

SP. 15973

LAND USE ACTION

DEVELOPMENT SERVICES DEPT.

TO: ~~DIRECTOR DEVELOPMENT SERVICES~~
~~MANAGER BLDG.-ZONING DIVISION~~
~~ZONING ADMINISTRATION~~
 PLAN CHECK SECTION
 BUILDING INSPECTION
~~ZONING ENFORCEMENT~~
 BUILDING PERMITS

Sictr:
 1-22-74

Carting
B. B. B.
 12/1/74

Application No. SP-159-73
 A. P. No. 89-323-17
 Filing Date 11-28-73
 Hearing Date 12-19-73
 Technician J. MOON
 Referred To ENGR.
 WATER
 FIRE
 POLICE
 TRAFFIC

APPLICATION FOR **SITE PLAN**
 CITY OF GARDEN GROVE

FEE: \$50

HOME SAVINGS & LOAN ASSN.	3731 WILSHIRE BLVD., L.A. 90010	213 381-3351
Applicant	Mailing Address	Phone No.
CARL TROEDSSON	1201 HUNTLEY DRIVE., L.A.	213 627-0373
Agent	Mailing Address	Phone No.

TO PERMIT

THE CONSTRUCTION OF AN APPROXIMATELY 2,520 SQUARE FOOT ADDITION TO AN EXISTING 3,870 SQUARE FOOT COMMERCIAL BANKING FACILITY IN THE C-1, LIMITED COMMERCIAL ZONE. THE CITY HAS FILED AN EXEMPTION DECLARATION, ELIMINATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT, BECAUSE THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this Application and the plot plan, the plot plan shall prevail.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

SEE TITLE REPORT IN FILE

Location of Property: East side of Brookhurst- north of Chapman at 11922 Brookhurst.

Present Use of Property: Bank

Adjoining Property Owned or Leased by Applicant: Yes

FINAL ACTION	
Denied _____	Approved <input checked="" type="checkbox"/>
DWP _____	Withdrawn _____
Date	<u>1-9-74</u>
Res. #	_____
Ord. #	_____
Dec. #	<u>389 Eff 1-16-74</u>

Carl B. Troedsson
 Signature of Applicant or his Agent

Signature of Property Owner or his Agent

No. SP-159-73

CASE NO. SP-159-73

Name of Applicant Home Savings & Loan Association

Address 3731 Wilshire Blvd. F. A. Co. 90010

Phone 213-381-3351

Name of Applicant's Representative Carl Troedson

Address 1201 Huntley Dr. F. A. Co.

Phone 213-627-0873

Applicant Interviewed By D. B. Application By D. B.

Date Filed 11-28-73 Hearing Date 12-5-73

PERTINENT FACTS:

PLANNING COMMISSION ACTION

Approved Hearing Date _____

Denied _____

DWP RES. NO. _____

Date Appealed _____

CITY COUNCIL ACTION

Approved Hearing Date _____

Denied _____

DWP RES. NO. _____

Returned to P.C. _____ Ord No. _____

PLANNING COMMISSION RECONSIDERATION

Approved Hearing Date _____

Denied _____

DWP RES. NO. _____

CITY COUNCIL FINAL ACTION

Approved Hearing Date _____

Denied _____

DWP RES. NO. _____

ORD. NO. _____

ZONING ADMINISTRATOR ACTION

Approved Hearing Date 12/19/74

Denied DEC. NO. 389

Date Appealed _____

ADMINISTRATIVE ACTION

Approved Hearing Date _____

LATER ACTION:

PUBLIC CONTACT LOG

DATE	TIME	REMARKS
		1-213-381-3551 Ext. 270
4-26-76		Spoke w/ Mr. Eddington. He was unaware that the project had not been finalized. He also thought there was another plan for landscaping showing parcel fronting. I explain landscaping was an approved plan that coincided with the exhibit submitted to LA & OSE for Sp-159-73. He also thought House Savings was splitting land to split. He said he would research it and get back to me. — Thir
4/8/77	4:20	No answer. (A)
4/11/77	11am	Spoke w/ Eddington. He will check w/ planning people on 4/19th & get back to me. Will call 4/20 or 4/21. — (B)
4/28/77	3:15	Spoke w/ Eddington. Planning committee mtg. which was attended by V. P. Alvarson, does not know what they are going to do with the lot. He said I should contact Charles Cencibough of Property Development, ext. 238. — (B)
4/28/77	3:15	Called Mr. Cencibough, but for the day. ^{left} (B)
5/2/77	10 AM	Cencibough called. Said he would bring in plans next week. (B)

ZONING ADMINISTRATOR

DECISION NO. 389

SITE PLAN NO. SP-159-73

HOME SAVINGS & LOAN ASSOCIATION

JANUARY 9, 1974

This is a site plan application pertaining to property located on the east side of Brookhurst Street, north of Chapman Avenue at 11922 Brookhurst Street.

A public hearing was held on December 19, 1973 and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a site plan for the construction of an approximately 2,520 square foot addition to an existing 3,870 square foot commercial banking facility in the C-1, Limited Commercial zone. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

The applicant stated that they have read the staff report and agree with the conditions contained therein. They have been in contact with Staff, working out ingress and egress to the property from Brookhurst Street and believe this can be resolved without difficulty.

The applicant has indicated he will be making a sizable addition to the existing Home Savings & Loan facility. The plans indicate an attractive addition to the existing facilities which will entail considerable alterations to the interior of the structure. The addition will match the exterior of the existing structure which offers an attractive appearance.

The applicant will be extending his parking facilities into the area now being used for temporary parking by the Hacienda Bank. Additional landscaping will be provided in the existing parking lot, as well as ground cover and planters on the vacant parcel fronting on Chapman Avenue.

The applicant's proposal appears to comply to the intent and purpose of Municipal Code Section 9219.7, Review of Site Plans. The plan will certainly enhance the subject property and will, in conjunction with the adjoining new bank building, provide incentive for other properties in the vicinity to be improved.

In consideration of the evidence submitted and after a review of the criteria established for the approval of site plans, it is hereby determined that Site Plan No. SP 159-73 should be and is hereby approved subject to the following conditions:

1. All lighting structures shall be placed so as to confine direct rays to the subject property.
2. 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 the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
3. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.

/s/ STEWART O. MILLER
ZONING ADMINISTRATOR

The appeal deadline for the subject case is January 16, 1974.

M I N U T E S

GARDEN GROVE ZONING ADMINISTRATOR MEETING

A regular meeting of the Garden Grove Zoning Administrator was called to order in the Council Chamber of the City Hall, 11391 Acacia Parkway, on Wednesday, December 19, 1973, at 3:00 p.m.

PRESENT: STEWART O. MILLER, ZONING ADMINISTRATOR; THOMAS G. MERRELL, LAND USE MANAGER

Mr. Miller introduced himself and outlined the procedure he follows. He explained the basis for granting approval of site plans, and advised those present of their appeal privileges should they disagree with the Zoning Administrator Decision.

PUBLIC HEARING - SITE PLAN NO. SP-159-73

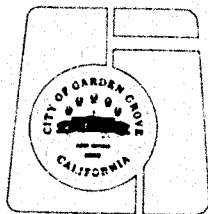
The Zoning Administrator announced the subject application, initiated by Home Savings and Loan Association, requests site plan approval for the construction of an approximately 2,520 square foot addition to an existing 3,870 square foot commercial banking facility in the C-1, Limited Commercial zone. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment. The property is located on the east side of Brookhurst Street north of Chapman Avenue, at 11922 Brookhurst Street.

The Land Use Manager stated the case has been properly advertised and no correspondence has been received. He added there is concern about left hand access on Brookhurst Street to both this property and that of the Hacienda Bank, located just to the north. A meeting has been arranged between representatives of both banks, the Traffic Engineer, and the City's Engineering Manager, in order to try to solve the problem. Although the subject site plan does not interfere with solution of the access problem, it is suggested that final action be withheld until a solution is proposed.

The Zoning Administrator declared the public hearing open.

Mr. Carl Troedsson, 1201 Huntley Drive, Los Angeles, project architect for Clemson and Associates, appeared and stated they have read the Staff Report and agree with conditions therein. The access problem is not insoluble, and he does not see how it can possibly interfere with proceeding with this building. They have worked closely with Staff and fulfilled all City requirements.

There being no response from the audience either favoring or opposing the subject proposal, the Zoning Administrator declared the public hearing closed.



GARDEN GROVE

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

January 10, 1974

Home Savings & Loan Association
3831 Wilshire Boulevard
Los Angeles, California 90010

Gentlemen:

Re: Site Plan No. SP-159-73

The Zoning Administrator of the City of Garden Grove approved the above mentioned request on January 9, 1974.

The effective date of this action is **January 17, 1974**, unless an appeal has been received by the City Clerk within this period.

This approval is subject to any conditions enumerated in the attached Decision. A building permit cannot be issued until the conditions have been met, nor will it be issued prior to the effective date noted above.

You are further advised that unless the approval of your request is exercised within one year, subject case will expire on **January 17, 1975**.

Further information regarding the consummation of the conditions as outlined in the attached Decision can be received from the Building and Zoning Division of the Development Services Department.

Very truly yours,

Harry R. Peirce
Building-Zoning Manager
Development Services Department

HRP:TM:mbr
Encl. Decision No. 389


cc: Mr. Carl Troedsson
1201 Huntley Drive
Los Angeles, Ca. 90026

Harry Peirce
Public Works & Development
Home Savings and Loan,
11922 Brookhurst Street
SP-159-73

Greg LaPierre
Public Works & Development
August 13, 1975

Inspection of the project on August 12, 1975, revealed the following items require completion prior to final approval:

- 1) The vacant land fronting on Chapman has not been landscaped. (Condition of approval D)
- 2) The landscaped planter located in the drive terminating at Chapman Avenue has not been installed.
- 3) The southeast corner of the parking lot has not been landscaped (see sketch, item #3).
- 4) The landscaped end portions of the planter areas within the parking lot have not been installed (see sketch, item #4).
- 5) The oleanders and other plants indicated on the approved plans have not been installed in the planters located within the parking lot (see sketch, item #5).
- 6) The pine trees have not been installed in the end portion of the east planter area located within the parking lot.



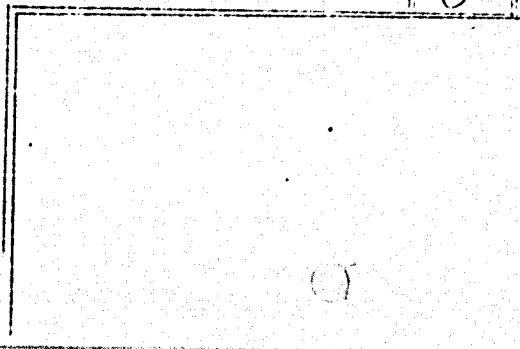
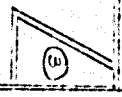
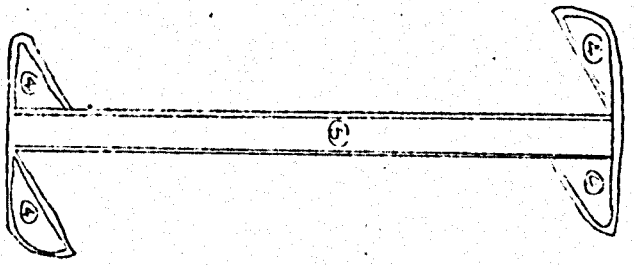
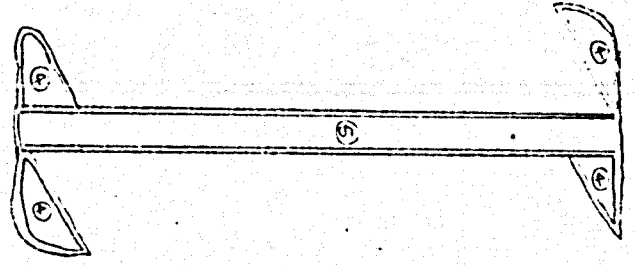
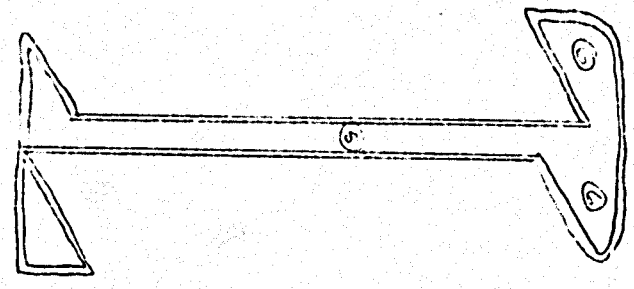
Greg LaPierre
Zoning Enforcement Supervisor

bb

Attachment

bcc: Central File ✓
Signature File

EXHIBIT



CITY OF GARDEN GROVE



APPLICATION FOR:

- SITE PLAN
- VARIANCE
- CONDITIONAL USE PERMIT
- UNCLASSIFIED USE PERMIT

NOV 29-73 11 028 H***50.00

NAME OF APPLICANT: Carl Troedsson/
Robert Clements & Assoc. TELEPHONE: (213)
627-0873

MAILING ADDRESS: 1201 Huntley Dr. Los Angeles, CA 90026

NAME OF RECORDED OWNER: Home Savings & Loan Assoc. TELEPHONE: (213)
381-3351

MAILING ADDRESS: 3731 Wilshire Blvd., Los Angeles, CA 90010

STATUS OF THE APPLICANT (CHECK ONE)

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

IF THE APPLICANT IS ANYONE OTHER THAN THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION MUST BE SIGNED, NOTARIZED BY THE RECORDED OWNER, AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED: Zoned for C-1 Commercial use. The additions to the existing building will improve the services provided by Home Savings and Loan Association to the community. It will create additional employment and increased property taxes will be derived without a corresponding increase in public service costs.

SIGNATURE OF APPLICANT: *Carl Troedsson* DATE: 11-28-73

ACCEPTANCE BY LAND USE: *David J. [unclear]* DATE: 11-28-73

ACKNOWLEDGEMENT OF FEE PAYMENT: *L. Baum* DATE: 11-29-73

EXCERPT FROM ARTICLE IX OF THE MUNICIPAL CODE
OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9219.12. EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL. The order of the Planning Commission or Zoning Administrator in granting or denying a variance, conditional use permit, unclassified use permit or site plan shall become final and effective five (5) days after the Planning Commission or Zoning Administrator by Resolution or Decision, UNLESS WITHIN SUCH FIVE (5) DAY PERIOD AN APPEAL IN WRITING IS FILED WITH THE CITY CLERK BY EITHER AN APPLICANT OR OPPONENT. The filing of such appeal within such time limit shall stay the effective date of the order of the Planning Commission or Zoning Administrator until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9221.3. FEE FOR APPEAL. A fee of \$25.00 shall be charged for the appeal of a variance, conditional use permit, unclassified use permit or site plan.

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.

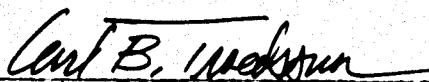
Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223. PERMITS OR VARIANCES MAY BE REVOKED. The Planning Commission or Zoning Administrator may, after a public hearing held in the manner prescribed in Article IX governing variances, conditional use permits, unclassified use permits or site plans, revoke or modify on any one or more of the following grounds any variance, conditional use permit, unclassified use permit or site plan previously issued.

- (1) That the approval was obtained by fraud.
- (2) That the use for which such approval was granted is not being exercised.
- (3) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
- (4) That the variance, conditional use permit, unclassified use permit or site plan 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.
- (5) That the use for which the approval was granted was so exercised as to be detrimental to the public health, safety or so as to constitute a nuisance.

Section 9223.1. EXPIRATION. Any variance, conditional use permit, unclassified use permit or site plan granted by the Planning Commission, Zoning Administrator or City Council becomes null and void if not exercised within the time specified in such variance, conditional use permit, unclassified use permit or site plan, or if no date is specified, within one year from the date of approval of said variance, conditional use permit, unclassified use permit or site plan.

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


(Signature of Applicant)

RECEIVED

DEC 17 1973

DEVELOPMENT SERVICES

*F. via
Stan Beitter.*

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 11-29-73

CASE: SP-159-73

APPLICANT: Idome S/L Ass'n

HEARING DATE: 12-12-73

REQUEST: addition to existing land

RETURN TO LAND USE SECTION BY 12-5-73 (Joe)

DEPARTMENT COMMENTS:

no comment

BY: S. Beitter

DATE: 12-11-73

T. Coffin

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 11-29-73

CASE: SP-159-73

APPLICANT: Home S/L Assn.

HEARING DATE: 12-19-73

REQUEST: addition to existing bank

RETURN TO LAND USE SECTION BY 12-5-73 (Joe)

DEPARTMENT COMMENTS: A major ^{TRAFFIC} problem exists for serving Home Savings and Loan by left turn flow either Brookhurst St or Chapman Ave. We should at this time inform Home Savings that Brookhurst St left turns cannot be served south of the change of lane main Brookhurst St driveway which is approximately 475ft north of Chapman Ave centerline. Only one left turn lane will be available for southbound Brookhurst St motorists to enter Hacienda Bank and Home Savings show.

Median Street lighting is prepared with the improvement of Brookhurst St - Chapman to Katella BY: Francis P. [Signature] DATE: 12-12-73 (no street lighting required) per F.U.

RECEIVED

DEC 11 1973

DEVELOPMENT SERVICES

*Police
Lee Powers*

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 11-29-73

CASE: SP-159-73

APPLICANT: Home JK Main

HEARING DATE: 12 19 - 73

REQUEST: addition to existing land

RETURN TO LAND USE SECTION BY 12-5-73 (Joe)

See - Please forward to Stan Deitlin

DEPARTMENT COMMENTS: THIS HAS ALWAYS BEEN A SECURE
BUILDING. THE NEW ADDITIONS WOULD NOT, AS
FAR AS I CAN SEE, VIOLATE THE SECURITY.

BY: SGT. LAB

DATE: 12-10-73

C. Gensering

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 11-29-73

CASE: SP-159-73


APPLICANT: Home S/L. Assn

HEARING DATE: 12-19-73

REQUEST: addition to existing land

RETURN TO LAND USE SECTION BY 12-5-73 (Joe)

DEPARTMENT COMMENTS:

- (1) Building OK
- (2) Drainage Fee "D" = \$1050.00 1.50 Ac.
- (3) Parkway Tree Fee (Drainlist Only) = \$140.00 176 LF
- (4) Dedication Required 

BY: *[Signature]*

DATE: 12-6-73

Water

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 11-29-73

CASE: SP-159-73

APPLICANT: Idona Jk Ann

HEARING DATE: 12-1-73

REQUEST: addition to existing bank

RETURN TO LAND USE SECTION BY 12-5-73 (Joe)

DEPARTMENT COMMENTS: Payment of Water Department Fees will be required.

RECEIVED
NOV 29 1973
Water

BY: Rob Smith

DATE: 11-30-73
Water

CASZ/PROJECT NO. SP-159-73

Home S/L Assn.

ENVIRONMENTAL INVENTORY

I. Background information

1. Give a brief description of the proposed project.

Home Savings and Loan Association proposes an expansion and remodeling of its existing branch office facility located at 11922 Brookhurst Street in the City of Garden Grove. This proposed expansion will involve the construction of two adjuncts to the existing structure, thereby resulting in the enlargement of the structure from 3,870 square feet to approximately 6,390 square feet. No grading will be required to perform the proposed Project. Onsite parking facilities to serve the expanded structure will exceed City requirements. A total of 69 parking stalls, as opposed to the minimum standard of 36 stalls required by the City, will be provided.

The proposed Project is in response to an expressed demand for additional office space within the existing branch facility. By providing this additional space, the Project will serve to increase operational efficiency at present levels of operation, and to facilitate service to the clientele presently served by Home Savings and Loan Association.

2. Describe the project area, including distinguishing natural and manmade characteristics.

Zoned for C-1 commercial use, the Project site is presently developed with a branch office facility and attendant parking. The land uses within the immediate vicinity of the project site include a commercial shopping center, a service station, an orange grove, and undeveloped commercially zoned property (refer to attached vicinity map). The nearest residential uses are located approximately 200 feet north of the Project site.

3/9/73

A2

3. Could the project disrupt or divide an established community or disrupt orderly, planned development or is it inconsistent with plans and goals that have been adopted by the community in which the project is located? Yes ___ No X
4. Could it cause increased congestion or result in higher densities than desired by the community? Yes ___ No X
5. Could the project result in the temporary or permanent displacement or annoyance of neighboring community residents? Yes ___ No X
6. Could the project have an effect on natural, ecological, cultural or scenic resources of national, state, or local concern? Yes ___ No X
7. Is the project in an area characterized by unique physical features? Yes ___ No X
8. Is the project near any natural or partially channelized flood plains? Yes ___ No X
9. Could views by neighboring property owners be disrupted by the project? Yes ___ No X
10. Could any geologic features (slide prone areas, earthquake faults, etc.) cause adverse conditions to result from this project? Yes ___ No X
11. Could the project disrupt or alter the appearance of the surroundings of a historic or archaeological site? Yes ___ No X
12. Could the project affect the potential use, extraction or conservation of a scarce natural resource? Yes ___ No X
13. Could the project affect the continued use of a recreational area or area of important aesthetic value? Yes ___ No X

14. Could any wildlife or unique vegetative communities be disrupted or displaced by the project? Yes ___ No X
15. Could any wildlife migration patterns be disrupted by the project? Yes ___ No X
16. Could existing noise levels be increased by this project (including during its construction period) to the extent that present or future residents or passers-by would be annoyed to any degree? Yes X No ___
17. Would recreational or wildlife areas be detrimentally affected by noise increases? Yes ___ No X
18. Could the project increase air pollution levels in the area or exceed any existing air pollution standards? Particulate matter (dust) as well as chemical pollutants should be considered. Yes ___ No X
19. Could any unique characteristics be introduced into the area atmosphere, such as sonic booms, radiation, annoying electronic transmissions, vibrations, etc.? Yes ___ No X
20. Could the proposed project have any detrimental effect on existing water quality or quantities, of either surface or subsurface supplies? Yes ___ No X
21. Could the project disrupt or alter any of the items listed on the Physical Environment Checklist* which are not specifically discussed above, including Land Resources, Water Resources, Air Resources, Noise Levels, or Biological Resources? Yes ___ No X
22. Could the project establish any precedents or facilitate any other projects of which the impacts of these may be significant? Yes ___ No X
23. Could the project serve to encourage development of presently undeveloped areas or intensify development of already undeveloped areas? (Examples include the introduction of facilities such as streets, roads, water mains or sewerage lines in such a manner as to facilitate development or intensification of use of an area.) Yes ___ No X

24. Could the project generate a controversy? Yes _____ No X
25. Are there any feasible and less environmentally offensive alternatives to this project? Yes _____ No X
26. Could the project affect economic conditions within the City of Garden Grove (i.e., Appendix B, employment, cost/benefit to the community, etc.) Yes X No _____
27. If you have answered yes to one or more of the above questions, but still think the project will not or cannot have any significant environmental effects, indicate your reasons below:

Noise levels may increase slightly during construction. However, this temporary increase will not be significant in relation to the commercial and vacant properties which lie adjacent to the Project site.

The proposed Project will effect the local economy by creating additional employment opportunities and by generating increased tax revenues. Implementation of the Project will generate temporary employment positions for construction personnel, and provide additional office space sufficient to accommodate 28 permanent employees of Home Savings and Loan Association. The existing office facility presently employs 17 permanent employees. The improvements resulting from the Project will serve to increase the assessed property value of the Project site. As a result, increased property taxes will be derived from the site without a corresponding increase in public service costs.

II. ALTERNATIVES AND MITIGATING MEASURES:

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

A slight short-term increase in noise levels may occur during construction. However, such an increase will not be significant in relation to adjacent vacant and commercially developed properties.

2. Are there any feasible or less environmentally offensive alternatives that meet the project objectives which have been considered by the applicant? (Please list below those alternatives that have been considered. The law requires one to consider no development as an alternative. Include such things as minor or major project design alternatives considered and a brief statement as to why it was not selected or if it is still considered a feasible alternative).

The "no project" alternative would maintain all existing conditions (including a lack of adequate office space) associated with the present office facility. No other alternative would produce substantially different effects from those anticipated from the Project as proposed.

3. Does the short term use of the environment affect the long term use of the environment? (Such as open pit resource removal leaving unmitigated scars on the environment. If your answer is yes, briefly explain). Yes _____ No

III If you have answered yes to one or more of the above questions, but still think the project will not or cannot have any significant environmental affects, indicate your reasons below:

A slight increase in noise levels during construction is the only adverse impact anticipated from development of the proposed Project

The Project will not serve to significantly increase the effects already produced by the existing office facility. Thus, the only adverse impact expected to result from the Project will be a slight increase in noise during construction. This increase will be of short duration and thus insignificant in relation to the long-term benefits expected to result from the Project.

IV SUMMARY

1. Summarize adverse affects: _____

A slight, temporary increase in noise levels during construction.

2. Summarize positive affects: _____

Additional office space, additional positions of employment, increased tax revenues to the City.

3. Describe in short, concise manner, the overall total impact of the proposed project:

The proposed expansion and remodeling Project will improve the services provided by Home Savings and Loan Association without producing a significant impact upon the environment.

11922 Brookhurst St.
Garden Grove, California

Garden Grove Branch

Computer Number 00013-000
Index Code No. GG-A
Thomas Map
Reference 15 F-3

Legal Description:

All that certain land situated in the Garden Grove Sanitary District,
City of Garden Grove, described as follows:

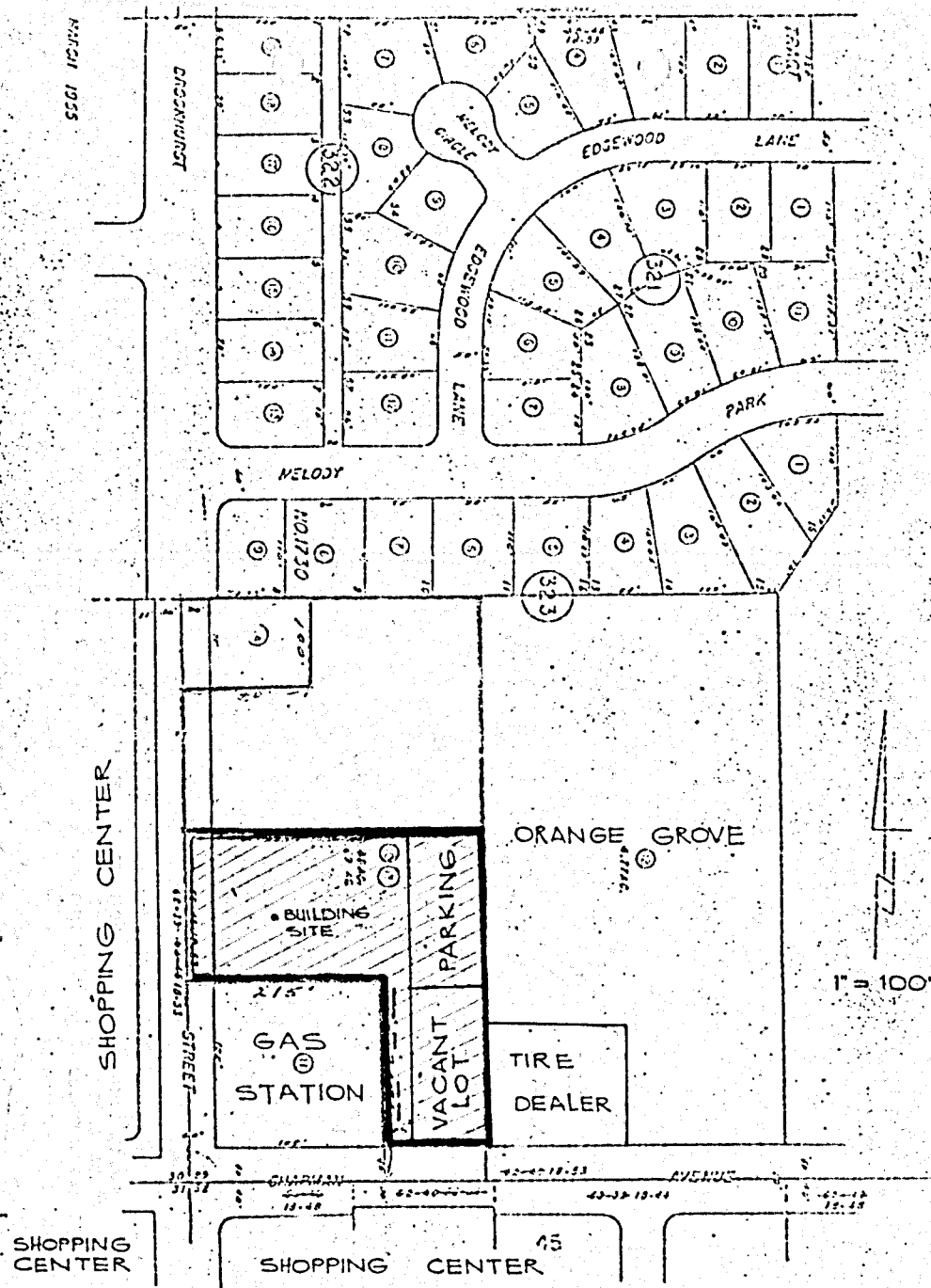
The West half of the Southwest quarter of the Southwest quarter of the
Southwest quarter of Section Twenty-nine, Township Four South, Range
Ten West, S. B. B. & M.

Excepting therefrom the West 215 feet of the South 215 feet.

The North 100.00 feet of the West 140.00 feet of the West half of the
Southwest quarter of the Southwest quarter of the Southwest quarter of
Section 29, Township 4 South, Range 10 West in the Rancho Los Coyotes,
in the City of Garden Grove, as shown on a map thereof, recorded in
book 51, page 10, Miscellaneous Maps, records of said Orange County.

Also excepting therefrom:

The North 220.70 feet, measured along the Westerly line thereof, of the
West one-half of the Southwest one-quarter of the Southwest one-quarter
of the Southwest one-quarter of Section 29, Township 4 South, Range 10
West, in the Rancho Los Coyotes, as shown on a map thereof recorded in
Book 51, Page 10, Miscellaneous Maps, records of said Orange County.



MARCH 1955

VICINITY MAP

ROBERT CLEMENTS AND ASSOCIATES

ARCHITECTS—ENGINEERS—PLANNERS
1201 HUNTLEY DRIVE
LOS ANGELES, CALIF. 90026
(213) 627-0873

MR. JOSEPH MOON
CITY OF GARDEN GROVE
11391 ACACIA PARKWAY
GARDEN GROVE, CAL. 92640

12/7 1973
Project No. 7316
Location HOME SAV. & LOAN
GARDEN GROVE

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover

Plans Specifications Change order Shop drawings Copy of letter

- Architectural DWG. #1. PLOT PLAN 12 Copies
- Structural _____ Copies
- Mechanical _____ Copies
- Electrical _____ Copies
- Specifications _____ Copies
- Shop Drawings from _____ Approved as submitted
 Approved as noted
 Returned for corrections
- Other _____ Copies
- FOR BIDS DUE _____ 19__.

Remarks: REVISED 12/7/73.

The revised plot plan incorporates, I believe,
all the points that were brought up by
you during our telephone conversation

CC:

Signed Robert Clements

NATIONAL AMERICAN TITLE

INSURANCE COMPANY
552 SOUTH SERRANO AVENUE LOS ANGELES, CALIFORNIA 90020
TELEPHONE 380-4030

FORM 5

NOVEMBER 14, 1973

PRELIMINARY REPORT

ORDER NUMBER	TITLE OFFICER	DATED	CUSTOMER NUMBER	ISSUED THRU NATIONAL AMERICAN TITLE COMPANY
688543-1	W. WEISSIG	NOVEMBER 13, 1973 @ 7:30 A.M.		

• HOME SAVINGS AND LOAN ASSOCIATION
3731 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA

ATTN. BETTY MC FARLAND

In response to the above referenced application for a Policy of Title Insurance, the Insurer hereby reports that it is prepared to issue, as of the date hereof, A California Land Title Association Standard Coverage Form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a Policy of Title Insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a Policy of Title Insurance, a binder or commitment should be requested.

In addition to any exceptions shown herein, and not cleared, the policy, if issued, will contain stipulations and also exceptions as to matters outside the coverage which are required by the particular form.

VESTEE:

HOME SAVINGS AND LOAN ASSOCIATION, A CORPORATION.

TITLE OF THE VESTEE HEREIN WAS ACQUIRED BY DEED RECORDED PRIOR TO SIX MONTHS FROM THE DATE HEREOF.

LEGAL DESCRIPTION:

(SEE ATTACHED)

LEGAL DESCRIPTION:

THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN THE RANCHO LOS COYOTES, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 10 MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM THE WEST 215 FEET OF THE SOUTH 215 FEET.

ALSO EXCEPTING THE NORTH 220.70 FEET, MEASURED ALONG THE WESTERLY LINE THEREOF.

COPY

SUBJECT TO:

1. GENERAL AND SPECIAL TAXES, INCLUDING PERSONAL PROPERTY TAX, IF ANY.

TAXING AUTHORITY : CITY AND COUNTY
FISCAL YEAR : 1973-1974
TOTAL AMOUNT : \$11,432.22
FIRST INSTALLMENT : \$5,716.11 (OPEN)
SECOND INSTALLMENT : \$5,716.11 (OPEN)
EXEMPTION : NONE
CODE NO. : 18-044
PARCEL NO. : 89-323-17.

AFFECT THIS AND OTHER PROPERTY.

2. THE RESERVATION FOR ROADS, RAILROADS AND DITCHES OF A STRIP OF LAND 30 FEET WIDE, ALONG, ADJOINING AND EACH SIDE OF THE TOWNSHIP AND SECTION LINES, AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND.

3. AN EASEMENT FOR PURPOSES SHOWN AND INCIDENTAL PURPOSES.

AFFECTS : A 4-FOOT STRIP OF LAND THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF BROOKHURST AVENUE AS NOW ESTABLISHED 60 FEET WIDE ALONG THE WEST SIDE OF SAID WEST ONE-HALF; WHICH POINT IS 210 FEET NORTHERLY MEASURED THEREON FROM THE SOUTH LINE OF SAID SECTION TWENTY-NINE; THENCE, EASTERLY PARALLEL WITH SAID SOUTH LINE 40 FEET.

RECORDED : IN BOOK 2714 PAGE 10 OFFICIAL RECORDS
PURPOSE : EITHER OR BOTH POLE LINES, CONDUITS.

4. AN EASEMENT FOR PURPOSES SHOWN AND INCIDENTAL PURPOSES.

AFFECTS : THE WEST 60 FEET OF SAID LAND
RECORDED : IN BOOK 5070 PAGE 576, OFFICIAL RECORDS
PURPOSE : ROAD.

COPY

5. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 5127 PAGE 23, OFFICIAL RECORDS

SAID ELECTRIC LINE SHALL BE ERECTED AND MAINTAINED UPON THE NORTHERLY 10 FEET OF THE SOUTHERLY 225 FEET OF THE EASTERLY 125 FEET OF THE WESTERLY 165 FEET OF SAID LAND

SAID UNDERGROUND CONDUIT SHALL BE INSTALLED AND MAINTAINED WITHIN 2 STRIPS OF LAND EACH 6 FEET IN WIDTH THE CENTER LINES OF SAID STRIPS BEING DESCRIBED AS FOLLOWS:

A. BEGINNING AT A POINT IN ABOVE SAID WEST HALF, DISTANT NORTHEPLY 215 FEET MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF CHAPMAN AVENUE, AS NOW ESTABLISHED AND EASTERLY 150 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF BROOKHURST STREET, AS NOW ESTABLISHED, THENCE NORTHERLY AND PARALLEL WITH SAID CENTER LINE OF BROOKHURST STREET, A DISTANCE OF 55 FEET.

B. BEGINNING AT A POINT IN ABOVE SAID WEST HALF, DISTANT NORTHEPLY 215 FEET MEASURED AT RIGHT ANGLES FROM THE SAID CENTER LINE OF CHAPMAN AVENUE AND DISTANT EASTERLY 100 FEET, MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF BROOKHURST STREET; THENCE NORTHEASTERLY TO A POINT DISTANT EASTERLY 136 FEET MEASURED AT RIGHT ANGLES FROM SAID BROOKHURST STREET AND DISTANT NORTHERLY 270 FEET, MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF CHAPMAN AVENUE.

6. AN EASEMENT FOR PURPOSES SHOWN AND INCIDENTAL PURPOSES.

AFFECTS : THE EAST 6 FEET OF SAID LAND
RECORDED : IN BOOK 6388 PAGE 420, OFFICIAL RECORDS
PURPOSE : EITHER OR BOTH POLE LINES, CONDUITS.

7. A LEASE FOR THE TERM AND UPON THE TERMS, COVENANTS, AND CONDITIONS THEREIN PROVIDED

TYPE OF LEASE : A COMMUNITY OIL
LESSOR : HOME SAVINGS AND LOAN, A CALIFORNIA CORPORATION
AS OWNERS OF SAID LAND, AND OTHERS AS OWNERS OF OTHER LANDS
LESSEE : STANDARD OIL CO.
TERM : 10 YEARS AND SO LONG THEREAFTER AS OIL, GAS OR OTHER
HYDROCARBON SUBSTANCES SHALL BE PRODUCED
DATED : JULY 25, 1969
RECORDED : JANUARY 29, 1970 IN BOOK 9202 PAGE 786, OFFICIAL RECORDS.

AFFECTS THAT PORTION OF SAID LAND LYING FROM THE SURFACE BELOW A

DEPTH OF : 500 FEET.
SURFACE ENTRY : AS SET FORTH THEREIN.

THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

8. AN EASEMENT FOR PURPOSES SHOWN AND INCIDENTAL PURPOSES.

IN FAVOR OF
AFFECTS

: CITY OF GARDEN GROVE
: THAT PORTION OF SAID LAND, WHICH LIES WESTERLY OF THE
: FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE WESTERLY 60
FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 29, DISTANT
NORTHERLY THEREON 350 FEET FROM THE SOUTHERLY LINE OF SAID
SECTION; THENCE NORTHEASTERLY IN A DIRECT LINE TO THE INTER-
SECTION OF THE EASTERLY PROLONGATION OF THE CENTER LINE OF
HUMMINGBIRD LANE, 60 FEET WIDE AS SHOWN ON THE MAP OF TRACT
1798 IN BOOK 56, PAGES 3, 4 AND 5 OF MISCELLANEOUS MAPS
IN THE OFFICE OF SAID RECORDER WITH A LINE PARALLEL WITH AND
104 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM
THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION
29.

RECORDED
PURPOSE

EXCEPT THEREFROM THAT PORTION OF SAID LAND WHICH LIES WITHIN
BROOKHURST STREET AS SAME EXISTED AUGUST 1ST, 1973.
: AUGUST 30, 1973. IN BOOK 10877 PAGE 661 OFFICIAL RECORDS
: PUBLIC STREET AND HIGHWAY.

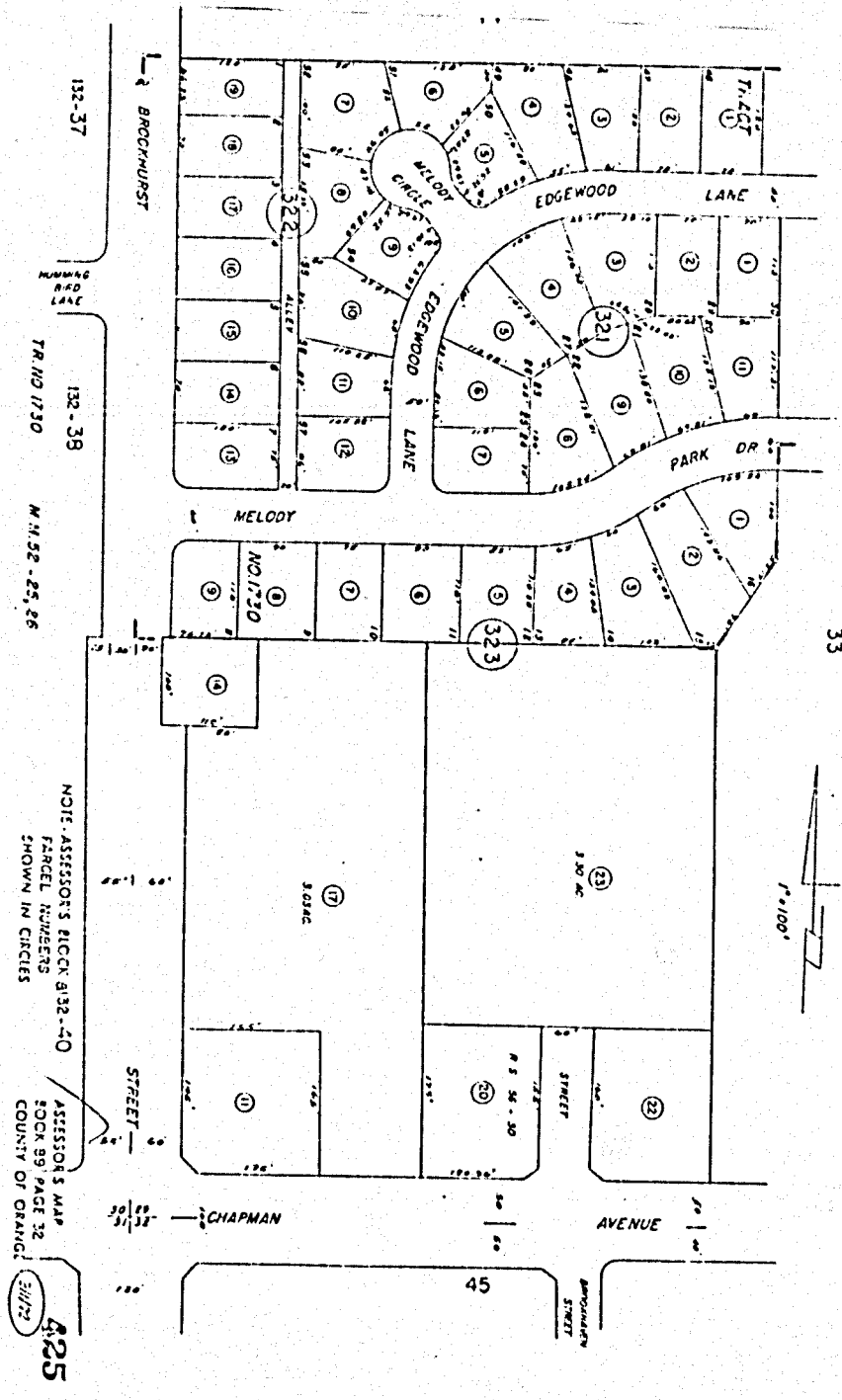
FULL RATE
MAPS ENCLOSED
PP.

COPY

POR W/2, SW/4, SW/4, SEC. 29, T.4S, R.10W.

33

1"=100'



THE BOLD FACE NUMBER IS THE LOT NUMBER
THE CIRCLED NUMBER IS THE PARCEL NUMBER

This plat is for your use in locating your land with reference to streets and other parcels. It is not a survey. While this plat is believed to be correct the company assumes no liability for any loss occurring by reason of reliance thereon.

ASSESSOR'S BLOCK B32-40
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 59 PAGE 32
 COUNTY OF ORANGE

425



LEGAL DESCRIPTION:

THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN THE PANCIO LOS COYOTES, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 10 MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM THE WEST 215 FEET OF THE SOUTH 215 FEET.

ALSO EXCEPTING THE NORTH 220.70 FEET, MEASURED ALONG THE WESTEPLY LINE THEREOF.

COPY

SP-159-73

4. Environmental Inventory - SP-159-73 - Home Savings & Loan Association

The Planning Coordinating Committee reviewed the Environmental Inventory submitted and finds it is justified for an Exemption Declaration for the following reasons:

1. The Plan is in conformance with the environmental goals and policies adopted by the community.
2. The project will not have a significant environmental impact.

NOTICE OF DETERMINATION

Date May 29, 1974

County Clerk
County of Orange
700 Civic Center Drive West
Santa Ana, California

Agency: City of Garden Grove

Dept.: Development Services

Project Location: 11922 Brookhurst Street

The City of Garden Grove has reviewed the above referenced project pursuant to the California Environmental Quality Act of 1970.

The above project has been approved by the City of Garden Grove. It was determined that the project will not have a significant effect on the environment in the City of Garden Grove. As a result of the above an Environmental Impact Report has not been prepared pursuant to the provisions of the California Environment Quality Act of 1970.

Stewart O. Miller

Stewart O. Miller
Urban Development Manager

Case File SP-159-73

10/73

CITY OF GARDEN GROVE
EXEMPTION DECLARATION FORM

CASE/PROJECT NUMBER SP-159-73 Date: December 6, 1973
PROJECT APPLICANT/ADDRESS - Home Savings & Loan Association
11922 Brookhurst St., Garden Grove
PROJECT TITLE/DESCRIPTION - Expansion & remodeling of existing branch office
facility at 11922 enlarging structure from 3,870 sq. ft. to approximately
6,390 sq. ft.
PROJECT LOCATION/ADDRESS - 11922 Brookhurst Street

PROJECT CENSUS TRACT (IF KNOWN)

IN ACCORDANCE WITH THE CITY COUNCIL OF THE CITY OF GARDEN GROVE POLICIES REGARDING IMPLEMENTATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 (SPECIFICALLY SECTION 21151 OF THE PUBLIC RESOURCES CODE), THE PLANNING COORDINATING COMMITTEE HAS REVIEWED THE ENVIRONMENTAL INVENTORY FOR THE ABOVE DESCRIBED PROJECT AND HEREBY FINDS: (CHECK ONE)

THAT THE ENVIRONMENTAL INVENTORY SUBMITTED IS INSUFFICIENT TO FACILITATE A DECISION AS TO THE ENVIRONMENTAL SIGNIFICANCE OF THIS PROJECT AND THE PROJECT SPONSOR IS THEREFORE REQUESTED TO RESUBMIT A MORE THOROUGH ENVIRONMENTAL INVENTORY COVERING THE FOLLOWING INFORMATION:

THAT THE PROPOSED PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND HAS NOT BEEN COVERED ADEQUATELY IN A PREVIOUSLY APPROVED ENVIRONMENTAL IMPACT REPORT OR ENVIRONMENTAL INVENTORY. EXEMPTION DECLARATION STATUS THEREFORE CANNOT BE GRANTED FOR THIS PROJECT AND AN ENVIRONMENTAL ANALYSIS REPORT IS THEREBY REQUIRED TO BE SUBMITTED TO THE LAND USE DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE PROJECT'S APPROVAL. THE SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH MAY RESULT FROM THIS PROJECT INCLUDE — BUT MAY NOT BE LIMITED TO — THE FOLLOWING:

THAT THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, OR IS OTHERWISE EXEMPT PURSUANT TO THE ADOPTED STATE GUIDELINES PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. EXEMPTION DECLARATION STATUS IS THEREFORE GRANTED FOR THIS PROJECT AND THE SUBMITTAL OF AN ENVIRONMENTAL IMPACT REPORT IS THEREBY NOT NECESSARY. JUSTIFICATION FOR THIS ACTION IS AS FOLLOWS:

1. The plan is in conformance with the environmental goals and
policies adopted by the community.
2. The project will not have a significant environmental impact.

THAT EVEN THOUGH THE PROPOSED PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THE PROJECT IS A LESSER INCLUDED PART OF ANOTHER PROJECT FOR WHICH AN ENVIRONMENTAL IMPACT REPORT OR ENVIRONMENTAL INVENTORY HAS PREVIOUSLY BEEN SUBMITTED, PROVIDED THAT THE PROJECT AND STATEMENT SUBMITTED WAS APPROVED AND COVERS THE SPECIFIC ENVIRONMENTAL IMPACTS OF THE LESSER PROJECT. (IN THIS CASE, THE PREVIOUS PROJECT AND STATEMENT SHOULD BE NOTED:)

APPROVED BY:

Stewart Miller
Chairman, Planning Coordinating Committee

12-6-73
Date

or

Director of Development Services

Date

STAFF REPORT --- CASE DATA SHEET

CASE NO. SP-159-73 APPLICANT: Home S/H Assn TECH. Joe DATE _____

A. PLAN CHECK:

1. Legal Building Site? yes A. P. NO. 89-323-17
 2. Use O. K.? OK Planning Action Required 2A approval
 3. Setbacks: Front 10 Right Side 1.5 Left Side 45 Rear 16.0
 4. Parking: Required 36 Provided 80 Design Okay? OK
 5. Placement of Buildings, Parking Areas Okay? OK
 6. Distance Between Buildings Okay? NA
 7. Relevant CC & R's, Easements, Deed Restrictions NA
 8. Building Height Okay? yes OK
 9. Landscaping Okay? yes OK
 10. Underground Utilities Required? Code Shown? no
 11. Signs Okay? ? Shown? no
 12. Walls Shown Okay? Code Walls Required Okay? yes 30" screening wall
 13. Lighting Confined to Premises? Code
 14. Noise or Other Objectionable Emissions NA
 15. Need for Sound Attenuation? NA
 16. Need for Street Lights? Code
 17. Park & Recreation Fee: \$ NA Possible Reduction: \$ NA
 18. Drainage Fee: \$ _____

B. REQUEST OF APPLICANT:

1. Rezone from _____ to _____
 2. Site Plan
 3. Conditional Use Permit Unclassified Use Permit
 4. Variances:
 Section _____ To Permit _____

C. FIELD CHECK:

1. Surrounding Land Uses:
 North C1 - Band under construction
 West area B with front - C1 - Shopping center
 South area Chapman - C1 - Commercial used
 East C1 - unimproved and auto service facility
 2. Topography
 Subject Property level
 Adjoining " _____"
 3. Noteworthy Features _____

D. STAFF ANALYSIS:

1. Memo from Supervisor: _____

2. P. C. C. Evaluation

3. Background Information: a. Previous Cases on Subject Property:

Case No. A-114-73 Date _____

Case No. LS-113-72 Date _____

Case No. _____ Date _____

b. Previous Cases on Abutting Properties:

c. City-wide Precedents:

d. Other Historical Data:

4. STAFF COMMENTS:

- a. Explain Applicant's Request
- b. R. D. Q. Evaluation
- c. Recreation and Drainage Fees
- d. Departmental Comments
- e. Staff Evaluation/Recommendation

5. CONDITIONS OF APPROVAL

- a. Complete Sentence
- b. Mandatory
- c. Not a Code Requirement

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: SITE PLAN NO. SP-159-73
APPLICANT: HOME SAVINGS & LOAN ASSOCIATION
HEARING DATE: DECEMBER 19, 1973
ANALYST: JOE MOON

I. APPLICANT'S REQUEST:

The applicant is requesting site plan approval for the construction of an approximately 2,520 square foot addition to an existing 3,870 square foot commercial banking facility in the C-1, Limited Commercial zone. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment. Location of the property is on the east side of Brookhurst, North of Chapman at 11922 Brookhurst.

II. APPLICANT'S STATEMENT:

Zoned for C-1 Commercial use. The additions to the existing building will improve the services provided by Home Savings and Loan Association to the community. It will create additional employment and increased property taxes will be derived without a corresponding increase in public service costs.

III. ZONING AND LAND USE INFORMATION:

A. Subject property is zoned C-1 and is partially improved with a commercial bank and parking area.

B. Existing land use and zoning in the vicinity of the subject property are as follows:

1. North: Zoned C-1 and improved with a commercial bank under construction.

2. South: Zoned C-1 and improved with a service station and across Chapman Avenue improved with a service station and restaurant.

3. West across Brookhurst Street: Zoned C-1 and improved with a commercial shopping center.

4. East: Zoned C-1 and improved with an auto service facility and partially unimproved.

IV. BACKGROUND INFORMATION:

A. SP-114-73 - Site plan for construction of a bank on adjoining property on the north was approved by the Zoning Administrator in April 1973.

B. LS-113-72 - a division of land into two separate parcels, one of which is subject property, was approved by the Zoning Administrator in January 1973.

V. GENERAL PLAN ELEMENT IMPLICATIONS:

STAFF REPORT TO THE ZONING ADMINISTRATOR - SP-159-73 - 12-19-73

A. Land Use: The Land Use Element of the General Plan indicates commercial use of the subject property. The applicants proposal conforms with this Element.

B. Fire Protection: The subject property is located approximately 3/4 mile from Fire Station No. 2 located at 11805 Gilbert Street and is within the recommended travel distance for fire suppression vehicles to commercial uses.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A. Water Department. Payment of water assessment fees will be required.

B. Engineering Department.

1. Drainage Fee: \$1,050.
2. Parkway Tree Fee:(Brookhurst Street only) \$140.
3. Dedication Required.

C. Traffic Department.

1. A major traffic problem exists for serving subject property by left turns from Brookhurst Street and Chapman Avenue. The applicant is advised that left turns cannot be served south of the Orange County Plaza main Brookhurst Street driveway which is approximately 475 feet north of the centerline of Chapman Avenue. Only one left turn lane will be available for south-bound Brookhurst Street traffic to enter Hacienda Bank and Home Savings and Loan.

2. Median street lighting is proposed with the improvement of Brookhurst Street from Chapman Avenue to Katella.

D. All other reporting agencies have no comments.

VII. STAFF COMMENTS:

A. The applicant is requesting site plan approval for the construction of an approximately 2,520 square foot addition to an existing 3,780 square foot commercial bank in the C-1 (Limited Commercial zone).

B. The plot plan submitted indicates that the proposed addition will be constructed as wings on the north and south sides of the existing bank building and behind the screens which front on Brookhurst Street. Entrance to these new wing additions will be from the front entrance of the existing bank and from a rear entrance accessible from the parking area behind the bank. This banking facility does not provide any drive-up window service.

C. Vehicular ingress and egress to the subject property is accomplished by one two way driveway off Brookhurst Street and a one way exit drive on to Brookhurst Street. No left turns are permitted from this one way

STAFF REPORT TO THE ZONING ADMINISTRATOR - SP-159-73 - 12-19-73

drive exit. A two way driveway is also provided off Chapman Avenue. Left turns from this driveway are also not permitted. The Traffic Engineer has expressed his concern with left hand turns to subject property in above Paragraph VI (c). On site parking is in excess of Municipal Code requirements and traffic circulation is well-defined by the use of landscaped areas and pavement striping. A landscaped trash enclosure area is also provided in the parking area.

D. An approximately 13,175 square foot unimproved portion of subject property fronting on Chapman Avenue is not proposed for development in this site plan application. However, the applicant will be improving this portion by planting ground cover and providing substantial landscaped planters along the Chapman Avenue frontage. The adjoining two way drive off Chapman Avenue will also be improved with a five (5) foot wide planter located in the center of the driveway. This landscaping theme will enhance the appearance of subject property as viewed from Chapman Avenue.

E. At present, the northerly 48 feet of the subject property is being used for temporary banking facilities and parking area while a new bank is being constructed on adjoining property to the north. Upon completion of the main structure, these temporary facilities will be removed and this 48 foot wide undeveloped portion of subject property will be paved for additional parking and will be landscaped. Ingress and egress to this improved portion will be from the existing parking area. A 30 inch high screening wall will be required to screen this new parking area from Brookhurst Street.

F. The elevation plans submitted indicate that the proposed additions will have an architectural treatment matching the existing bank. This includes a combination of ceramic and marble veneer on the front elevation. The side and rear elevation are of white marble and decorative block grille. This matching architectural treatment to the proposed addition will result in a well designed banking facility which will provide increased office space and operational efficiency.

G. The Staff has reviewed the proposed development in relation to the criteria established by Municipal Code Section 9219.7 for review of site plans. All of these criteria appear to have been satisfactorily considered and are complied with in spirit and intent. Said review includes consideration of parking, circulation, access, relation to public facilities and public service requirements and design compatibility.

H. If Site Plan No. SP-159-73 is approved, the following conditions of approval are suggested:

1. All lighting structures shall be placed so as to confine direct rays to the subject property.

STAFF REPORT TO THE ZONING ADMINISTRATOR - SP-159-73 - 12-19-73

2. 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 the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

3. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.

PRCL 75

A.P. PARCEL NAME AND ADDRESS LISTING

12/06/73

PAGE 1

SP 159-73

Z.A. Mtg 12-17-73

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18044	08932303	0	ARRIBAS, ALFONSO XMS#	ARRIBAS, ALFONSO T JTD	10022 MELODY PARK DR GARDEN GROVE, CAL 92640
18044	08932304	0	COSENZA, MICHAEL R	10022 MELODY PARK DR	GARDEN GROVE, CAL 92640
18044	08932305	0	KLEIN, ROBIN A XJTH	10672 MELODY PARK DR	GARDEN GROVE, CAL 92640
18044	08932306	0	MACIAS, CHARLES Z	10052 MELODY PARK DR	GARDEN GROVE, CAL 92640
18044	08932307	0	ANDERSON, STANLEY ET AL	ZMVB	ZSTAN ANDERSON PLTY 11851 GILBERT
18044	08932308	0	ANDERSON, JOHN A	10022 MELODY PARK DR	GARDEN GROVE, CAL 92640
18044	08932309	0	HINE, ROWLAND W	11852 BROOKHURST AVE	GARDEN GROVE, CAL 92640
18044	08932311	0	ROGERS, LLOYD E	MOBIL OIL CORP	PROPERTY TAX DIV 612 S FLOWER ST
18044	08932314	0	HOME SAVINGS & LOAN ASSN	9245 WILSHIRE BLVD	BEVERLY HILLS, CAL 90212
18044	08932317	0	HOME SAVINGS & LOAN ASSN	ZBARBARA BUCK	9245 WILSHIRE BLVD BEVERLY HILLS, CAL 90213
18044	08932320	0	PENN MUTUAL LIFE	INSURANCE CO	FIRESTONE TIRE & RUBBER TAX DEPT
18044	08932322	0	ROGERS, FLOYD D ET AL TR	1200 FIRESTONE PARKWAY AKRON, OHIO 44317	
18044	08932323	0	ROGERS, FLOYD D ET AL TR	ZND#	13530 MC MILTON PORTLAND, OREG 97221
18044	08945101	0	WILSON, KATHRYN S	1641 INTERLACHEN RD	2120 MIGNON WAY PLACENTIA, CAL 92670
18044	08945202	0	LEVENSON, ARNOLD M XJTH	12641 BROOKHAVEN PARK	GARDEN GROVE, CAL 92640
18044	08945218	0	WALKER, EARL C ET AL	PARKER, JOSEPH A	11812 GARY ST GARDEN GROVE, CAL 92640
18044	08945319	0	WALKER, EARL C ET AL	PARKER, JOSEPH A	11812 GARY ST GARDEN GROVE, CAL 92640
18044	08945338	0	GOUBERT, JOHN A	1781 COPPERFIELD DR	TUSTIN, CAL 92680
18044	08945341	0	MINOR, L D XJTD	2102 GLACIER LN	SANTA MARIA, CAL 93454
18044	08945349	0	MINOR, L D	2102 GLACIER LN	SANTA MARIA, CAL 93455
18044	08945350	0	FISCHER, DESTER R	STANDARD OIL CO	225 BUSH ST SAN FRANCISCO, CAL 94100
18044	13240206	0	CHIKASAWA, FRANK Y XCP#	P O BOX 957	CAMARILLO, CAL 93010
18044	13240207	0	CHIKASAWA, FRANK Y XCP#	P O BOX 957	CAMARILLO, CAL 93010
18044	13240209	0	HARRY JUNG ENTERPRISES	INC	1860 COLLEGE VIEW DR MONTEREY PARK, CAL 91754
18044	13240211	0	CHIKASAWA, FRANK Y XCP#	P O BOX 957	CAMARILLO, CAL 93010
18044	13311104	0	TEACHERS INS & ANNUITY	ASSN OF AMERICA	SAV-ON DRUG STORES 4818 LINCOLN BLVD
			MARINA DEL REY, CAL 90291		

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR Site Plan CASE NO. SP-159-73

I, H. Michael Wyant, Vice President/
Home Savings & Loan Association, owner of the below described property,
do hereby appoint Carl Troedsson/
Robert Clements & Assoc. 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: SEE ATTACHED

H. Michael Wyant
(Signature of Owner)

(Corporation)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

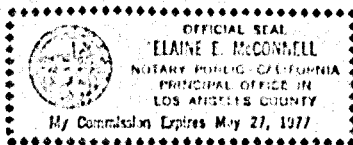
On November 12, 1973 before me, the undersigned, a Notary Public in and for said
State, personally appeared H. Michael Wyant
known to me to be the Vice President, and

known to me to be the _____ of the corporation that executed the within instrument,
known to me to be the persons who executed the within
instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its by-laws or a resolution of its board
of directors.

WITNESS my hand and official seal.

Signature Elaine E. McConnell

Name (Typed or Printed)



December 7, 1973

Home Savings & Loan Association
3731 Wilshire Boulevard
Los Angeles, Ca. 90010

SITE PLAN NO. S.P.-159-73

December 19, 1973.

Applicant Notified

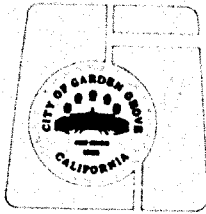
December 7, 1973

Carl Troedsson/
Robert Clements & Associates
1201 Huntley Drive
Los Angeles, California 90026

SITE PLAN NO. SP-159-73

December 19, 1973.

Applicant Notified



GARDEN GROVE

City Hall • 11391 Acacia Parkway • 92640

CITY OF
GARDEN GROVE
CALIFORNIA

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY HOME SAVINGS & LOAN ASSOCIATION

FOR A SITE PLAN NO. SP-159-73

REQUESTING the construction of an approximately 2,520 square foot addition to an existing 3,870 square foot commercial banking facility in the C-1, Limited Commercial zone. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

LOCATION: East side of Brookhurst, North of Chapman at 11922 Brookhurst.

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE ZONING ADMINISTRATOR IN THE CITY COUNCIL CHAMBER, CITY HALL, 11391 ACACIA, GARDEN GROVE, CALIFORNIA, AT 3:00 P.M. ON DECEMBER 19, 1973.

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