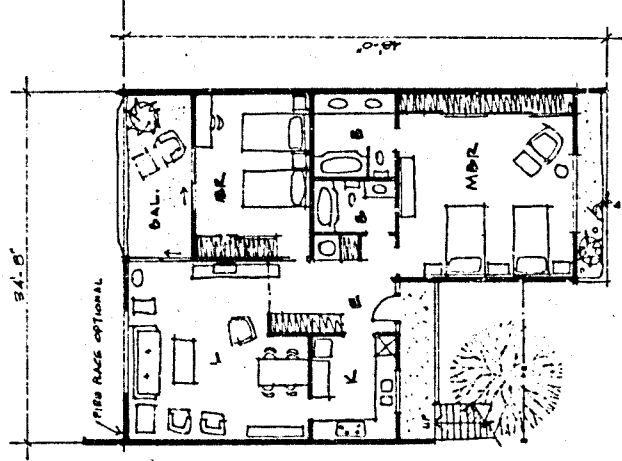
DATE: JAN. 27, 1966

SCALE: 1/4" = 20'

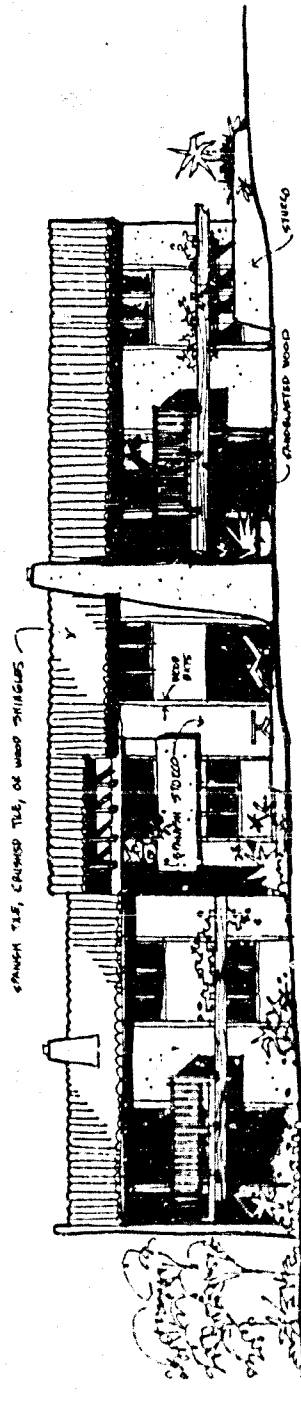




PLAN "B" DOWNSTAIRS  
 SCALE: 1/8" = 1'-0"  
 ONE BEDROOM UNIT 145 SQ. FT.



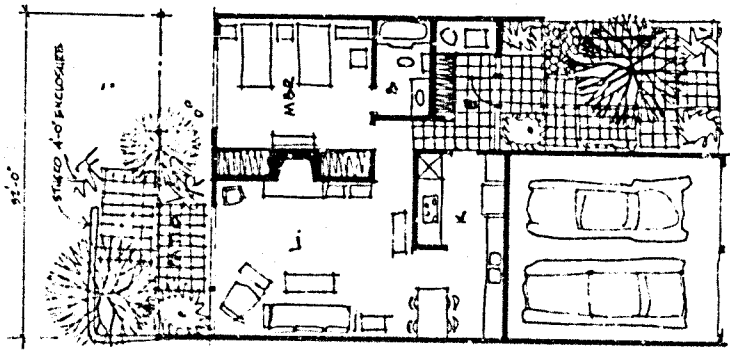
PLAN "B" UPSTAIRS  
 SCALE: 1/8" = 1'-0"  
 TWO BEDROOM UNIT 180 SQ. FT.



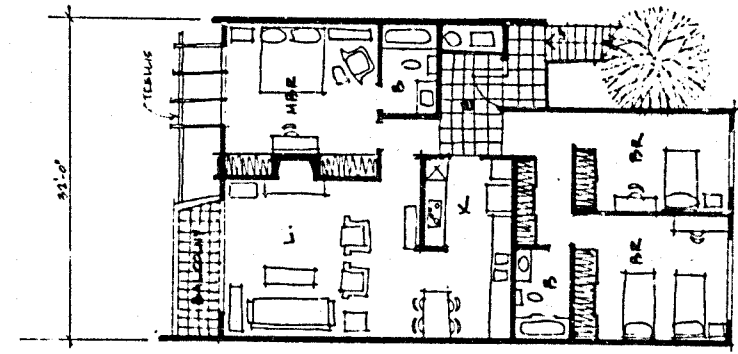
EXTERIOR ELEVATIONS  
 COMMUNITY MALL SIDE  
 PLAN "A" PLAN "B"  
 RANCHO VALENCIA VILLAS FOR ALAMITOS BELMONT CORP.

SPA 107'66

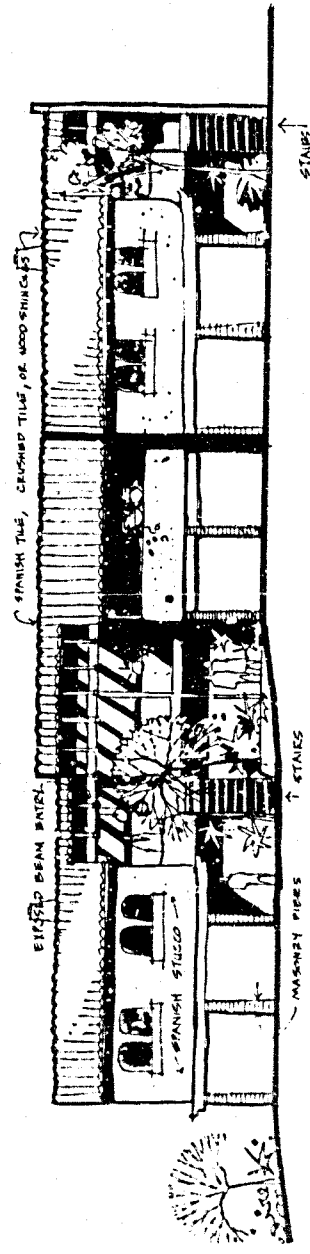
JUN 22, 1966



PLAN 'A' DOWNSTAIRS  
SCALE: 1/8" = 1'-0"  
ONE BEDROOM UNIT 140 SQ. FT.



PLAN 'A' UPSTAIRS  
SCALE: 1/8" = 1'-0"  
THREE BEDROOM UNIT 1655 SQ. FT. (OPTIONAL - 2 BR.)

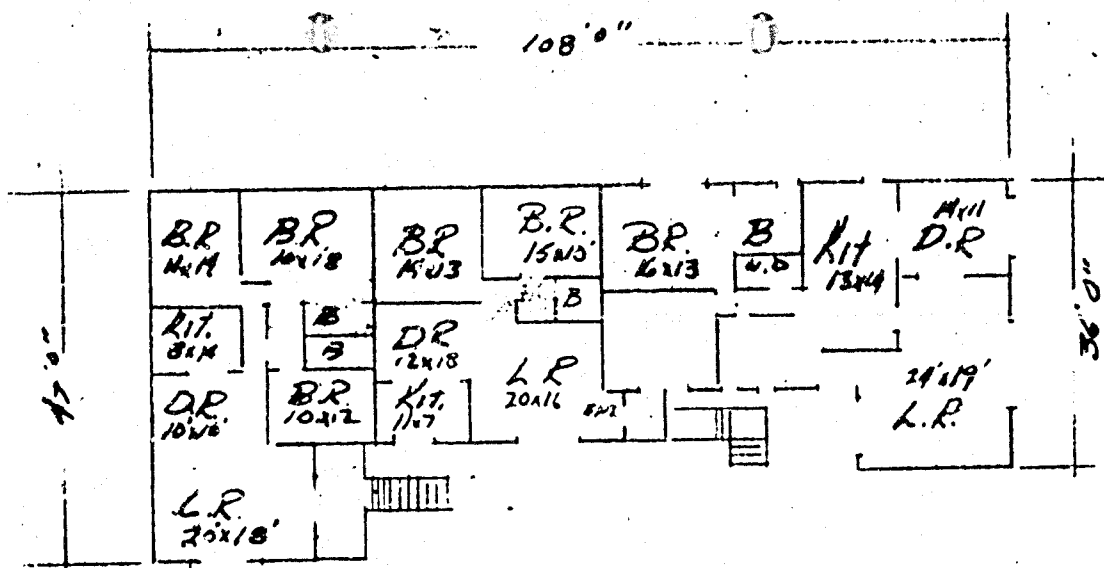


EXTERIOR ELEVATIONS  
PLAN 'A' . . . PLAN 'B' . . . PLAN 'A'

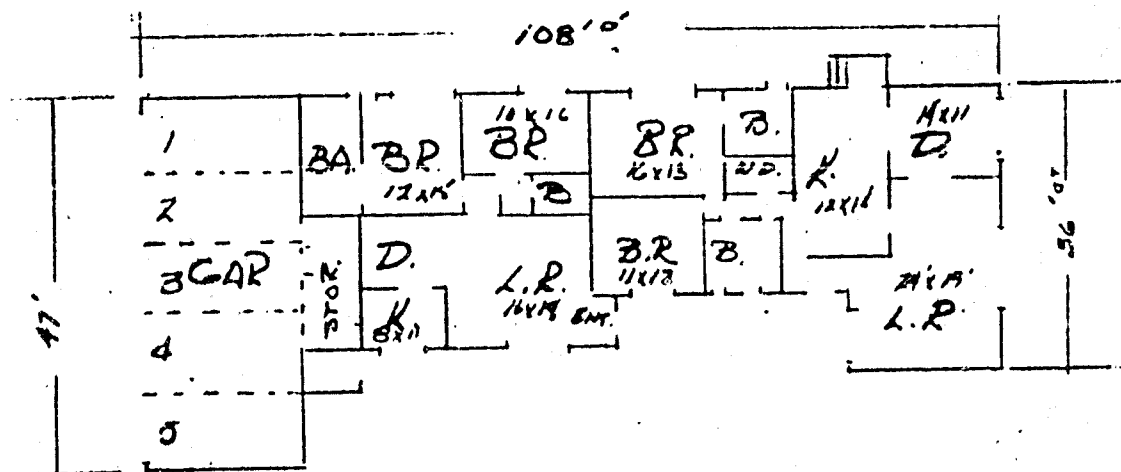
RANCHO VALENCIA VILLAS FOR ALAMITOS BELMONT CORP.

SPR 27 '66

JAN 27, 1966



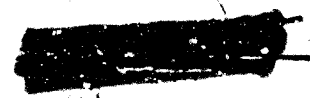
2ND FLOOR OF 2 STORY  
5 UNIT APARTMENT



1ST FLOOR OF 2 STORY  
5 UNIT APARTMENT

Unit "E" APPROVED  
# 501

PLANNING  
DATE



OPA 107'66



SITE PLAN NO. S.P.A.-107-66

STAFF REPORT  
FEBRUARY 24, 1966

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by William R. Effinger, as applicant.
2. The applicant requests the approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
  - a. Section 9217.7c(1) - Walking distances between units and parking areas.
  - b. Section 9217.2 - Parking spaces required.
3. The subject property is presently zoned R-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned C-2 and is partially improved with a commercial building.
  - b. South: Zoned R-2 and is improved with multiple family dwellings.
  - c. East: Zoned R-1 and is unimproved.
  - d. West: Zoned R-1 and is unimproved.
5. Past cases affecting the subject property include:
  - a. S.P.A.-126-64, a site plan for multiple units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1964.
  - b. S.P.A.-107-65, a site plan for multiple dwelling units and rezoning to R-2 for the residential portion of the subject property, was approved by the Planning Commission and City Council in 1965.
  - c. A-115-65 rezoned the westerly contiguous property from R-1 to C-2 and R-3.

d. S.P.-115-65, a site plan for multiple dwelling units, an office building, restaurant, and a pitch and putt golf course and driving range on the subject property and adjacent property to the west, was approved by the Commission on July 22, 1965.

6. This request is to amend a portion of S.P.-115-65 with a revised site plan amendment which proposes rezoning from R-2 to R-3 and the following variances:

a. Section 9217.7c(1) which requires that all parking spaces shall be located within 150 feet of the dwelling unit they are intended to serve. The applicant is asking for a variance for 21 parking spaces that exceed this 150 foot requirement.

b. Section 9217.2 requires  $1\frac{1}{2}$  parking spaces for each dwelling unit, plus  $\frac{1}{2}$  space for each dwelling unit for guest parking. The applicant is asking for a variance for 16 required guest parking spaces. The applicant cannot count curb parking for Casa Linda Lane because this street at present is not developed to its full width. When the property easterly of Casa Linda Lane develops, the applicant could count on 21 additional guest parking spaces, which would eliminate the present 16 space deficit.

7. Except for parking deficiencies, the subject site plan conforms to Code provisions.

## II. IMPLICATIONS OF THIS PROJECT UPON THE GENERAL PLAN OF THE CITY OF GARDEN GROVE:

1. Preliminary Land Use Element - The proposed project is in conformance with the Preliminary Land Use Element of the City of Garden Grove.

2. Preliminary Public Services Element - Flood Control and Drainage - No major General Plan facilities are involved. Local drainage facilities, however, may be affected.

3. Preliminary Public Services Element - Water Supply - Major water distribution facilities exist along both Garden Grove Boulevard (12 inch) and Magnolia Avenue (12 inch) and are adequate to serve this property.

SPA-107-66 (continued)

4. Streets and Highways Element - Garden Grove Boulevard and Magnolia Avenue, both primary highways, will serve as the primary points of access to this development. Both highways are deficient in right-of-way and improvements in the vicinity of the proposed project.

5. Preliminary Public Buildings Element - Public Schools - Creation of the 154 apartment units of the type proposed in this project could generate approximately 97 children of which 68 would be of school age. On a total basis, this would imply the use or creation of approximately 2 classrooms in the school district. Elementary school children would attend Stanford School, which is located approximately 3/4 mile to the north and west. Because of the hazard in crossing Garden Grove Boulevard, elementary students from this project would be bussed to school. Junior high school students would attend Jordan School, which is located on Woodbury Road, 1 1/2 miles to the south and east. These students would also be bussed. High school students would walk to Bolsa Grande High School, located 1 mile to the south. Sidewalks do not exist along most of the home-to-school route.

6. Preliminary Public Buildings Element - Fire Protection - The subject property is served by Fire Station No. 2, located on Gilbert Street approximately 1 1/2 miles to the north. Eventually, the property will also be served by Station No. 6 which is proposed on Brookhurst Street south of the Freeway. The property is so situated that it is just at the edge of the 1 1/2 mile service area of each of these stations. A portion of the development will be outside the desirable 1 1/2 mile service area.

7. Preliminary Public Buildings Element - Public Libraries - Creation of 154 apartment units of the type proposed in this project could generate approximately 378 residents of whom 323 would be potential users of library facilities. The additional residents would imply the use or creation of approximately 103 square feet of gross floor space within the local library system. The nearest branch library facility

is located on Chapman Avenue, approximately 1½ miles to the north.

8. Preliminary Recreation Element - The approximately 378 persons residing in this project would generate a demand for an additional .75 acres of developed park land in the City. No park exists in the neighborhood in which the subject property is a part. The population potential in this neighborhood, as expressed in the Recreation and Parks Element, is 3,700.

GARDEN GROVE, CALIFORNIA  
FEBRUARY 24, 1966

MEMBERS OF THE PLANNING COMMISSION  
AND OF THE CITY COUNCIL  
GARDEN GROVE, CALIFORNIA

RE: S.P.A. - 107 - 66, TRACT No. 5584

ON JULY 7, 1964 THE CITY COUNCIL HELD A PUBLIC HEARING ON  
SITE PLAN AMENDMENT 126-64, TRACT No. 5584, WHICH INCLUDED  
THE PROPERTY NOW BEING CONSIDERED BY YOU.

AS A RESULT OF THE PUBLIC HEARING AND SUBSEQUENT ACTION BY  
THE CITY COUNCIL A RESOLUTION (NO. 2767-64) WAS PASSED ON  
JULY 14, 1964 WHICH READS IN PART, "THAT A SIX FOOT BLOCK  
WALL BE CONSTRUCTED BY THE DEVELOPER ALONG THE SOUTH AND  
WEST BOUNDARY OF THE PROPERTY".

ON JULY 6, 1965, THE CITY COUNCIL HELD ANOTHER PUBLIC  
HEARING ON S.P.A.-126-64 AND THE CITY COUNCIL REAFFIRMED  
THE ACTION TAKEN ON JULY 7, 1964, AND CONTAINED IN RESOLUTION  
No. 2767-64, THAT THE DEVELOPER BE REQUIRED TO CONSTRUCT A  
SIX FOOT BLOCK WALL ALONG THE SOUTH AND WEST BOUNDARY OF THE  
PROPERTY.

WE, THE PROPERTY OWNERS ALONG THE SOUTH AND WEST BOUNDARY OF  
THIS PROPERTY REQUEST THAT THE PLANNING COMMISSION AND CITY  
COUNCIL REQUIRE THAT THE ABOVE REQUIREMENT FOR THE SIX FOOT  
BLOCK WALL BE MADE A CONDITION OF ANY APPROVAL OF S.P.A.107-66.

*W. Ray Henderson 13112 Magnolia*  
*Mrs. W. Ray Henderson 13112 Magnolia*  
*Henry M. Leonard 9121 Imperial Ave. S.H.*  
*Thos E. J. Alexander 9131 Imperial Ave. S.H.*  
*Lowell W. Green 9071 Imperial*  
*Mary E. Green 9071 Imperial*  
*Larry E. Hamel 9151 Imperial Ave*  
*Garrett Earl King 9081 Imperial*  
*Thelma L. King 9081 Imperial*  
*Drene H. Conway 9161 Imperial Ave S.H.*  
*Carl Johnson 9181 Imperial Avenue*  
*Pauline M. Johnson 9181 Imperial Ave*  
*Catricia M. Lewis 9171 Imperial Ave*

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Ted Hilton

From: Stan Beitler

Dept.: Planning

Dept.: Fire Marshal

Subject: SPA 107-66

Date: Feb. 21, 1966

In reviewing the above named plan, we find the north-south drive, on the west side of the property, appears to terminate at the northern project boundary. This would create a dead end drive of well over 500 ft. This is not acceptable to us as the density and valuation of the buildings as well as the lives of the people require at least two ways to arrive at the property along this drive.

  
\_\_\_\_\_  
Stanley B. Beitler  
Fire Marshal

SBB/mc

SPA 107-66

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARINGS

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.

/s/ FRANCES PARKS

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:

FEBRUARY 14

ALL IN THE YEAR 1966

Subscribed and sworn to before me this

14TH day of FEBRUARY 1966.

/s/ PATRICIA A. REESE

Notary Public in and for said County and State.

(SEAL)

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS RELATIVE TO ZONE RECLASSIFICATIONS, SITE PLANS, SITE PLAN AMENDMENTS, AND VARIANCES.  
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, February 24, 1966, 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 aforesaid PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.  
**ZONE RECLASSIFICATION NO. A-100-66** - Proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone - a property located at the northeast corner of Jennifer Avenue and Brookhurst Street occupying a 125 foot by 130 foot parcel of land presently under the jurisdiction of the County of Orange. Also included in the proposed reclassification is a parcel of land consisting of approximately 4.68 acres located on the east side of Brookhurst Street between Jenewich Avenue and Hazards Avenue which also proposed to be rezoned from R-1 to C-1 or a more restrictive zone.  
**SITE PLAN NO. S.P.-100-66** - Proceedings initiated by DeLoe Builders, Inc., as applicant, requesting approval of a site plan for the construction of multiple dwelling units on property zoned R-2 and located on the east side of Josephine Street between approximately 275 feet and 325 feet northerly from the centerline of Wapley Lane and extending in depth for approximately 300 feet easterly from the centerline of Josephine Street. Subject site plan also requests variances from the following Sections of the Municipal Code:  
1. Section 9216.22 - Minimum dwelling unit area.  
2. Section 9216.4(e) - Placement of buildings.  
3. Traffic Study No. 20 - Minimum driveway width.  
**SITE PLAN AMENDMENT NO. S.P.A.-100-66** - Proceedings initiated by Lester E. New, as applicant requesting approval of rezoning from C-1 and R-1 to C-2 and approval of a site plan for the construction of a tavern on two (2) parcels of land located at the northwest corner of Harbor Boulevard and Twinline Lane. Also requested is rezoning from R-1 to C-1 or a more restrictive zone for property located on the adjacent lot easterly of the northwest corner of Harbor Boulevard and Twinline Lane.  
**SITE PLAN AMENDMENT NO. S.P.A.-100-66** - Proceedings initiated by R. G. Mohman Enterprises, Inc., as applicant requesting approval of a site plan for the construction of a gasoline service station and rezoning from R-1 to C-1 or a more restrictive zone on three (3) parcels of land located at the northeast corner of Trask Avenue and Macalla Street.  
**SITE PLAN AMENDMENT NO. S.P.A.-107-66** - Proceedings initiated by William R. Efinger, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-1 or a more restrictive zone on property located on the west side of Cass Lane between approximately 327 feet and 835 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 327 feet westerly from the centerline of Cass Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:  
1. Section 9217.7c (1) - Working distance between units and parking areas.  
2. Section 9217.2 - Parking spaces required.  
**VARIANCE NO. V-101-66** - Proceedings initiated by Thomas R. Coughlin, as applicant, requesting approval of a variance to permit the establishment of a Geriatric Hospital and Sanitarium on property zoned C-2 and located on the west side of Harbor Boulevard between approximately 500 feet and 800 feet southerly from the centerline of Lamson Avenue and extending in depth for approximately 555 feet westerly from the centerline of Harbor

CITY OF GARDEN GROVE

PLANNING COMMISSION

State of California }  
County of Orange }

/s/ FRANCES PARKS

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:

FEBRUARY 14

ALL IN THE YEAR 19...66

Subscribed and sworn to before me this

14TH day of FEBRUARY 1966

/s/ PATRICIA A. REESE

Notary Public in and for said County and State.

(SEAL)

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, February 24, 1966 at the hour of 1:30 P.M. to receive and consider all evidence and reports of the hearing or obtained exclusively by the Commission relative to the various PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

ZONE RECLASSIFICATION NO. A-186-66 - Proceedings initiated by the City of Garden Grove, as applicant, requesting rezoning from R-1 to C-1 or a more restrictive zone of property located at the northeast corner of Jannrich Avenue and Brookhurst Street measuring a 125 feet by 150 foot parcel of land presently zoned R-1. Also included in the proposed reclassification is a parcel of land consisting of approximately 4.88 acres located on the east side of Brookhurst Street between Jannrich Avenue and Hazard Avenue which is also proposed to be rezoned from R-1 to C-1 or a more restrictive zone. SITE PLAN NO. S.P.-186-66 - Proceedings initiated by D.L. Builders, Inc., as applicant, requesting approval of a site plan for the construction of multiple dwelling units on property zoned R-2 and located on the east side of Josephine Street between approximately 275 feet and 375 feet north of the centerline of Westley Lane and extending in depth for approximately 350 feet easterly from the centerline of Josephine Street. Subject site plan also requests variances from the following Sections of the Municipal Code:

- 1. Section 926.2 - Minimum dwelling unit area.
  - 2. Section 926A.4(c) - Placement of buildings.
  - 3. Traffic Study No. 20 - Minimum driveway widths.
- SITE PLAN AMENDMENT NO. S.P.A.-104-66 - Proceedings initiated by Lester E. Kell, as applicant requesting approval of rezoning from C-1 and R-1 to C-2 and approval of a site plan for the construction of a tavern on two (2) parcels of land located at the northeast corner of Harbor Boulevard and Twintree Lane. Also requested is rezoning from R-1 to C-1 or a more restrictive zone for property located on the adjacent lot easterly of the northeast corner of Harbor Boulevard and Twintree Lane.
- SITE PLAN AMENDMENT NO. S.P.A.-105-66 - Proceedings initiated by R. G. Holman Enterprises, Inc., as applicant requesting approval of a site plan for the construction of a gasoline service station and rezoning from R-1 to C-1 or a more restrictive zone on three (3) parcels of land located at the northeast corner of Trask Avenue and Magnolia Street.
- SITE PLAN AMENDMENT NO. S.P.A.-107-66 - Proceedings initiated by William R. Eymann, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Loma between approximately 307 feet and 355 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Loma Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
- 1. Section 9217.2 (1) - Working distances between units and parking areas.
  - 2. Section 9217.2 - Parking spaces required.

VARIANCE NO. V-101-66 - Proceedings initiated by Thomas R. Coughlin, as applicant, requesting approval of a variance to permit the establishment of a Geriatric Hospital and Sanatorium on property zoned C-2 and located on the west side of Harbor Boulevard between approximately 660 feet and 989 feet southerly from the centerline of Lamson Avenue and extending in depth for approximately 688 feet westerly from the centerline of Harbor Boulevard. The above mentioned request pertains to Section 9209 of the Municipal Code entitled: Permitted Uses in the C-2 Zone.

VARIANCE NO. V-102-66 - Proceedings initiated by Milton L. Hughes, as applicant, requesting a variance from Sections 9208 and 9209 of the Municipal Code which permit the permitted uses in the C-1 and C-2 zones, and from Traffic Study No. 70 (Minimum driveway widths). Subject variance request concerns property zoned C-1 and C-2 and located on the south side of Kaleria Avenue between approximately 580 feet and 760 feet westerly from the centerline of Ding Circle and extending in depth for approximately 330 feet southerly from the centerline of Kaleria Avenue.

ALL INTERESTED PARTIES are invited to attend said HEARINGS and express their opinions for or against the proposed ZONE RECLASSIFICATIONS, SITE PLANS, SITE PLAN AMENDMENTS, AND VARIANCES.

FURTHER INFORMATION on the above may be obtained at the Planning Department of the City of Garden Grove or by telephone: Jefferson 7-4200, extension 41. DATE: FEBRUARY 11, 1966. Publish February 14, 1966. The Orange Co. Eve. News, No. 179



February 11, 1966

Mr. W. R. Effinger  
9252 Garden Grove Boulevard  
Garden Grove, California

Site Plan No. S.P.A.-107-66

Dear Sir:

February 24, 1966.

applicant notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

SITE PLAN AMENDMENT NO. S.P.A.-107-66

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

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\*FEBRUARY 24, 1966  
1:30 O'CLOCK P.M.

SITE PLAN AMENDMENT NO.  
S.P.A.-107-66

Proceedings initiated by William R. Effinger, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-2 to R-3 or a more restrictive zone on property located on the west side of Casa Linda Lane between approximately 307 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:

1. 9217.7c(1) - Walking distances between units and parking areas.
2. 9217.2 - Parking spaces required.

DATE: FEBRUARY 10, 1966

PUBLISH: FEBRUARY 14, 1966

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

FURTHER INFORMATION which may include site plans, building elevations, and floor plans on the above application may be obtained or viewed at the Planning Department in City Hall or by telephone: Jefferson 7-4200, extension 41.

GARDEN GROVE CITY PLANNING COMMISSION

MAILING LIST MEETING OF  
FEB. 24, 1966

SPA 107-66

SUBJECT PROPERTY:

Bouleh Marrell, et al  
9775 Bixby Avenue  
City  
SPA 107-66

PROPERTY OWNERS WITHIN  
300' RADIUS:

Ray Henderson  
13112 Cannery  
City  
SPA 107-66

James Iffinger  
3730 E. Broadway Suite 1  
Long Beach, Calif. 90803  
SPA 107-66

Farrow & Sons  
P. O. Box 247  
City 92642  
SPA 107-66

Julia Bandy  
9081 Imperial Ave  
City 92641  
SPA 107-66

Orville W. Green, et al  
9071 Imperial Ave  
City 92641  
SPA 107-66

Alden Levensz  
9031 Imperial Ave  
City 92641  
SPA 107-66

James Weinheimer  
9061 Imperial  
City 92641  
SPA 107-66

Laurence Baldwin  
3021 Imperial  
City 0 92641  
SPA 107-66

Paul Chepple  
9231 Imperial  
City 92641  
SPA 107-66

Arthur Bischoff  
9221 Imperial  
City 92641  
SPA 107-66

William Catlin  
9211 Imperial  
City 92641  
SPA 107-66

Wayne Shambien  
9201 Imperial  
City 92641  
SPA 107-66

J. P. Myers  
9191 Imperial  
City 92641  
SPA 107-66

Henry Leonard  
9121 Imperial  
City 92641  
SPA 107-66

Cari Lehman  
P. O. Box 216  
City 92642  
SPA 107-66

J. D. Hamlett  
9151 Imperial  
City 92641  
SPA 107-66

Irene Caroway  
9161 Imperial  
City 92641  
SPA 107-66

Patricia Lewis  
9171 Imperial  
City 92641  
SPA 107-66

Alamitos-Belmont Corp.  
3730 E. Broadway  
Long Beach, Calif. 90803  
SPA 107-66

Mailing List

FEB. 24, 1966

SPA 107-66

Subject Property

98-571-02 ✓

03 ✓

98-011-01 ✓

98-572-01 ✓

02 ✓ S

98-021-01 ✓

03 ✓ S

02 ✓

04 ✓ S

03 ✓

05 ✓ S

04 ✓

06 ✓ S

11 ✓

07 ✓ S

12 ✓

08 ✓ S

13 ✓

09 ✓ S

14 ✓

10 ✓ S

98-031-01 ✓

98-581-01 ✓ S

02 ✓

03 ✓

04 ✓

05 ✓

12 ✓

15 ✓

16 ✓

17 ✓

18 ✓

98-571-01 ✓ S



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.

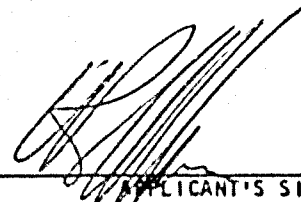
Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission in the manner set forth in the Garden Grove Municipal Code.

NOTE: The filing fee for this application is for the purpose of covering the expense of advertising for two public hearings - one before the Planning Commission and one before the City Council. If the applicant requests more than one continuance during the course of these public hearings, he must bear the cost of readvertising the hearing. The cost of this readvertisement shall be one-half the filing fee.

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

If your application is approved NO BUILDING PERMITS CAN BE OBTAINED UNTIL ALL CONDITIONS OF PLANNING COMMISSION OR CITY COUNCIL RESOLUTIONS ARE MET FOLLOWING THE REQUIRED TEN DAY WAITING PERIOD AFTER PLANNING COMMISSION OR CITY COUNCIL ACTION.

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



APPLICANT'S SIGNATURE

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