

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

.....ORANGE COUNTY NEWS.....

.....
a newspaper of general circulation, printed and published

in the City ofGARDEN GROVE.....
County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of

California, under the date of 12/15/89

Case Number A-31502.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

.....Nov: 21: 1990.....
all in the year 19.....

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated atGARDEN GROVE.....

California, thisday of 19 90.....

.....
Signature

Free copies of this blank form may be secured from:
CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.
Legal Advertising Clearing House
120 West Second St., Los Angeles, Calif. 90012
Telephone: (213) 625-2541

This space is for the County Clerk's Filing Stamp

CITY OF GARDEN GROVE
Proof of Publication of

PUBLIC HEARING
RSP-150-90, RSP-151-90, RSP-152-90
RSP-153-90, RUP-126-90, CUP-130-90

.....
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA ON Wednesday, 10 a.m., December 5, 1990
RESIDENTIAL SITE PLAN NO. RSP-150-90
The applicant, Roger Coon, 11782 Reva Dr., Garden Grove is requesting residential site plan approval to construct a 1,238 S.F. one and two-story addition to an existing 1,543 S.F. single story, single family residence on an approximate 13,415 S.F. site located in the R-1 (one family residential) zone. The subject site is located on the southeast terminus of Jacalene Lane and Reva Drive at 11782 Reva Drive. The City of Garden Grove has determined that this action is exempt pursuant to CEQA.
RESIDENTIAL SITE PLAN NO. RSP-151-90 AND VARIANCE V-108-90
The applicant, Peter Ho Construction, 1146 S. Nakama Drive, Santa Ana, Ca. is requesting residential site plan approval to construct a one and two-story 1,1150 S.F. addition to an existing 1,445 S.F. single story, single family residence and a variance to reduce the required driveway width, on an approx. 9,425 S.F. site located in the (peripheral residential) zone. The subject site is located on the southside of Stanford Avenue, east of Nelson Street at 10802 Stanford Avenue. The City of Garden Grove has determined that this action is exempt pursuant to CEQA.
RESIDENTIAL SITE PLAN NO. RSP-152-90
The applicant, PHILIP B. STEININGER, 6402 Chapman Avenue Garden Grove, is requesting residential site plan approval to construct a one and two-story, 855 S.F. addn. to an exist. 1,219 S.F. single story, single family residence on an approx. 6,930 S.F. site located in the R-1 (one family residential) zone. The subject site is located on the south side of Chapman Avenue, west of Springdale Street at 6402 Chapman Avenue. The City of Garden Grove has determined that this action is exempt pursuant to CEQA.
RESIDENTIAL SITE PLAN NO RSP-153-90
The applicant, LIEN THANH NGO, 9531 Reading Ave. Garden Grove, is requesting residential site plan approval to construct a one story 1,422 S.F. addition to an existing 1,040 S.F. single story, single family residence on an approximately 7,320 S.F. site located in the R-1 (one family residential) zone. The subject site is located on the north side of Reading Avenue, east of Bushard St. at 9531 Reading Avenue. The City of Garden Grove has determined that this action is exempt pursuant to CEQA.
CONDITIONAL USE PERMIT NO. CUP-128-90
The applicant, M. RYUNG HAN, 9732 Garden Grove Blvd., no 4, Garden Grove, is requesting approval of a CONDITIONAL USE PERMIT to allow an existing cafe in the C-2 (General Commercial) zone to operate under a new state Alcoholic Beverage Control type "41" (on-sale Beer & Wine Bone-fide Public Eating Place) License. The subject property is located on the So. side of Garden Grove Blvd., east of Galway St. at 9732 Garden Grove Blvd., no.4, Garden Grove. The City of Garden Grove recommends that a negative declaration be adopted because the project will not have a significant adverse effect on the environment pursuant to CEQA.
CONDITIONAL USE PERMIT NO. CUP-130-90
The applicant, CANH'S V.I.T., 2112 Flowers St., Santa Ana, is requesting approval of a CONDITIONAL USE PERMIT to allow the slaughtering and sale of poultry in the M-1 (Limited Industrial) zone. The subject property is located on the north side of Westminster Avenue, west of Harbor Boulevard at 11901 Westminster Avenue. The city of Garden Grove recommends that a negative declaration be adopted because the project will not have a significant adverse effect on the environment pursuant to CEQA.
ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.
Further information on the above may be obtained at the Development Services Department, City of Garden Grove, or by telephone: (714) 741-5312.
Orange County News 203950
Publish: Nov. 21, 1990

WP-130-90

DEVELOPMENT SERVICES DEPARTMENT
PLANNING SERVICES DIVISION
PLANNING SECTION
Planning Division

APPLICATION FOR:

- CONDITIONAL USE PERMIT (\$1,000 + \$35 Per Hour)
- INSPECTION FEE (\$25)
- ENVIRONMENTAL IMPACT REPORT REVIEW (COST + 15%)
- VARIANCE (\$650)
- NEGATIVE DECLARATION (\$250)

NAME OF APPLICANT: CANH VAN NGUYEN TELEPHONE: (714) 543-4735

MAILING ADDRESS: 2112 N. FLOWER ST.
SANTA ANA, CA. ZIP: 92706

NAME OF RECORDED OWNER: S&D ASSOCIATES TELEPHONE: 997-7956

MAILING ADDRESS: 1020 N. BATAVIA, STE. B, ORANGE, CA 92667

SUBJECT PROPERTY ADDRESS: 11901 WESTWINSTER, GR. ^{UNIT A} ZIP: 92643

SUBJECT PROPERTY LOCATION: _____ ZIP: _____

NAME AND ADDRESS WHERE ALL CORRESPONDENCE REGARDING SUBJECT CASE SHOULD BE MAILED: 2112 N. FLOWER ST. TELEPHONE: (714) 543-4735
SANTA ANA, CA ZIP: 92706

STATUS OF THE APPLICANT (CHECK ONE)

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

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

SIGNATURE OF OWNER: *Debra M. Mory* DATE: 10-15-90

SIGNATURE OF APPLICANT: *Paul Nguyen* DATE: 10-15-90

ACCEPTANCE BY LAND USE: *John Davis* DATE: 10-15-90

ACKNOWLEDGMENT OF FEE PAYMENT: *J. Melander* DATE: 10-26-90

Notice of Determination

Appendix H

To: Office of Planning and Research
1400 Tenth Street, Room 1121
Sacramento, CA 95814

POSTED
DEC 18 1990

From: (Public Agency) City of Garden Grove
P. O. Box 3070, 11391 Acacia Parkway
Garden Grove, Ca 92642 (Address)

X County Clerk
County of Orange
P. O. Box 838
Santa Ana, Ca 92702
GARY L. GRANVILLE, County Clerk
DEPUTY

FILED

DEC 18 1990



GARY L. GRANVILLE, County Clerk
DEPUTY

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

CONDITIONAL USE PERMIT NO. CUP-130-90
Project Title

State Clearinghouse Number (If submitted to Clearinghouse) City of Garden Grove (714) 741-5312
Lead Agency Area Code/Telephone/Extension
Contact Person

11901 Westminster Avenue, Garden Grove ORANGE
Project Location (include county)

Project Description: To allow the slaughtering and sale of poultry in the M-1 (Limited Industrial) zone.

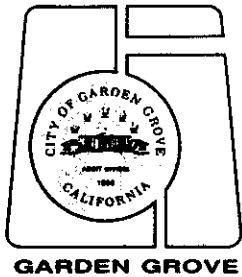
This is to advise that the City of Garden Grove has approved the above described project on (Date) and has made the following determinations regarding the above described project:

- 1. The project [] will [] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not made a condition of the approval of the project.
4. A statement of Overriding Considerations [] was [] was not adopted for this project.
5. Findings [] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: City of Garden Grove, Development Services, 11391 Acacia Parkway, Garden Grove, CA 92640

Signature (Public Agency) Date Title

Date received for filing at OPR:



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

December 12, 1990

CERTIFIED MAIL

Cahn's V.I.T.
Canh Van Nguyen
2112 N. Flower Street
Santa Ana, CA 92706

SUBJECT: Zoning Administrator Decision No. 1366
Case No. Conditional Use Permit No. CUP-130-90

I am pleased to inform you that your request for a Conditional Use Permit has been provisionally approved. The final granting of the Conditional Use Permit is contingent upon your complying with all of the conditions of approval listed in the enclosed Decision.

Your attention is specifically directed to the last paragraph of the Decision which indicates that the Conditional Use Permit is not valid until the provisions of that paragraph are met. As such, your requested Conditional Use Permit will not become effective until you have complied with all conditions of approval and have submitted a Certificate of Compliance to the City's Development Services Department.

Provided that you do comply with all conditions of approval within the required time frames, and no appeals of this Decision are filed with the City Clerk, the earliest effective date of the Decision will be January 3, 1991. However, the Conditional Use Permit application will become null and void unless all conditions of approval have been completed within the required time frames.

Should you have any questions regarding this Decision or need assistance with obtaining any required permits, please feel free to contact the staff of the Development Services Department at (714) 741-5312.

Sincerely yours,


E. JOHN GRAICHEN
Zoning Administrator

Enclosure

cc: Debra M. Wong

MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

December 5, 1990

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-130-90 - CANH'S V.I.T. (CANH VAN NGUYEN) - NORTH SIDE OF WESTMINSTER AVENUE, WEST OF HARBOR BOULEVARD - 11901 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for approval of a Conditional Use Permit to allow the slaughtering and sale of poultry in the M-1 (Limited Industrial) zone.

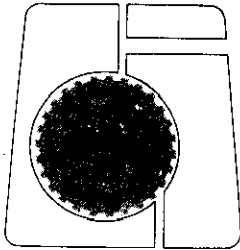
The City of Garden Grove recommended that a Negative Declaration be adopted because the project will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Art Lew addressed the Zoning Administrator representing the property owner. He commented that he represented the property owner before the Zoning Administrator when the same request for a conditional use permit was being considered. He noted that at that time they were not prepared but since then they have met the business owner and his family. He commented that Mr. Nguyen has been in this type of business for over 10 years and are experienced in the food industry. He felt that it will be a successful business. He noted that Oriental people prefer fresh fowl. He indicated that the applicant has agreed to the restrictions have have been placed.

There being no further comments from the applicant's representative and no comments from the audience, the public hearing on CUP-130-90 was closed.



GARDEN GROVE

GARDEN GROVE ZONING ADMINISTRATOR

DECISION NO. 1366

CONDITIONAL USE PERMIT NO. CUP-130-90

CAHN'S V.I.T. (CAHN VAN NGUYEN)

DECEMBER 12, 1990

This decision pertains to a Conditional Use Permit application filed for property located on the north side of Westminster Avenue west of Harbor Boulevard at 11901 Westminster Avenue.

The applicant is requesting approval of a Conditional Use Permit to allow the slaughtering and sale of poultry in the M-1 (Limited Industrial) zone.

The City of Garden Grove recommended that a Negative Declaration be adopted because the project will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act.

The Garden Grove Municipal Code permits poultry slaughtering in the M-1 zone, subject to approval of a Conditional Use Permit to ensure compatibility with surrounding properties.

A public hearing was held on December 5, 1990, and all testimony presented at the public hearing and all evidence applicable to this case have been considered in this decision.

At the public hearing, staff introduced and reviewed the Development Services Planning Staff Report and indicated that the subject site contains approximately 66,559 square feet. The applicant's suite is located along the Westminster Avenue frontage and is approximately 1,200 square feet in size. The floor plan consists of a customer waiting area, a counter, restroom, and an animal storage and preparation area. The unit has a large rear door and outdoor storage area. The subject site has two access driveways along Westminster Avenue. Parking is provided along the south and east sides of the subject suite. Staff further indicated that the applicant submitted the same request for the same location which was considered by the Zoning Administrator

Zoning Administrator Decision No. 1366
Conditional Use Permit No. CUP-130-90

at the hearing of January 17, 1990. At that hearing staff recommended approval of the applicant's request. The applicant withdrew the original submittal, stating that he would resubmit at a later date. Staff noted that the subject request has not changed from the last request.

Staff reported that the applicant is proposing to utilize the suite to store indoors 50 live fowl per day. The applicant's proposed use requires a Conditional Use Permit in order to assure compliance with all applicable Code requirements and to maintain compatibility with the surrounding properties. Staff further noted that the proposed use is a use that may cause environmental concerns. These concerns are related to noise, odor and feathers. Staff further reported that it had surveyed several surrounding cities regarding existing poultry uses. The only problems staff is aware of are: 1) When the animals are allowed to be kept outdoors, there are problems with animal noise, odors and feathers. 2) In places where the animals are kept indoors, the only problem was with the delivery of the animals where there may be problems with feathers on the ground.

Staff reported that it has reviewed the subject Conditional Use Permit request in relation to the goals and objectives of the City of Garden Grove and Municipal Code Sections 9211, 9217, and 9219. As a result of this review, staff stated that it feels the proposed use would be compatible with surrounding uses, subject to certain conditions, and therefore recommended approval of Conditional Use Permit No. CUP-130-90.

The Zoning Administrator declared the public hearing open to receive testimony in favor of or in opposition to the application.

Mr. Art Lew, representing the property owner, appeared before Zoning Administrator and testified that he supports the applicant's request and he has placed several restrictions on the tenant in order to assure compatibility of the proposed use with the rest of the property of which he is the representative. Mr. Lew concluded his comments by stating he requests approval by the Zoning Administrator for the applicant's request.

No one else appeared before the Zoning Administrator to offer testimony either in favor of or in opposition to the application.

The purpose of a Conditional Use Permit is to assure that the proposed use will be compatible with other existing or potential uses and improvements in the surrounding area and to recognize and compensate for technological improvements and recently established development standards affecting the site. In reviewing the application for Conditional Use Permit No. CUP-130-90, it is found by the Zoning Administrator that the applicant's request for a Conditional Use Permit to allow the slaughtering and sale of poultry in the M-1 (Limited Industrial) zone at the subject location would be a convenience to the general public and would not significantly impact the surrounding neighborhood for the following facts and reasons:

Zoning Administrator Decision No. 1366
Conditional Use Permit No. CUP-130-90

1. The proposal meets or exceeds the provisions and requirements of the City of Garden Grove.
2. The proposed use subject to certain conditions of approval, will be compatible with existing and proposed uses of the same or surrounding sites.
3. The proposed use will be compatible with the other uses in the facility.
4. The proposed use will not have a negative impact or effect on the general health, welfare, safety and convenience of the immediate neighborhood and of the city in general.

It does appear, however, that there are measures that need to be taken by the applicant to help improve the appearance, health, safety, efficiency and productivity of the site and the establishment, and to ensure compatibility of the proposed use with the surrounding neighborhood.

In consideration of the evidence presented at the public hearing, the criteria established for approval of Conditional Use Permits, and the facts and reasons recited herein, it is hereby determined that Conditional Use Permit No. CUP-130-90 should be and is hereby granted, and a Negative Declaration is adopted because the project will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act, subject to and after proof to the Zoning Administrator of compliance with the following conditions.

1. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply.
2. All requests for minor modifications shall be submitted to the Zoning Administrator for approval. If other than minor changes are proposed in the development, a new application shall be filed which reflects the revisions proposed.
3. The rear doors shall be kept closed at all times during the operation of the premises except in cases of emergency or to permit deliveries.
4. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

02P-130-90

DEVELOPMENT SERVICES DEPARTMENT
PLANNING SERVICES DIVISION
PLANNING SECTION
Planning Division

APPLICATION FOR:

- CONDITIONAL USE PERMIT (\$1,000 + \$35 Per Hour)
- INSPECTION FEE (\$25)
- ENVIRONMENTAL IMPACT REPORT REVIEW (COST + 15%)
- VARIANCE (\$650)
- NEGATIVE DECLARATION (\$250)

NAME OF APPLICANT: CANH VAN NGUYEN TELEPHONE: (714) 543-4735

MAILING ADDRESS: 2112 N. FLOWER ST.
SANTA ANA, CA. ZIP: 92706

NAME OF RECORDED OWNER: SAD ASSOCIATES TELEPHONE: 997-7956

MAILING ADDRESS: 1020 N. BATAVIA, STE. B, ORANGE, CA 92667

SUBJECT PROPERTY ADDRESS: 11901 WESTMINSTER, ^{UNIT A} CA. ZIP: 92643

SUBJECT PROPERTY LOCATION: _____ ZIP: _____

NAME AND ADDRESS WHERE ALL CORRESPONDENCE REGARDING SUBJECT CASE SHOULD BE MAILED: 2112 N. FLOWER ST. TELEPHONE: (714) 543-4735
SANTA ANA, CA ZIP: 92706

STATUS OF THE APPLICANT (CHECK ONE)

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

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

SIGNATURE OF OWNER: [Signature] DATE: 10-15-90

SIGNATURE OF APPLICANT: [Signature] DATE: 10-15-90

ACCEPTANCE BY LAND USE: [Signature] DATE: 10-15-90

ACKNOWLEDGMENT OF FEE PAYMENT: [Signature] DATE: 10-26-90

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, OR SITE PLAN. TIME FOR APPEAL. The order granting or denying a variance, conditional use permit, or site plan shall become final and effective twenty-one (21) days after the order, unless within such twenty-one (21) day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of such appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

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

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

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

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

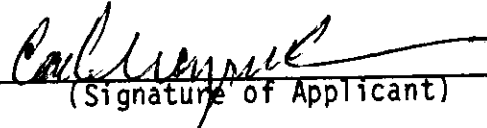
- a. That approval was obtained by fraud.
- b. That the use approved by a Variance or Conditional Use Permit has ceased to exist or has been suspended for one year or more.
- c. That the Site Plan, Variance or Conditional Use Permit is being, or recently has been exercised contrary to the terms or conditions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

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

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



(Signature of Owner)



(Signature of Applicant)

Date 10-12-90

5796T/1945A
08/09/90

Zoning Administrator Decision No. 1366
Conditional Use Permit No. CUP-130-90

5. All requirements of the Fire Department shall be met.
6. The site shall comply with all requirements of the State of California regarding parking and accessibility of the physically handicapped including the installation of vertical identification signs at each handicapped parking space and, if not already provided, a wheelchair ramp to the front entrance of the establishment.
7. The applicant shall repair, reseal, and restripe the parking lot in accordance with the City of Garden Grove requirements.
8. All signs shall comply with the City of Garden Grove sign requirements.
9. The applicant shall comply with all requirements of the Garden Grove Sanitation District regarding methods of disposal of by-products.
10. There shall not be more than fifty (50) live fowl on the site at any given time.
11. All deliveries of fowl shall be made within an enclosed vehicle or covered truck.
12. At no time shall fowl be allowed to be placed outdoors.
13. The applicant shall comply with all regulations of the OCHD (Orange County Health Department) and AQMD (Air Quality Management District).
14. This Conditional Use Permit shall be reviewed one (1) year from the date of approval, and every year thereafter. This Conditional Use Permit may be called for review at any time by the City Council, Planning Commission, Zoning Administrator, and/or Neighborhood Improvement Conservation Commission if complaints are filed and verified as valid by the Code Enforcement Office or other City Departments concerning the violation of the approved conditions, the City of Garden Grove Municipal code, and/or any other applicable provisions of law.
15. Any change in the use of the structure shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

Zoning Administrator Decision No. 1366
Conditional Use Permit No. CUP-130-90

Failure by the applicant to comply with these Conditions of Approval within the time frames established therefor, shall be deemed and operated as a withdrawal and abandonment of the subject Conditional Use Permit application, and said CUP request shall become null and void. Failure by the applicant to maintain the premises in compliance with the provisions of the Garden Grove Municipal Code and the above Conditions during the term of the approved Conditional Use Permit shall render said Conditional Use Permit subject to revocation proceedings.



JOHN GRAICHEN
ZONING ADMINISTRATOR

The appeal deadline to the City Council for the subject case is
January 2, 1991.

PLEASE NOTE: Any request for court review of this decision must be filed
within 90 days of the date this decision was final (See Code of Civil
Procedure Section 1094.6).

6067T/2009A
12/12/90

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
(to Be Completed by Lead Agency)

Project Title: CONDITIONAL USE PERMIT NO. CUP-130-90

Project Location: North side of Westminster Avenue, west of Harbor Blvd.
at: 11901 Westminster Avenue

Project Description:

To allow the slaughtering and sale of poultry in the M-1 (Limited Industrial) zone.

Name and Address of Developer or Project Sponsor:

Canh Van Nguyen
2112 N. Flower St.
Santa Ana, CA 92701

Phone: (714) 973-1085

Findings:

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.


Mitigation Measures (if any, to avoid potentially significant effects):

Reason for Finding of No Significant Effect:

The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number:

Tryone Daisy (714) 741-5312



Chairman, Planning Coordinating Committee

12-6-90

Date

Attachment: Initial Study of Environmental Effects

Date Completed

NOVEMBER 22, 1990

INITIAL STUDY OF ENVIRONMENTAL EFFECTS
(To Be Completed by Lead Agency)

I. BACKGROUND

1. Name of developer or project sponsor: CANA V.I.T.
Address and phone number of above: 2112 FLOWER ST. SANTA ANA, CA.

2. Address or location of project: 11901 WESTMINSTER AVE
GARDEN GROVE, CA.

3. Name of project leader or coordinator: TYRONE DAISY

4. Lead Agency: CITY OF GARDEN GROVE

5. Date Environmental Information Form submitted: OCTOBER 22, 1990

6. Agency Requiring Form: _____

7. Name of proposal, if applicable: CANA V.I.T.

8. Project Proposal: POULTRY SLAUGHTER IN THE M-1 ZONE

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____	_____✓
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	_____✓
c. Change in topography or ground surface relief features?	_____	_____	_____✓
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	_____✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	<u>✓</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>✓</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	_____	_____	<u>✓</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>✓</u>
b. The creation of objectionable odors?	_____	<u>✓</u>	_____
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>✓</u>
d. Exposure of people to high ambient levels of air pollution?	_____	_____	<u>✓</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>✓</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>✓</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>✓</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>✓</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	<u>✓</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Alteration of the direction or rate of flow of ground water?	_____	_____	_____✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	_____✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	_____✓
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	_____✓
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	_____✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	_____✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	_____✓
d. Reduction of acreage of any agricultural crop?	_____	_____	_____✓
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	_____✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	_____✓
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	_____✓
d. Deterioration to existing fish or wildlife habitat?	_____	_____	_____✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____ ✓	_____
b. Exposure of people to severe noise levels?	_____	_____	_____ ✓
7. Light and Glare. Will the proposal produce new light or glare?	_____	_____	_____ ✓
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	_____ ✓
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	_____ ✓
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____ ✓
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____ ✓
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____ ✓
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____ ✓
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	_____ ✓
b. Effects on existing parking facilities or demand for new parking?	_____	_____	_____ ✓
c. Substantial impact upon existing transportation systems?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	_____✓
e. Alterations to waterborne, rail or air traffic?	_____	_____	_____✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	_____✓
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	_____✓
b. Police Protection?	_____	_____	_____✓
c. Schools?	_____	_____	_____✓
d. Parks or other recreational facilities?	_____	_____	_____✓
e. Maintenance of public facilities, including roads?	_____	_____	_____✓
f. Other governmental services?	_____	_____	_____✓
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	_____✓
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	_____✓
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	_____✓
b. Communications system?	_____	_____	_____✓
c. Water?	_____	_____	_____✓
d. Sewer or septic tanks?	_____	_____	_____✓
e. Storm water drainage?	_____	_____	_____✓
f. Solid waste and disposal	_____	_____	_____✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____✓
b. Exposure of people to potential health hazards?	_____	_____	_____✓
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____✓
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____✓
20. Cultural Resources. Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	_____	_____✓
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	_____✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact			

on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
_____	_____	_____✓

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____	_____	_____✓
-------	-------	--------

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. Is the project to be located in an area with a high probability of soil liquefaction?

_____	_____	_____✓
-------	-------	--------

2. Is the project site located on or adjacent to a known or suspected earthquake fault?

_____✓	_____	_____
--------	-------	-------

3. Is the project within a 100-year flood plain?

_____✓	_____	_____
--------	-------	-------

4. Is the project to be located under the flight path for an airport?

_____	_____	_____✓
-------	-------	--------

5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?

_____	_____	_____✓
-------	-------	--------

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes" and "maybe" answers and possible mitigation measures of any significant adverse effects.)

SEE ATTACHMENT "A"

V. DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:



Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Yes Maybe No

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

November 22, 1990
Date

Deane Davis
Signature

For City of Garden Grove

ATTACHMENT A

INITIAL STUDY CHECKLIST RESPONSES

CASE NO. CWP-130-90

II. ENVIRONMENTAL IMPACTS

1. Earth (Yes No)

a-g Disruptions in the soil will result during the site preparation and grading. The developer must submit grading, drainage, and underground utility plans to the Engineering Services Division prior to the issuance of any permits.

A project of this size would not create any substantial impacts to the soil or topography of the area, other than to provide adequate drainage.

According to the seismic and safety element of the General Plan, the Shady Canyon fault is the only fault line known to exist within the Garden Grove city limits. This fault has no history of seismic activity and is not considered to be active. The city lies in proximity to the Newport/Inglewood fault, as well as larger general fault lines which may affect buildings within Garden Grove. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

2. Air (Yes No) MAYBE

a-d The size and scope of this project will not create a substantial impact on the air movement or the quality of the area.
(2-b - SEE pg. 5)

3. Water (Yes No)

a-i The developer is required to comply with all the provisions of the Garden Grove Water Department and the Engineering Services Division to address any concern resulting from the design of this project. Water line location plans and grading plans are required to be submitted to insure safe and proper location of water service facilities and surface drainage.

4. Plant Life (Yes No)

a-d The project will not substantially impact any environmentally sensitive species of plants. Any existing vegetation required to be removed as a consequence of new construction will be replaced with new plant materials and located in areas designed to promote their sustenance and longevity.

Attachment A
Initial Study of Environmental Effects

Page 2

5. Animal Life (Yes No)

a-d The project will not substantially impact any environmentally sensitive animal species. No known endangered animal species have been identified to reside on or adjacent to the site.

6. Noise (Yes No) MAYBE

a & b A project of this nature will not create a sizable increase in noise levels beyond those prescribed by the noise element of the General Plan. Increases in existing noise levels will result during construction. The developer must observe code provisions as they pertain to hours of construction. Also, the project will be surrounded by a six (6) foot block wall to insure privacy and no noise intrusion from the project.

(6-a) - SEE PGS. 5

7. Light & Glare (Yes No)

The developer must adhere to code provisions for restricting light and glare onto the subject site. The developer is responsible for providing adequate security lighting as per the provisions of the Police Department.

8. Land Use (Yes No)

The project complies with the goals and objectives of the Garden Grove General Plan for Land Use applicable to (Land Use Designation) development.

9. Natural Resources (Yes No)

The project will not result in a substantial increase in the usage of any natural resources, including water. The developer must comply with all Water Department provisions.

10. Risk of Upset (Yes No)

a & b The nature of this project will not result in the storage or release of hazardous substances. All storage of provisions must adhere to the provisions of the Fire Department as well as the safety element of the General Plan.

11. Population (Yes No)

(Residential) The proposed project is within the allowable densities for residential development as indicated in the General Plan.

(Non-Residential) The proposed project will not significantly alter the population of the City, as the project complied with the goals and objectives as outlined in the growth policy element of the General Plan.

12. Housing (Yes No)

(Residential) The proposal will add quality residential housing stock to the City, as well as a considerable upgrade to existing housing. (City of Garden Grove Housing Element)

(Non-Residential) The project will not have any effect on the number or quality of the residential housing stock within the City.

13. Transportation/Circulation (Yes No)

The developer is required to comply with all conditions of approval of the Traffic Engineer to address any traffic issues this project will generate. Impact on any traffic circulation patterns will be addressed by the City Traffic Engineer to ensure compliance with the goals and objectives of the circulation element of the General Plan.

14. Public Services (Yes No)

The project has been reviewed by the Development Services Department, Engineering Services Division, Police Department, Fire Department and Building Services Division, as well as the Garden Grove Sanitary District to insure adequate facilities for sewer, water, trash, police and fire protection exist.

15. Energy (Yes No)

The project will not create a substantial impact upon existing energy sources, nor will it require the creation of any new energy sources.

16. Utilities (Yes No)

The project will not substantially impact public utilities. Existing utilities are in place and are adequate to serve the proposed development. All on-site utilities servicing the project are required to be relocated underground with ground-mounted electrical transformers to be screened from view and not located in any landscape frontages.

17. Human Health (Yes No)

By adhering to all applicable code provisions, the proposed project will not be a detriment to public health, safety, or welfare.

18. Aesthetics (Yes No)

The project is located within a developed urban area. No scenic views or vistas will be obstructed by the construction of this development.

19. Recreation (Yes No)

The proposal will not substantially impact existing public recreational facilities. The developer is required to pay all applicable park fees as required by code.

20. Cultural Resources (Yes No)

The subject site is not located on or near any area of any archeological significance.

21. Mandatory Findings of Significance

- a. The project site is not located in an area that would substantially degrade the existing plant or wildlife.
- b. The project will not be disadvantageous to any long-term environmental goals as set forth in the General Plan.
- c. The cumulative impacts for this project will be addressed in the Conditions of Approval placed on this project.
- d. This project would not normally impact human health provided it complies with the applicable building and health codes as set forth by the State.

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

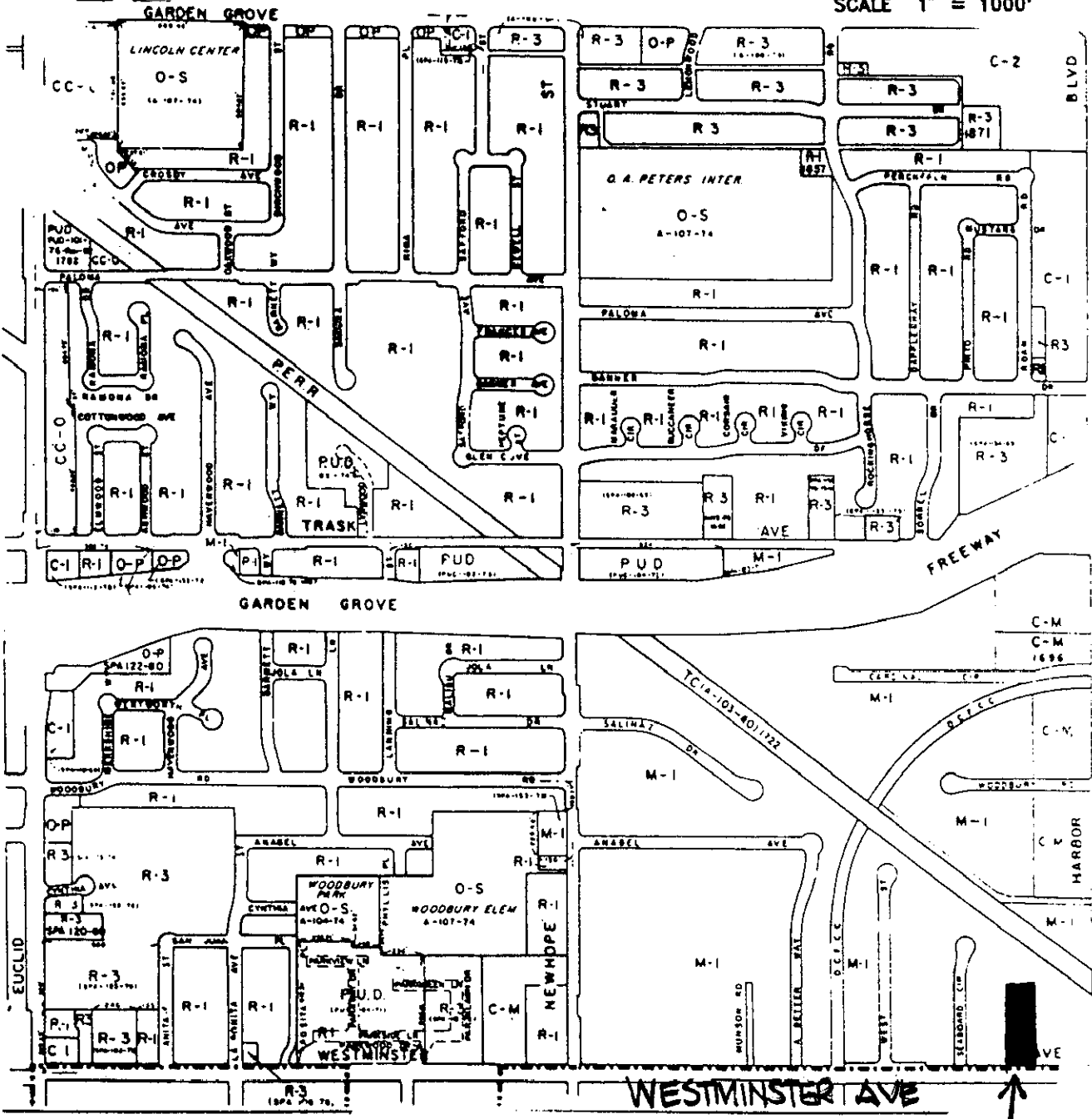
1. Soil Liquefaction

Liquefaction is the transformation of stable soil into a fluid-like state resulting from earth movement. The subject site is located within a (low medium high) area of probability of such a ground failure occurring. As per the seismic safety element of the General Plan. The developer will be required to comply with all applicable Uniform Building Code requirements to ensure public safety.

VICINITY MAP



SCALE 1" = 1000'



CITY OF GARDEN GROVE CALIFORNIA
ZONING MAP PART D-10

SUBJECT SITE
CUP-130-90



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 3.f.
HEARING DATE December 5, 1990
CASE NO. CUP-130-90
APPLICANT Canh's V.I.T.
(Cahn Van Nguyen)

SITE LOCATION 11901 Westminster Ave.
N/S Westminster Ave, W/O Harbor Blvd.
GENERAL PLAN Industrial
ZONE M-1 (Limited Industrial)
CEQA DETERMINATION Neg. Dec.

I. APPLICANT'S REQUEST

Approval of a Conditional Use Permit to allow the slaughtering and sale of poultry in the M-1 (Limited Industrial) zone.

II. GENERAL INFORMATION

The subject property has a General Plan classification of Industrial.

Land Use/Zoning

Description of Subject Property

Zoned M-1 (Limited Industrial) and is improved with an industrial building containing various industrial uses.

Surrounding Use/Zoning

North

Zoned M-1 (Limited Industrial) and is improved with industrial uses.

East

Zoned C-2 (General Commercial) and is improved with a commercial development.

South

Across Westminster Avenue, located in the City of Santa Ana, and is improved with various commercial uses.

West

Zoned M-1 and is improved with an existing auto glass manufacturer.

Environmental Determination

The Planning Coordinating Committee recommends that the Zoning Administrator adopt a Negative Declaration because the use will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act guidelines.

History

SP-102-77
LS-101-77

Requested site plan approval to construct nine (9) industrial complexes on nine individual parcels (lot split). These cases were approved by the Zoning Administrator on February 2, 1977.

CUP-129-90

Requesting conditional use permits to allow the slaughtering and sale of poultry in the M-1 zone, was heard by the Zoning Administrator on January 17, 1990. This case was withdrawn by the applicant.

III. PROJECT DESCRIPTION

The applicant, Canh V.I.T., is requesting approval of a Conditional Use Permit that would permit the storage, slaughter and sale of poultry in the M-1 (Limited Industrial) zone. The subject site is located on the north side of Westminster Avenue, west of Harbor Boulevard. The subject site is approximately 66,559 square feet in size.

The applicant submitted the same request at the same location at the Zoning Administrator hearing of January 17, 1990. Staff at that hearing recommended approval of the applicant's request. The applicant withdrew his original submittal stating that he would resubmit at a later date. Staff notes that the subject request has not changed from the last request.

The applicant's suite is located along the Westminster Avenue frontage and is approximately 1200 square feet in size. The floor plan consists of a customer waiting area, a counter, restroom, and an animal storage and preparation area. The rear of the unit has a large rear door and outdoor storage area. The subject site has two (2) access driveways along Westminster Avenue. Parking is provided along the south and east sides of the subject suite.

Project Statistics

<u>Item</u>	<u>Provided</u>	<u>Code</u>
Lot size (S.F./Ac.)	66,559 S.F./1.528 ac.	N/A
Coverage (Building)	14,898 S.F.	--
(Suite)	1,200 S.F.	--
Setbacks		
North	80 FT. (rear)	-0-
South	55 FT. (front)	10 FT.
East	50 FT. (side)	-0-
West	20 FT. (side)	-0-

2. Earthquake

As stated in II.1., the City of Garden Grove lies in close proximity to the Newport/Inglewood fault. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

3. Flood

The site is not located on a 100 year flood plain as determined by the Federal Emergency Management Agency (FEMA).

The site is located on a 100-year flood plain as determined by the Federal Emergency Management Agency (FEMA). The developer is required to comply with the provisions of the Flood Damage Prevention Ordinance, as well as the Garden Grove Engineering Division, to comply with the policies as outlined in the Safety Element.

4. Flight Path

The site is not within proximity of any airport as it is an urbanized residential area, as identified in the Garden Grove General Plan.

5. Landfill

The site is not located in proximity to any known landfill areas.

2b. (Maybe) Some odors may be noticeable with the keeping of poultry. However, the fowl will be housed indoors and the applicant must comply with all ~~of~~ ASME requirements.

5a. (Maybe) There will be an increase in the ^{current} noise levels. The proposed site has been vacant for several years and any new use ^{will} create additional noise. The proposed user will have to provide complying with the City's noise ordinance. All sound mitigation requirements required by the U.B.C. will be implemented.

Parking (Industrial)		
(Standard)	47	47
(Handicap)	1	1
Total	<u>48</u> spaces	<u>48</u> spaces

IV. COMPARISON WITH ZONING AND DEVELOPMENT STANDARDS

Staff has reviewed the proposed Conditional Use Permit and finds that the applicant's proposal meets all applicable Municipal Codes.

Staff also notes that the applicant must comply with the Orange County Health Department as well as the AQMD (Air Quality Management District) standards.

V. STAFF ANALYSIS

The applicant is proposing to utilize the suite to store indoors fifty (50) live fowl per day. The applicant's use requires a CUP in order to assure compliance with all applicable code requirements and to maintain compatibility with the surrounding properties.

Staff notes that the proposed use is a use that may cause environmental concerns. These concerns are related to noise, odor and feathers.

Staff surveyed several surrounding cities regarding the existing poultry uses. The only problems staff is aware of are 1) when the animals are allowed to be kept outdoors there are problems with animal noise, odors, and feathers. 2) In places where the animals are kept indoors, the only problem was with the delivery of the animals where there may be problems with feathers on the ground.

Staff recommends that the CUP address the following in order to mitigate the above-mentioned concerns.

- A. That all animals be kept indoors and limited to not more than fifty (50) at one time.
- B. All deliveries of animals be made by enclosed vehicle to eliminate feathers being spread around the surrounding areas.
- C. The applicant must comply with AQMD requirements regarding ventilation for the animals.
- D. The applicant shall comply with the Garden Grove Sanitary District requirements for disposal of all waste by-products.
- E. The applicant must comply with all Orange County Health Department requirements.

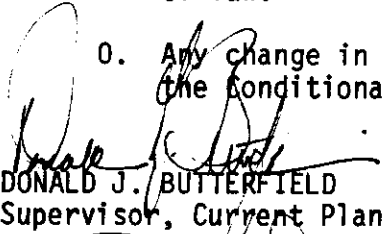
VI. RECOMMENDATION

Staff has reviewed the subject Conditional Use Permit No. CUP-130-90 in relation to the goals and objectives of the City of Garden Grove and Municipal Code Sections 9211, 9217 and 9219.

Staff recommends approval of Conditional Use Permit No. CUP-130-90, subject to the following conditions of approval.

- A. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply.
- B. All requests for minor modifications shall be submitted to the Zoning Administrator for approval. If other than minor changes are proposed in the development, a new application shall be filed which reflects the revisions proposed.
- C. The rear doors shall be kept closed at all times during the operation of the premises except in case of emergency or to permit deliveries.
- D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- E. All requirements of the Fire Department shall be met.
- F. The site shall comply with all requirements of the State of California regarding parking and accessibility of the physically handicapped including the installation of vertical identification signs at each handicapped parking space and, if not already provided, a wheelchair ramp to the front entrance of the establishment.
- G. The applicant shall repair, reseal, and restripe the parking lot in accordance with the City of Garden Grove requirements.
- H. All signs shall comply with the City of Garden Grove sign requirements.
- I. The applicant shall comply with all requirements of the Garden Grove Sanitation District regarding methods of disposal of by-products.
- J. A maximum of fifty (50) fowl at any given time cannot be exceeded.

- K. All deliveries shall be made within an enclosed vehicle or covered truck.
- L. At no time will fowl be allowed to be placed outdoors.
- M. The applicant must comply with all regulations of the OCHD (Orange County Health Department) and AQMD (Air Quality Management District).
- N. This Conditional Use Permit shall be reviewed one (1) year from the date of approval, and every year thereafter. This Conditional Use Permit shall be called for review by the City Council, Planning Commission, Zoning Administrator, and/or Neighborhood Improvement Conservation Commission if complaints are filed and verified as valid by the Code Enforcement Office or other City Departments concerning the violation of the approved conditions, the City of Garden Grove Municipal code, and/or any other applicable provisions of law.
- O. Any change in the use of the structure shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.


DONALD J. BUTTERFIELD
Supervisor, Current Planning


By: Tyrone Daisy
Associate Planner

6024T/1976A
11/28/90

APPROVED FOR AGENDA LISTING


JERRY L. BLUM
Planning Services Manager

Date Completed

NOVEMBER 22, 1990

INITIAL STUDY OF ENVIRONMENTAL EFFECTS
(To Be Completed by Lead Agency)

I. BACKGROUND

1. Name of developer or project sponsor: CANA V.I.T.
Address and phone number of above: 2112 FLOWER ST. SANTA ANA, CA.

2. Address or location of project: 11901 WESTMINSTER AVE
GARDEN GROVE, CA

3. Name of project leader or coordinator: TYRONE DAISY

4. Lead Agency: CITY OF GARDEN GROVE

5. Date Environmental Information Form submitted: OCTOBER 22, 1990

6. Agency Requiring Form: _____

7. Name of proposal, if applicable: CANA V.I.T.

8. Project Proposal: POULTRY SLAUGHTER IN THE NEI ZONE

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____	✓
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	✓
c. Change in topography or ground surface relief features?	_____	_____	✓
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	<u>✓</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>✓</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	_____	_____	<u>✓</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>✓</u>
b. The creation of objectionable odors?	_____	<u>✓</u>	_____
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>✓</u>
d. Exposure of people to high ambient levels of air pollution?	_____	_____	<u>✓</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>✓</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>✓</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>✓</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>✓</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	<u>✓</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Alteration of the direction or rate of flow of ground water?	_____	_____	_____✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	_____✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	_____✓
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	_____✓
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	_____✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	_____✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	_____✓
d. Reduction of acreage of any agricultural crop?	_____	_____	_____✓
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	_____✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	_____✓
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	_____✓
d. Deterioration to existing fish or wildlife habitat?	_____	_____	_____✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____ ✓	_____
b. Exposure of people to severe noise levels?	_____	_____	_____ ✓
7. Light and Glare. Will the proposal produce new light or glare?	_____	_____	_____ ✓
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	_____ ✓
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	_____ ✓
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____ ✓
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____ ✓
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____ ✓
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____ ✓
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	_____ ✓
b. Effects on existing parking facilities or demand for new parking?	_____	_____	_____ ✓
c. Substantial impact upon existing transportation systems?	_____	_____	_____ ✓

	Yes	Maybe	No
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	✓
e. Alterations to waterborne, rail or air traffic?	_____	_____	✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	✓
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	✓
b. Police Protection?	_____	_____	✓
c. Schools?	_____	_____	✓
d. Parks or other recreational facilities?	_____	_____	✓
e. Maintenance of public facilities, including roads?	_____	_____	✓
f. Other governmental services?	_____	_____	✓
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	✓
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	✓
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	✓
b. Communications system?	_____	_____	✓
c. Water?	_____	_____	✓
d. Sewer or septic tanks?	_____	_____	✓
e. Storm water drainage?	_____	_____	✓
f. Solid waste and disposal	_____	_____	✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____✓
b. Exposure of people to potential health hazards?	_____	_____	_____✓
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____✓
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____✓
20. Cultural Resources. Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	_____	_____✓
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	_____✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact			

on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
_____	_____	_____✓
_____	_____	_____✓

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. Is the project to be located in an area with a high probability of soil liquefaction?
2. Is the project site located on or adjacent to a known or suspected earthquake fault?
3. Is the project within a 100-year flood plain?
4. Is the project to be located under the flight path for an airport?
5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?

_____	_____	_____✓
_____✓	_____	_____
_____✓	_____	_____
_____	_____	_____✓
_____	_____	_____✓

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes" and "maybe" answers and possible mitigation measures of any significant adverse effects.)

SEE ATTACHMENT "A"

V. DETERMINATION
(To be completed by the Lead Agency.)

On the basis of this initial evaluation:



Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Yes Maybe No

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

November 22, 1990
Date

Boone Davis
Signature

For City of Garden Grove

ATTACHMENT A

INITIAL STUDY CHECKLIST RESPONSES

CASE NO. CWP-130-90

II. ENVIRONMENTAL IMPACTS

1. Earth (Yes No)

a-g Disruptions in the soil will result during the site preparation and grading. The developer must submit grading, drainage, and underground utility plans to the Engineering Services Division prior to the issuance of any permits.

A project of this size would not create any substantial impacts to the soil or topography of the area, other than to provide adequate drainage.

According to the seismic and safety element of the General Plan, the Shady Canyon fault is the only fault line known to exist within the Garden Grove city limits. This fault has no history of seismic activity and is not considered to be active. The city lies in proximity to the Newport/Inglewood fault, as well as larger general fault lines which may affect buildings within Garden Grove. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

2. Air (Yes No) MAYBE

a-d The size and scope of this project will not create a substantial impact on the air movement or the quality of the area
(2-b - SEE pg. 5)

3. Water (Yes No)

a-i The developer is required to comply with all the provisions of the Garden Grove Water Department and the Engineering Services Division to address any concern resulting from the design of this project. Water line location plans and grading plans are required to be submitted to insure safe and proper location of water service facilities and surface drainage.

4. Plant Life (Yes No)

a-d The project will not substantially impact any environmentally sensitive species of plants. Any existing vegetation required to be removed as a consequence of new construction will be replaced with new plant materials and located in areas designed to promote their sustenance and longevity.

Attachment A
Initial Study of Environmental Effects

Page 2

5. Animal Life (Yes No)

a-d The project will not substantially impact any environmentally sensitive animal species. No known endangered animal species have been identified to reside on or adjacent to the site.

6. Noise (Yes No) MAYBE

a & b A project of this nature will not create a sizable increase in noise levels beyond those prescribed by the noise element of the General Plan. Increases in existing noise levels will result during construction. The developer must observe code provisions as they pertain to hours of construction. Also, the project will be surrounded by a six (6) foot block wall to insure privacy and no noise intrusion from the project.

(6-a) - SEE PG. 5

7. Light & Glare (Yes No)

The developer must adhere to code provisions for restricting light and glare onto the subject site. The developer is responsible for providing adequate security lighting as per the provisions of the Police Department.

8. Land Use (Yes No)

The project complies with the goals and objectives of the Garden Grove General Plan for Land Use applicable to (Land Use Designation) development.

9. Natural Resources (Yes No)

The project will not result in a substantial increase in the usage of any natural resources, including water. The developer must comply with all Water Department provisions.

10. Risk of Upset (Yes No)

a & b The nature of this project will not result in the storage or release of hazardous substances. All storage of provisions must adhere to the provisions of the Fire Department as well as the safety element of the General Plan.

11. Population (Yes No)

(Residential) The proposed project is within the allowable densities for residential development as indicated in the General Plan.

Attachment A
Initial Study of Environmental Effects

Page 3

(Non-Residential) The proposed project will not significantly alter the population of the City, as the project complied with the goals and objectives as outlined in the growth policy element of the General Plan.

12. Housing (Yes No)

(Residential) The proposal will add quality residential housing stock to the City, as well as a considerable upgrade to existing housing. (City of Garden Grove Housing Element)

(Non-Residential) The project will not have any effect on the number or quality of the residential housing stock within the City.

13. Transportation/Circulation (Yes No)

The developer is required to comply with all conditions of approval of the Traffic Engineer to address any traffic issues this project will generate. Impact on any traffic circulation patterns will be addressed by the City Traffic Engineer to ensure compliance with the goals and objectives of the circulation element of the General Plan.

14. Public Services (Yes No)

The project has been reviewed by the Development Services Department, Engineering Services Division, Police Department, Fire Department and Building Services Division, as well as the Garden Grove Sanitary District to insure adequate facilities for sewer, water, trash, police and fire protection exist.

15. Energy (Yes No)

The project will not create a substantial impact upon existing energy sources, nor will it require the creation of any new energy sources.

16. Utilities (Yes No)

The project will not substantially impact public utilities. Existing utilities are in place and are adequate to serve the proposed development. All on-site utilities servicing the project are required to be relocated underground with ground-mounted electrical transformers to be screened from view and not located in any landscape frontages.

17. Human Health (Yes No)

By adhering to all applicable code provisions, the proposed project will not be a detriment to public health, safety, or welfare.

18. Aesthetics (Yes No)

The project is located within a developed urban area. No scenic views or vistas will be obstructed by the construction of this development.

19. Recreation (Yes No)

The proposal will not substantially impact existing public recreational facilities. The developer is required to pay all applicable park fees as required by code.

20. Cultural Resources (Yes No)

The subject site is not located on or near any area of any archeological significance.

21. Mandatory Findings of Significance

- a. The project site is not located in an area that would substantially degrade the existing plant or wildlife.
- b. The project will not be disadvantageous to any long-term environmental goals as set forth in the General Plan.
- c. The cumulative impacts for this project will be addressed in the Conditions of Approval placed on this project.
- d. This project would not normally impact human health provided it complies with the applicable building and health codes as set forth by the State.

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

1. Soil Liquefaction

Liquefaction is the transformation of stable soil into a fluid-like state resulting from earth movement. The subject site is located within a (low medium high) area of probability of such a ground failure occurring. As per the seismic safety element of the General Plan. The developer will be required to comply with all applicable Uniform Building Code requirements to ensure public safety.

2. Earthquake

As stated in II.1., the City of Garden Grove lies in close proximity to the Newport/Inglewood fault. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

3. Flood

The site is not located on a 100 year flood plain as determined by the Federal Emergency Management Agency (FEMA).

The site is located on a 100-year flood plain as determined by the Federal Emergency Management Agency (FEMA). The developer is required to comply with the provisions of the Flood Damage Prevention Ordinance, as well as the Garden Grove Engineering Division, to comply with the policies as outlined in the Safety Element.

4. Flight Path

The site is not within proximity of any airport as it is an urbanized residential area, as identified in the Garden Grove General Plan.

5. Landfill

The site is not located in proximity to any known landfill areas.

2b. (Maybe) Some odors may be noticeable with the keeping of poultry. However, the fowl will be housed indoors and the applicant must comply with all of AQMD requirements.

6a. (Maybe) There will be an increase in the ^{current} noise levels. The proposed site has been vacant for several years and any new use ^{will} create additional noise. The proposed use will have to provide compliance with the City's noise ordinance. All sound mitigation requirements required by the U.B.C. will be implemented.

DEVELOPMENT REVIEW & COMMENT SHEET

TO: POLICE DEPARTMENT
SPECIAL INVESTIGATIONS UNIT
RESPONDING OFFICER:
DATE:
PHONE EXT.:

FROM: PLANNING SECTION
DEVELOPMENT SERVICES
STAFF PLANNER:
DATE:
PHONE EXT.:

SITE INFORMATION

CASE NO. CVP-120-90

GENERAL LOCATION:

ADDRESS: 11901 WESTMINSTER

A.P. NO.: 100-130-69

APPLICANT: CANHS V.I.T.

ADDRESS: 11212 N. FLOWER ST.
PHONE:

OWNER:
ADDRESS:

PHONE:

- "20" OFF SALE BEER AND WINE LIC.
- "21" OFF SALE GENERAL LIC.
- "40" ON SALE BEER LIC.
- "61" ON SALE BEER (PUB. PREM.) LIC.
- "41" ON SALE BEER AND WINE (BONA FIDE PUB. EAT. PL.) LIC.
- "42" ON SALE BEER AND WINE (PUB PREM.) LIC.
- "47" ON SALE GENERAL (BONA FIDE PUB. EAT. PL.) LIC.
- "48" ON SALE GENERAL (PUB. PREM.) LIC.

PRIOR C.U.P. Yes No WITHDRAWN

YEAR ISSUED: _____ CASE NO. CVP-129-89

OTHER: POULTRY SLAUGHTER IN THE (M-1 ZONE)

P.D. COMMENTS Yes No

LIVE ENTERTAINMENT Yes No

DANCING PIANO BAR

SINGING COMBO

NUDITY

MUSICIANS

RETURN TO PLANNING SECTION
BY:

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

CRIME COUNT

The subject site is located in crime reporting district No. _____.
 The crime count for the district in which the subject site is located is _____.
 Average crime count per district in the City is _____.
 Subject district exceeds City wide average by _____.
 Maximum allowable crime percentage over the City wide average is _____%.
 Abutting crime count districts are:

North:	District _____	Crime count _____.
South:	District _____	Crime count _____.
East:	District _____	Crime count _____.
West:	District _____	Crime count _____.

Subject site is in A.B.C. Census Reporting District No. _____.
 A.B.C. Reporting District _____ allows _____ Off-Sale Licenses.
 A.B.C. Reporting District _____ allows _____ On-Sale Licenses.
 There are currently () Off-Sale Licenses within this district.
 There are currently () On-Sale Licenses within this district.

FORMAL PROTEST FILED _____ (DATE) _____.
 PROTEST WILL BE WITHDRAWN IF APPLICANT AGREES TO SPECIFIC CONDITIONS.

ABC RULE 61.3 (UNDUE CONCENTRATION) APPLIES
 ABC RULE 61.4 (PROXIMITY TO) APPLIES

CONDITIONS OF APPROVAL:

- All () 1. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply.
- All () 2. All requests for minor modifications shall be submitted to the Zoning Administrator for approval. If other than minor changes are proposed in the development, a new application shall be filed which reflects the revisions proposed.
- On-Sale Restaurant () 3. The subject establishment shall be operated as a "Bona-Fide Public Eating Place" which is regularly and in a bona-fide manner used and kept open for the serving of meals to guests for compensation and which has suitable kitchen facilities connected therewith containing conveniences for cooking an assortment of foods which may be required for ordinary meals. The kitchen shall be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and shall comply with all the regulations of the local department of health. "Meals" means the usual assortment of food commonly ordered at various times of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed in compliance with this requirement.

- On-Sale Restaurant () 4. The premises shall be maintained as a bona-fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
- On-Sale Restaurant () 5. The establishment shall contain sufficient space and equipment to assure a full restaurant kitchen.
- On-Sale Restaurant () 6. The kitchen shall be open and preparing food during all hours the establishment is open.
- On-Sale Restaurant () 7. Food sales shall account for at least 65 percent of the total gross sales of the establishment.
- On-Sale Restaurant () 8. The quarterly gross sales of alcoholic beverages shall not exceed the sales of food or other commodities during the same period.
- On-Sale Restaurant () 9. The owner of the establishment shall, upon request, provide the City of Garden Grove with a certified report of sales ratio of food to alcohol.
- On-Sale Restaurant () 10. At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
- On-Sale Restaurant () 11. Any bar area hours of operation shall be the same as the hours of operation of the dining room.
- On-Sale Restaurant and Bar () 12. The sale of beer and/or wine for consumption off the premises is prohibited.
- On-Sale Restaurant and Bar () 13. There shall be no live entertainment or dancing permitted on the premises at any time. A juke box may be permitted but the sound emitted from the premises shall not exceed the ambient noise level established for the area in which the premises is located.
- On-Sale Restaurant and Bar () 14. There shall be no live entertainment, amplified music or dancing permitted on the premises under the control of the licensee.
- On-Sale Restaurant () 15. There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sale, service, or consumption of alcoholic beverages directly to patrons.
- All () 16. There shall be no pool tables or coin-operated games maintained upon the premises at any time.
- On-Sale Restaurant and Bar () 17. There shall be no more than _____ pool tables and/or _____ coin-operated games maintained upon the premises at any time.
- All () 18. The rear doors shall be kept closed at all times during the operation of the premises except in case of emergency or to permit deliveries, or to allow for the ingress and egress of patrons and employees.

STAFF REPORT FOR PUBLIC HEARING

- A11 () 19. The Petitioner shall be responsible for maintaining free of litter, the areas adjacent to the premises over which he/she has control.
- A11 () 20. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
- A11 () 21. Lighting in the parking area of the premises shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences:
- A11 () 22. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- A11 () 23. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of _____ and _____, seven days a week.
- A11 () 24. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- A11 () 25. No satellite dish antenna shall be installed on said premises unless and until plans have been submitted to and approved by the Development Services Department. Locational considerations shall be observed so that said satellite dish cannot be viewed from abutting streets or properties. No advertising material shall be placed thereon.
- A11 () 26. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.
- A11 () 27. All requirements of the Fire Department shall be met.
- A11 () 28. All requirements of Water Engineering Services of the Public Works Department shall be met.

STAFF REPORT FOR PUBLIC HEARING

- A11 () 29. The applicant shall remove from the _____ of the building all outdoor storage of materials in violation of the Garden Grove Municipal Code.
- A11 () 30. The applicant shall construct on the property a standard refuse storage enclosure to accommodate a typical trash bin for use by the subject establishment.
- A11 () 31. The site shall comply with all requirements of the State of California regarding parking and accessibility of the physically handicapped including the installation of vertical identification signs at each handicapped parking space and, if not already provided, a wheelchair ramp to the front entrance of the establishment.
- A11 () 32. A landscaping plan shall be prepared and submitted to the Planning Section of the Development Services Department for approval within 30 days from the date of this decision. Said plan shall provide for landscaping (in the planter areas adjacent to the building in the parking lot in an effort to meet the Municipal code landscaping requirements of a minimum of 6% of the parking area under the control of the applicant). The applicant shall complete the construction and installation of all improvements shown and approved on the landscaping plan within 90 days of its approval by the Planning Section.
- A11 () 33. The applicant shall repair, reseal, and restripe the parking lot in accordance with the City of Garden Grove requirements.
- A11 () 34. The applicant shall repair or replace all damaged wheel stops with concrete wheel stops or raised curbs.
- A11 () 35. All signs shall comply with the City of Garden Grove sign requirements.

D & D DISPOSAL, INC.

190 S. DENSLOW AVE.
LOS ANGELES, CALIF. 90049
PHONE (213) 879-9073

December 20, 1991

FILE

TO WHOM IT MAY CONCERN:

We have contracted with: Tiem Ga Vit
11901 Westminster Avenue
Garden Grove, California 92643

We will be picking up all of the entrails and feathers from their place of business and disposing of them in the manner prescribed by the Department of Agriculture, State of California. Our license number is A-130.

Very truly yours,

Doris Brownstein

Secretary

FILE

CUP-130-90

100-130-58
Frank Mizusawa
13862 Seaboard Cir
Garden Grove, Cal 92643

EFFECTS YOUR PROPERTY PLEASE READ!

100-130-48
Czesia Gwozdziowski
309 Evening Star Ln
Newport Beach, Cal 92660

EFFECTS YOUR PROPERTY PLEASE READ!

Rep: UK

100-130-61
Canyon Properties
P O Box 1100
Loma Linda, Ca 92354

100-130-63
Lithograph California
13901 Seaboard Cir
Garden Grove, Cal 92643

100-130-66
Richard L Knowles
13902 Seaboard Cir
Garden Grove, Ca 92643

100-130-69
S D Associates
11901 Westminster Bl
Garden Grove, Ca 92643

100-130-72
Howard S Furst
13911 Harbor Bl
Garden Grove, Ca 92643

198-031-03
Alice D Pieper
13122 Laurinda Way
Santa Ana, Ca 92705

198-031-07
State Minit-Lube Quaker
1385 W 2200 South
Salt Lake City, Ut 84119

92642
CITY OF GARDEN GROVE
11391 Acacia Parkway
P.O. Box 3070

100-130-64
Ralph J Thompson
P O Box 1100
Loma Linda, Ca 92354

100-130-67
Duncan J Heinrich
13932 Seaboard Ci
Garden Grove, Ca 92643

100-130-70
Cal Edison So
(none Of Record)

100-130-73
Howard S Furst
13945 Harbor Bl
Garden Grove, Ca 92643

198-031-04
Alice D Pieper
13122 Laurinda Way
Santa Ana, Ca 92705

198-032-05
Catholic Bishop O Roman
Orange
2811 Villa Real Dr
Orange, Ca 92667

309 Evening Star Ln
Newport Beach, Cal 92660

100-130-62
Thomas A Jackson
2218 N Ross St
Santa Ana, Ca 92705

100-130-65
Ralph J Thompson
P O Box 1100
Loma Linda, Ca 92354

100-130-68
Mark Mulligan
13962 Seaboard Ci
Garden Grove, Ca 92643

100-130-71
Brands Paint C Standard
Attn Ai Applerose
4300 W 190th St
Torrance, Ca 90509

100-130-74
Cx McDonalds
Situs Pending
Garden Grove Ca 92643

198-031-05
Alice D Pieper
13122 Laurinda Way
Santa Ana, Ca 92705

*SEARCH COMPLETE
RECORDS READ: 22
COPYRIGHTS RETURNED: 22

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed 10-08-90

I. GENERAL INFORMATION

1. Name and address of Developer or Project Sponsor: CANT'S V.I.T.
2112 FLOWER STREET SANTA ANA 92706
Phone: 542-4735
2. Address of project: 11901 WESTMINSTER, GARDEN GROVE
Assessor's Block and Lot Number: _____
3. Name and address of Project Coordinator: TYRONE DAISY
Phone: _____
4. Existing zoning: M-1
5. Proposed zoning: ZONED M-1
6. Proposed use of site: REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE SLAUGHTERING AND SALE OF POULTRY

II. PROJECT DESCRIPTION

1. Site size: 66,559 S.F. / 1.528 AC.
2. Building footprint(s): 14,898 SQ. FT
3. Number of floors in building(s): ONE (1)
4. Total floor area: 17,00 SQ. FT.
5. Amount of off-street parking provided: 48 SPACES
6. Proposed scheduling (phasing) of current development and any anticipated future development: NO
7. If residential, include the number of units, unit sizes and type of household size expected: N/A
8. If commercial, indicate the type and square footage of sales area:

III. ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (approximate height, setback, etc.).

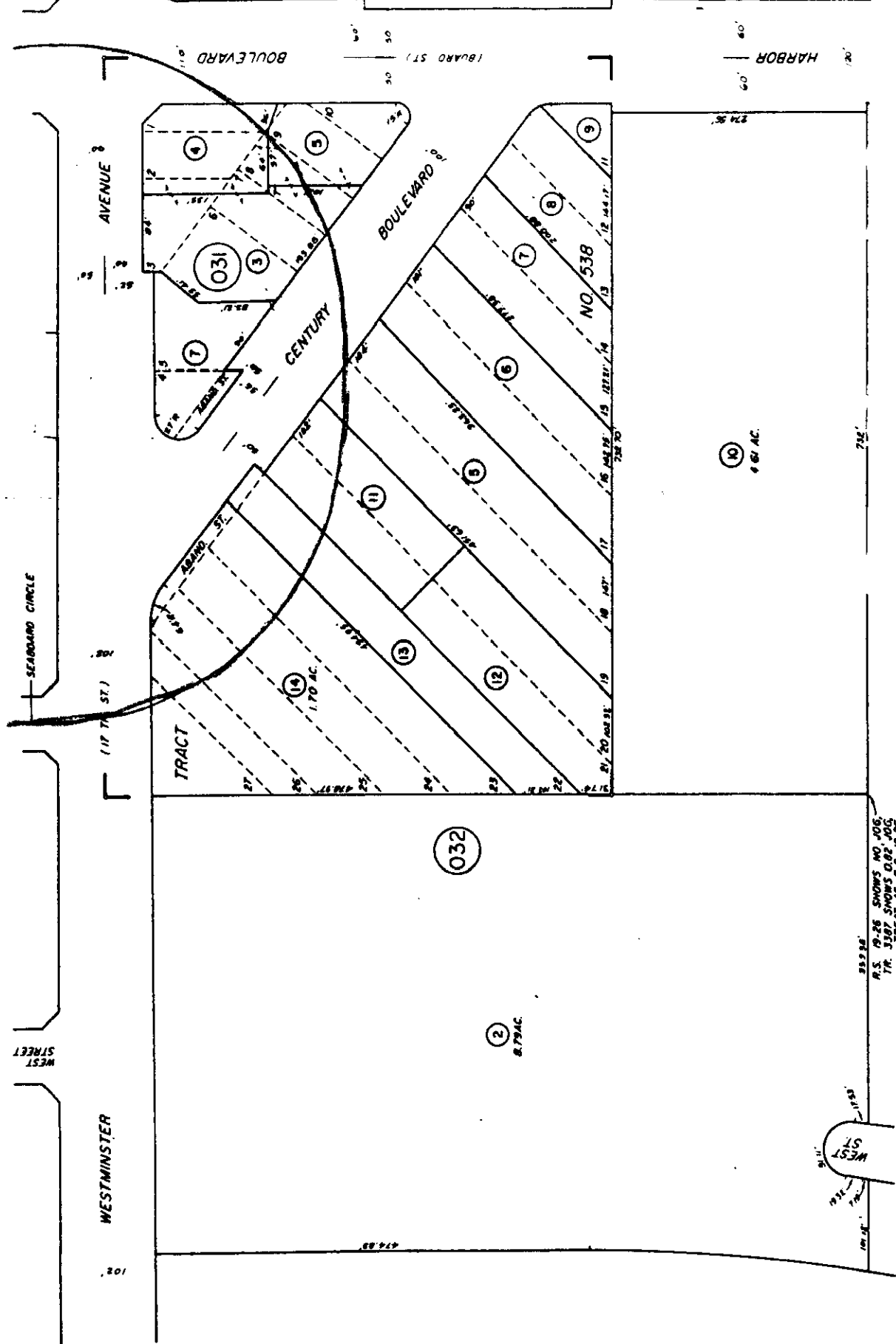
VI. CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 10-08-90

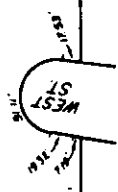
Cecil M. [Signature]
(Signature)

For _____

198-03



853.26
 R.S. 19-26 SHOWS NO JOG.
 TR. 3387 SHOWS 0.82 JOG.
 TREAT AS R.S. 19-26



ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed 10-08-90

I. GENERAL INFORMATION

1. Name and address of Developer or Project Sponsor: CANH'S V.I.T.
2112 FLOWER STREET SANTA ANA 92706
Phone: 542-4135
2. Address of project: 11901 WESTMINSTER, GARDEN GROVE
Assessor's Block and Lot Number: _____
3. Name and address of Project Coordinator: TYRONE DAISY
Phone: _____
4. Existing zoning: M-1
5. Proposed zoning: ZONED M-1
6. Proposed use of site: REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE SLAUGHTERING AND SALE OF POULTRY

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5. Amount of off-street parking provided: 48 SPACES
6. Proposed scheduling (phasing) of current development and any anticipated future development: NO
7. If residential, include the number of units, unit sizes and type of household size expected: N/A
8. If commercial, indicate the type and square footage of sales area: _____

9. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A.
-
10. If institutional, indicate the major function, estimated employment per shift and estimated occupancy: N/A.
-
11. If public works, indicate the kind, whether it is taking place within the existing public right-of-way, and whether it is replacing an existing system or facility: N/A.
-
12. Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO

- a. Change in existing topography (a substantial alteration of ground contours).
- b. Change in scenic views or vistas from existing residential areas or public lands or roads.
- c. Change in pattern, scale or character of general area of project.
- d. Significant amount of solid waste or litter.
- e. Change in dust, ash, smoke, fumes or odors in vicinity.
- f. Change in stream or ground water quality or quantity, or alteration of existing drainage patterns.
- g. Substantial change in existing noise or vibration levels in the vicinity.
- h. Site on filled land or on slope of 10 percent or more.
- i. Site on 100 year flood plain.
- j. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- k. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- l. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- m. Relationship to a larger project or series of projects.

CONDITIONAL USE PERMIT

Entered on
Computer
11/12/90

THE GARDEN GROVE ZONING ADMINISTRATOR WILL HOLD A PUBLIC HEARING IN THE
COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE ON WEDNESDAY
~~DEC. 5, 1990~~ AT 10 AM TO CONSIDER CONDITIONAL USE PERMIT
~~NOV. 21, 1990~~ DEC. 5TH

NO. CUP -130-90

CANVA V.I.T.

THE APPLICANT, (typist takes name & address from blue sheet)
IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW

THE SLAUGHTERING AND SALE OF POULTRY

IN THE M-1 (LIMITED INDUSTRIAL) ZONE.

OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE >" "

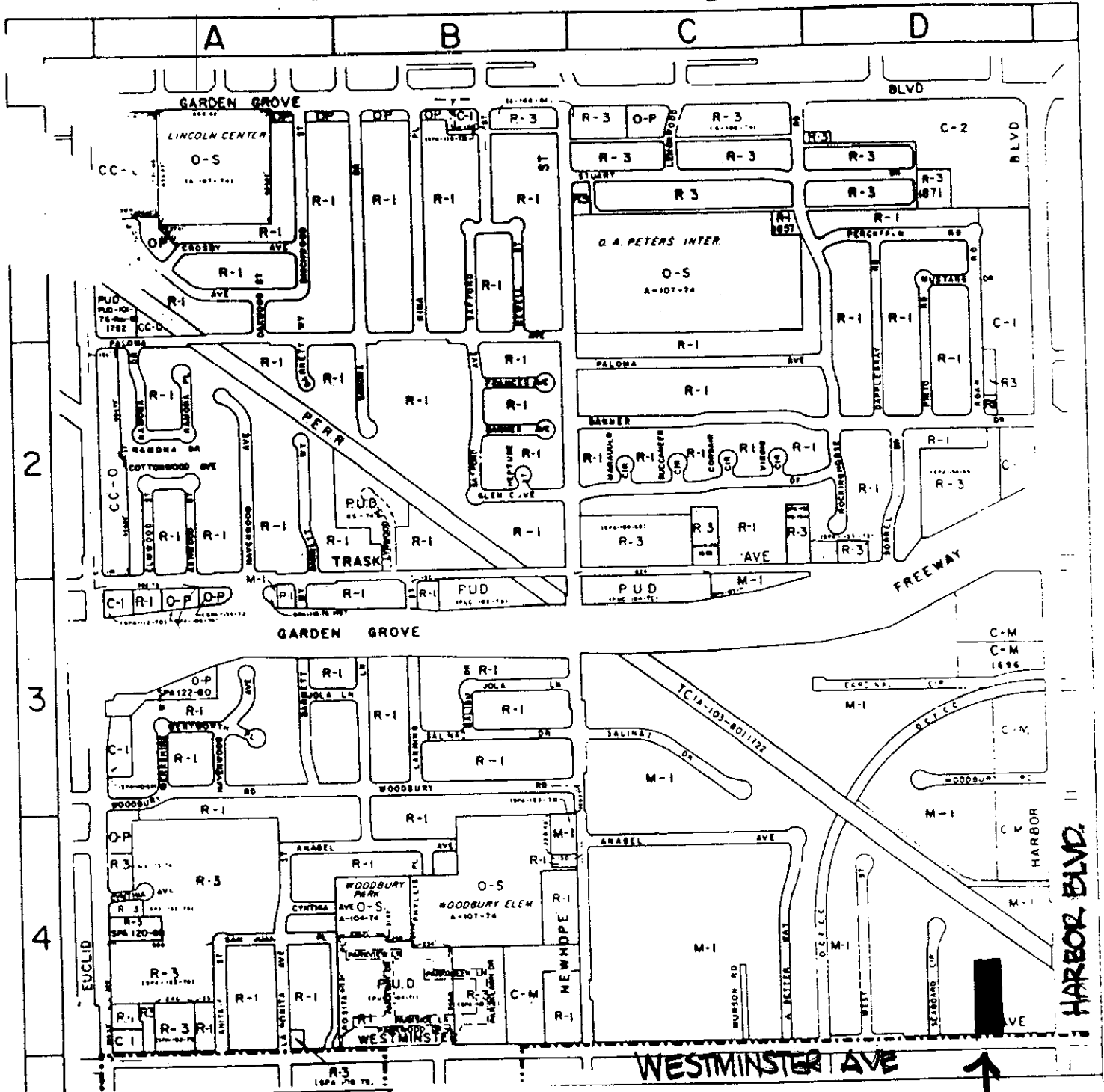
THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF
WESTMINSTER AVENUE, WEST OF HARBOUR BLVD. AT
11901 WESTMINSTER AVE

(USE ONE OF THE FOLLOWING:

THE CITY OF GARDEN GROVE RECOMMENDS THAT THE ZONING ADMINISTRATOR ADOPT
A NEGATIVE DECLARATION BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT
ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION
CALL 741-3212 OR INQUIRE IN ROOM 220.

-OR-

THE CITY OF GARDEN GROVE HAS DETERMINED THAT THIS ACTION IS EXEMPT FROM
THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT PURSUANT TO CEQA.
FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.



CITY OF GARDEN GROVE CALIFORNIA
ZONING MAP PART D-10

LEGEND

R-1 - One Family Residential	PUD - Planned Unit Development (all zones)
R-2 - Limited Multiple Residential	O-S - Open Space
R-3 - Multiple Residential	CC-O - Community Center - Public Building
R-4 - High Density Residential	CC-D - Community Center - Office
R-5 - High-Rise/High Density Residential	CC-C - Community Center - Commercial
OP - Office Professional	CC-R - Community Center - Student/Community Residential
C-1 - Limited Commercial	CC-OR - Community Center - Office and High Density Residential
C-2 - General Commercial	CC-IP - Community Center - Industrial Park
CC - Community and Manufacturing	CC-R1 - Community Center - Single Family Residential
LI - Light Industrial	CC-CI/HR - Community Center - Commercial Industrial/Hotel
MI - Heavy Industrial	
IP - Industrial Park	

0 VISUAL SCALE IN FEET 1000

NORTH

SUBJECT SITE
CUP-129-89

S & D ASSOCIATES

Real Estate Development

20 N. BAYVIEW STREET, SUITE B
COSTA MESA, CALIFORNIA 92627
(714) 997-7956
fax (714) 997-4930**FACSIMILE TRANSMISSION COVER LETTER**

Date: 11/21 1990.

Deliver: Immediately to:

Name: TYRONE DAISY

Company: GARDEN GROVE
PLANNING DEPTfax 741-5205
phone

Document Sent:

Total pages sent including cover: 9

From:

Telephone number: (714) 997-7956

Outbox number: (714) 997-4930

Comments:

for: CANH NGUYEN POULTRY
sent by: ART LEU
Leasing Agent

FIDELITY NATIONAL TITLE INSURANCE COMPANY
CORPORATE TITLE DIVISION
2100 S.E. MAIN STREET, SUITE 400
IRVINE, CALIFORNIA 92714
(714) 852-8163 (800) 346-7490

PRELIMINARY REPORT

TO: Perfection Escrow
1416 E. Katella
Orange, Ca.
ATTN: Kathy Tootle

YOUR NO.: S & D Asso.
FILE NO.: 53049

EFFECTIVE DATE:
~~May 21, 1990~~
AT 7:30 A.M.

TITLE OFFICER:
Neil J. Hethorn

THE FORM OF POLICY OR POLICIES OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

- CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1988
- AMERICAN LAND TITLE ASSOCIATION LOAN
POLICY - 10-21-87 WITH A.L.T.A. ENDORSEMENT
FORM 1 COVERAGE
- OTHER

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

S & D ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 1990-91 which are a lien not yet payable.
- B. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 1989-90.
 - First Installment: \$7,775.28 (PAID)
 - Second Installment: \$7,775.28 (PAID)
 - Exemption: \$NONE
 - Code Area: 18046
 - Assessment No.: 100-130-69
- C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 498, Statutes of 1983 of the State of California.
 - 1. An easement for the purpose shown below and rights incidental thereto as set forth in a document
 - Purpose: Public Utilities
 - Recorded: in book 1740, page 406, of official records
 - Affects: east 1 foot of said land
 - 2. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been relinquished by the map of said tract.
 - Affects: WESTMINSTER AVENUE EXCEPT AT DRIVEWAY OPENINGS

Said land however, abuts upon a public thoroughfare other than street referred to above over which rights of vehicular ingress and egress have not been relinquished.
 - 3. The Dedication to the City of Garden Gr ^a, the domestic water system and appurtenances as shown ^{the improvement} plans as dedicated on the map filed in ^{96, pages 9 and} 10 of Parcel Maps.

FILE NO. 53049

4. An easement for public utilities and incidental purposes over the westerly 6 feet of said land, as set forth in an instrument recorded in book 12452, page 1347, Official Records.
5. A deed of trust showing an original indebtedness of \$450,000.00, and any other amounts, as therein provided, recorded December 30, 1977 as instrument no. 39587 in book 12512, page 1479, Official Records.
 Dated December 23, 1977
 Trustor: Harold R. Beemer, a widower, as his sole and separate property and Ruth C. Meehan and Donald L. Meehan, husband and wife
 Trustee: Security Allied Services, A California Corporation
 Beneficiary: ✓ Gibraltar Savings and Loan Association
6. A deed of trust showing, an original indebtedness of \$508,189.99, and any other amounts, as therein provided, recorded August 16, 1985 as instrument no. 85-306015, Official Records.
 Dated August 12th, 1985
 Trustor: Orange County Equities Ltd., A California Limited Partnership
 Trustee: EBR Escrow Corporation, A California Corporation
 Beneficiary: ✓ Namjung Hong, a married woman as her sole and separate property
7. A deed of trust showing an original indebtedness of \$1,070,000.00, and any other amounts, as therein provided, recorded November 21, 1989 as instrument no. 89-636222, Official Records.
 Dated November 3rd, 1989
 Trustor: S & D Associates, a California General Partnership
 Trustee: Fidelity National Title Insurance Company, a Corporation
 Beneficiary: ✓ Orange County Equities Ltd., A California Limited Partnership

Among other things, said deed of trust provides that it is all inclusive in nature.

FILE NO. 53049

*****NOTES*****

Note No. 1: There are no conveyances affecting said land recorded within six (6) months of the date of this report.

Note No. 2: We will require a statement of information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.
Parties: ALL PARTIES

(Note: The statement of information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed statement of information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the statement of information is essential and will be kept strictly confidential to this file.)

Note No. 3: The requirement that there be filed in the office of the Secretary of State a certificate of limited partnership in compliance with the provisions of the California Revised Limited Partnership Act, Section 15611 et seq., Corporation Code and that a certified copy thereof be recorded.
Vestee: S & D ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP

NOTE NO. 4: None of the items shown in this report will cause the Company to decline to attach CLTA Indorsement Form 100 to an ALTA Loan Policy, when issued.

NOTE NO. 5: There is located on said land A Commercial/Industrial
known as 11901 Westminster Boulevard, City of Garden Grove, California.

FILE NO. 53049

"NOTE: Section 12413.1, California Insurance Code, commonly known as Assembly Bill 512, became effective January 1, 1990. This legislation deals with the disbursement of funds deposited with any title entity acting in an escrow of subescrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or subescrow account prior to disbursement of any funds. Some methods of funding may subject funds to a holding period which must expire before any funds may be disbursed. In order to avoid any such delays, all fundings should be done through wire transfer, certified check or checks drawn on California Financial institutions."

END OF SCHEDULE B

FILE NO. 53049

SCHEDULE C

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS:

That portion of the Southeast quarter of the Southeast quarter of Section 4, Township 5 south, Range 10 west, in the Rancho Las Bolsas, as shown on a map recorded in book 51, page 12 of Miscellaneous Maps, records of Orange County, California, described as follows:

Parcel 9, City of Garden Grove, as shown on a map recorded in book 96, pages 9 and 10 of Parcel Maps, in the office of the County Recorder of said Orange County.

Excepting therefrom all rights to underground water without the right of entry upon the surface of said land as dedicated to the City of Garden Grove on the Parcel Map filed in book 96, pages 9 and 10 of Parcel Maps.

njh/lva



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

November 30, 1990

CERTIFIED MAIL

Cahn's V.I.T.
Cahn Van Nguyen

P 355 149 825

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

U.S.G.P.O. 1985-134-555

Cahn's V.I.T.
Cahn Van Nguyen
2112 N. Flower Street
Santa Ana, CA 92706

P 355 149 826

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Debra M. Wong
S & D Associates
1020 N. Batavia, Suite B
Orange, CA 92667

PS Form 3800, June 1985

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	11/30/90

et

Conditional Use Permit No. CUP-130-90
before the Zoning Administrator
Time: December 5, 1990 at 10 a.m.
City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

For your information, a copy of the staff report in
subject Public Hearing.

For questions concerning this report, please call the
Office of the Development Services Department at (714)

Director
Development Services Department


Director

Fold at line over top of envelope to the right
of the return address



Preliminary Report

Fidelity National Title Insurance Company
A Stock Company

1170
CC

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, FIDELITY NATIONAL TITLE INSURANCE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as Exception herein, or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy-forms.

The printed exceptions and exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

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

Fidelity National Title Insurance Company



By W. R. King
President

Attest Cynthia J. Hunt
Secretary

Countersigned: Neil J. [Signature]
Authorized Signature

NOTE: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge)
2. Restricted Delivery (Extra charge)

3. Article Addressed to:

4. Article Number

NDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge)

3. Article Addressed to: Debra M. Wong S & D Associates 1020 N. Batavia, Suite B Orange, CA 92667	4. Article Number P 355 149 815
	Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express ✶ <input type="checkbox"/> Return Receipt for Merchandise
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature - Addressee X <i>[Signature]</i>	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature - Agent X	
7. Date of Delivery 11/26/90	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-200-015 **DOMESTIC RETURN RECEIPT**

NDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge)

3. Article Addressed to: Debra M. Wong S & D Associates 1020 N. Batavia, Suite B Orange, CA 92667	4. Article Number P 355-149-826
	Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature - Addressee X	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature - Agent X	
7. Date of Delivery	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-200-015 **DOMESTIC RETURN RECEIPT**

CUP-130 -90

P 355 149 742

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

U.S.G.P.O. 1989-234-555

PS Form 3800, June 1985

To	
Cahn's V.I.T. Canh Van Nguyen 2112 N. Flower Street Santa Ana, CA 92706	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

P 355 149 743

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

55

PS Form 3800, June 1985

To	
Debra M. Wong S & D Associates 1020 N. Batavia, Suite B Orange, CA 92667	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date 12/13/90	

ORDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

1. Return address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

2. Restricted Delivery (Extra charge)

Article Addressed to:

Debra M. Wong
S & D Associates
1020 N. Batavia, Suite B
Orange, CA 92667

4. Article Number

P 355-149-743

Type of Service:

- | | |
|---------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Registered | <input type="checkbox"/> Insured |
| <input type="checkbox"/> Certified | <input type="checkbox"/> COD |
| <input type="checkbox"/> Express Mail | <input type="checkbox"/> Return Receipt for Merchandise |

Always obtain signature of addressee or agent and DATE DELIVERED.

Signature - Addressee

Signature - Agent

[Signature]
Date of Delivery

12/14/90

8. Addressee's Address (ONLY if requested and fee paid)

[Handwritten mark]

PS Form 3811, Apr. 1989

U.S.G.P.O. 1989-234-555

DOMESTIC RETURN RECEIPT

CUD-130-90

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent the card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge)

<p>3. Article Addressed to:</p> <p>Cahn's V.I.T. Canh Van Nguyen 2112 N. Flower Street Santa Ana, CA 92706</p>	<p>4. Article Number P-355-149-825</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature - Addressee <input checked="" type="checkbox"/> <i>[Signature]</i></p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature - Agent <input checked="" type="checkbox"/></p>	
<p>7. Date of Delivery 12/3/90</p>	

PS Form 3811, Apr. 1989 *U.S.G.P.S. 7500-020-015 DOMESTIC RETURN RECEIPT

CUP-130-90

3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA Orange ss.
COUNTY OF Orange
On October 16, 1990, before me, the undersigned, a Notary Public in and for
said State, personally appeared Debra M. Wong

personally known to me (or ~~proved to me on the basis of satis-~~
~~factory evidence~~) to be the person(s) whose name(s) is/~~are~~ sub-
scribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same.

WITNESS my hand and official seal.

Signature Susan L. Snider



(This area for official notarial seal)

CUP-BO-90

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

LETTER OF AUTHORIZATION
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR CONDITIONAL USE PERMIT CASE NO. _____

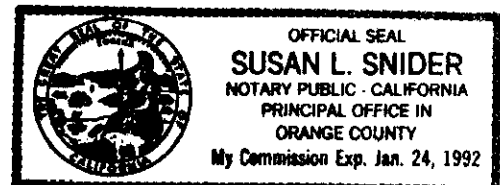
I, DEBRA M. WONG, owner of the below-described property, do hereby appoint CANH V. NGUYEN & PHUONG H. NGUYEN my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: THE LAND IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS: That portion of the Southeast quarter of the South-west quarter of Section 4, Township 5 south, Range 10 west, in the Rancho La Bolsas, as shown on a map recorded in book 51, page 12 of Miscellaneous Maps, records of Orange County, California, described as follows:

Parcel 9, City of Garden Grove, as shown on a map recorded in book 96, pages 9 & 10 of Parcel Maps, in the office of the County Recorder of said Orange County.

Excepting therefrom all rights to underground water without the right of entry upon the surface of said land as dedicated to the City of Garden Grove on the Parcel Map filed in book 96, pages 9 & 10 of Parcel Maps.

Debra M. Wong
(Signature of Owner)



THE GARDEN GROVE ZONING ADMINISTRATOR WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE ON WEDNESDAY, DECEMBER 5, 1990 AT 10 A.M. TO CONSIDER CONDITIONAL USE PERMIT NO. [REDACTED]. THE APPLICANT, CANH'S V.I.T., 2112 FLOWER ST., SANTA ANA, IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE SLAUGHTERING AND SALE OF POULTRY IN THE M-1 (LIMITED INDUSTRIAL) ZONE. THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF WESTMINSTER AVENUE, WEST OF HARBOR BOULEVARD AT 11901 WESTMINSTER AVENUE. THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.

CUP-130-90

PUBLIC-NOTICE PARCEL. OWNER. ADDRESS. CITY. ZIP. CNT.

CUP-130-90	10013048 GWOZDZIDMSKI, CZESIA (CP)	309 EVENING STAR LN	NEWPORT BEACH, CA	92660	1
CUP-130-90	10013051 GWOZDZIDMSKI, GZESLAW (BL)	309 EVENING STAR LN	NEWPORT BEACH, CA	92660	1
CUP-130-90	10013058 MIZUSAMA, FRANK (JT)	13862 SEABOARD CIR	GARDEN GROVE, CA	92643	1
CUP-130-90	10013061 CANYON PROPERTIES (PT)	P O BOX 1100	LOMA LINDA, CA	92354	1
CUP-130-90	10013062 JACKSON, THOMAS A TR (TR)	2218 N ROSS ST	SANTA ANA, CA	92705	1
CUP-130-90	10013063 CALIFORNIA LITHOGRAPH (CR)	13901 SEABOARD CIR	GARDEN GROVE, CA	92643	1
CUP-130-90	10013064 THOMPSON, RALPH J JR TR (TR)	P O BOX 1100	LOMA LINDA, CA	92354	1
CUP-130-90	10013065 THOMPSON, RALPH J JR TR (TR)	P O BOX 1100	LOMA LINDA, CA	92354	1
CUP-130-90	10013066 KNOWLES, RICHARD L TR (TR)	13902 SEABOARD CIR	GARDEN GROVE, CA	92643	1
CUP-130-90	10013067 SEABOARD INVESTMENT GROUP (NO)	11103 BELLFLOWER AVE	FOUNTAIN VALLEY, CA	92708	1
CUP-130-90	10013068 HAYES, ROBERT L TR (TR)	P O BOX 20	REDONDO BEACH, CA	90277	1
CUP-130-90	10013069 ORANGE COUNTY EQUITIES (PT)	3951 S PLAZA DR #260	SANTA ANA, CA	92704	1
CUP-130-90	10013070 ORANGE COUNTY TRANSIT (XX)	P O BOX 3005	GARDEN GROVE, CA	92642	1
CUP-130-90	10013071 STANDARD BRANDS PAINT CO (CR)	4300 W 190TH ST	TORRANCE, CA	90509	1
CUP-130-90	10013072 FURST, HOWARD S TR (TR)	9465 WILSHIRE BLVD #	BEVERLY HILLS, CA	90212	1
CUP-130-90	10013073 FURST, HOWARD S TR (TR)	716	BEVERLY HILLS, CA	90212	1
CUP-130-90	10013074 MCDONALD'S CORP (CR)	9465 WILSHIRE BLVD #	BEVERLY HILLS, CA	90212	1
***		716	CHICAGO, IL	60666	1
***		P O BOX 66207			

17
17

Prepared for: ART LEW
Requested by: S & D ASSOCIATES
Rep: UK

100-130-58
Frank Mizusawa
13862 Seaboard Cir
Garden Grove, Cal 92643

100-130-63
Lithograph California
13901 Seaboard Cir
Garden Grove, Cal 92643

100-130-66
Richard L Knowles
13902 Seaboard Cir
Garden Grove, Ca 92643

100-130-69
S D Associates
11901 Westminster Bl
Garden Grove, Ca 92643

100-130-72
Howard S Furst
13911 Harbor Bl
Garden Grove, Ca 92643

198-031-03
Alice D Pieper
13122 Laurinda Way
Santa Ana, Ca 92705

198-031-07
State Minit-Lube Quaker
1385 W 2200 South
Salt Lake City,Ut 84119

100-130-48
Czesia Gwozdziowski
309 Evening Star Ln
Newport Beach, Cal 92660

100-130-61
Canyon Properties
P O Box 1100
Loma Linda, Ca 92354

100-130-64
Ralph J Thompson
P O Box 1100
Loma Linda, Ca 92354

100-130-67
Duncan J Heinrich
13932 Seaboard Ci
Garden Grove, Ca 92643

100-130-70
Cal Edison So
(none Of Record)

100-130-73
Howard S Furst
13945 Harbor Bl
Garden Grove, Ca 92643

198-031-04
Alice D Pieper
13122 Laurinda Way
Santa Ana, Ca 92705

198-032-05
Catholic Bishop O Roman
Orange
2811 Villa Real Dr
Orange, Ca 92667

100-130-51
Gzeslaw Gwozdziowski
309 Evening Star Ln
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100-130-62
Thomas A Jackson
2218 N Ross St
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Ralph J Thompson
P O Box 1100
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100-130-68
Mark Mulligan
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100-130-71
Brands Paint C Standard
Attn Al Applerose
4300 W 190th St
Torrance, Ca 90509

100-130-74
Cx McDonalds
Situs Pending
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198-031-05
Alice D Pieper
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TRM-CHANGES MATCH AGAINST CURRENT ASSRFILE

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PN.....	CUP-130-90
PARCEL.....	10013067
ASSR-OWNER	SEABOARD INVESTMENT GROUP (NO)
ASSR-ADDR	11103 BELFLOWER AVE
ASSR-CITY	FOUNTAIN VALLEY, CA
TRM-NAME	DUNCAN HEINRICH
TRM-NAME	10722 TRASK AVE
TRM-CSZ...	Garden Grove CA 92643