

SP-107-76



GARDEN GROVE

Application No. SP-107-76

A. P. No. 100-591-22

Filing Date 2-2-76

Hearing Date 3-3-76

Analyst J. MOON

Referred To PLAN CHECK

PERMITS - WATER

WATER ENGR.

TRAFFIC

POLICE

FIRE

SANITARY DIST.

FILE COVER SHEET

APPLICATION FOR

CITY OF GARDEN GROVE

M. L. HUGHES	13872 WEST ST., GARDEN GROVE, CA.	92641	839-3790
Applicant	Mailing Address		Phone No.
Agent	Mailing Address		Phone No.

TO PERMIT

THE CONSTRUCTION OF A 19,062 SQUARE FOOT INDUSTRIAL BUILDING ON A 36,235 SQUARE FOOT PARCEL IN THE M-1 (LIMITED INDUSTRIAL) ZONE. THE CITY OF GARDEN GROVE HAS FILED A NEGATIVE 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: Northeast corner Westminster Ave & West St. at 13952 West St.

Present Use of Property: Unimproved

Adjoining Property Owned or Leased by Applicant: no

FINAL ACTION

Denied _____ Approved _____
DWP _____ Withdrawn _____

Date _____

Res. # _____

Ord. # _____

Dec. # _____

DS-0014-10/75

Signature of Applicant or his Agent

Signature of Property Owner or his Agent

NSP-107-76

CASE NO SP-107-76

Name of Applicant M. L. Hughes

Address 13872 WEST ST., GARDEN GROVE

Phone 839-3790

Name of Applicant's Representative _____

Address _____

Phone _____

Applicant Interviewed By _____ Application By D.G.

Date Filed 2-2-76 Hearing Date 3-3-76

PERTINENT FACTS:

Need evidence of title.

PLANNING COMMISSION ACTION

Approved _____ Hearing Date _____
Denied _____
DWP _____ RES. NO. _____
FWR _____

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. _____
FWR _____ Ord. No. _____

ZONING ADMINISTRATOR ACTION

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____
Date Appealed _____

ADMINISTRATIVE ACTION

Approved _____ Hearing Date _____
Denied _____

LATER ACTION:



**TITLE INSURANCE
AND TRUST**

A TICOR COMPANY

RECOVERED THROUGH
THE FIRST NATIONAL BANK
OF CHICAGO
JAN 27 1964

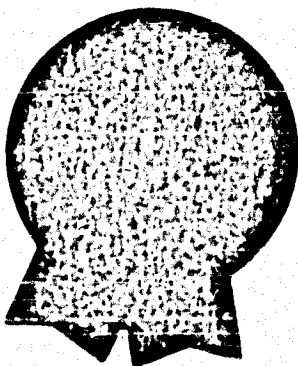
Policy of Title Insurance

SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, TITLE INSURANCE AND TRUST COMPANY, a California corporation, hereinafter called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by said insured by reason of

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Unmarketability of such title; or
4. Any lack of the ordinary right of an abutting owner for access to at least one physically open street or highway if the land, in fact, abuts upon one or more such streets or highways.

and in addition, as to an insured lender only:

5. Invalidity of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
 - a. usury, or
 - b. any consumer credit protection or truth in lending law;
6. Priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority; or
7. Invalidity of any assignment of the insured mortgage, provided such assignment is shown in Schedule B.



Title Insurance and Trust Company

by *John E. Flood, Jr.*
President

Attest: *John J. Egan*
Secretary

Schedule A

No.

559381

Amount of Insurance:

\$115,000.00

Date of Policy:

OCTOBER 9, 1975 AT 8:00 A.M.

Premium

\$ 471.00

1. Name of Insured:

HILTON L. HUGHES.

2. The estate or interest referred to herein is at Date of Policy vested in:

HILTON L. HUGHES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.

3. The estate or interest in the land described in Schedule C and which is covered by this policy is: A FEET.

Schedule B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

Part I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule C, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

7. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

8. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.

9. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

10. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by making inquiry of the lessors in the lease or leases described or referred to in Schedule A.

11. The effect of any failure to comply with the terms, covenants and conditions of the lease or leases described or referred to in Schedule A.

Schedule B (Continued)

Part II

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1975-1976,
A LIEN NOT YET PAYABLE.

2. THE FACT THAT THE OWNERS OF SAID LAND HAVE NO RIGHTS OF
VEHICULAR ACCESS TO WESTMINSTER AVENUE.

SAID RIGHTS HAVE BEEN RELINQUISHED BY THE DEDICATION PROVISIONS ON
THE MAP OF SAID TRACT. HOWEVER, SAID LAND ABUTS ON A STREET AND/OR
ALLEY OTHER THAN THE ONE REFERRED TO ABOVE OVER WHICH RIGHTS OF
VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED. *need*

3. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS,
COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN
INSTRUMENT RECORDED IN BOOK 5880 PAGE 603, OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
FOR : CONVEYING ELECTRIC ENERGY. *OK*
AFFECTS : THE NORTHERLY 6 FEET AND THE EASTERLY 2 FEET OF THE
WESTERLY 7 FEET OF THE NORTHERLY 25 FEET OF LOT 1 AND
THE NORTHERLY 6 FEET AND THE EASTERLY 6 FEET OF LOT 19.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS,
COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN
INSTRUMENT RECORDED IN BOOK 5930 PAGE 113, OFFICIAL RECORDS.
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A COR-
PORATION. *b/k*
FOR : AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COM-
MUNICATION STRUCTURES.
AFFECTS : THE NORTHERLY 2 1/2 FEET OF LOTS 1 AND 19 AND THE
EASTERLY 5 FEET OF LOT 1.

5. COVENANTS, CONDITIONS AND RESTRICTIONS AND A PROVISION THAT
NO VIOLATION THEREOF SHALL DEFEAT OR RENDER INVALID THE LIEN OF
A MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT
DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR
NATIONAL ORIGIN, IN AN INSTRUMENT RECORDED IN BOOK 6429 PAGE 989,
OFFICIAL RECORDS.

Schedule C

The land referred to in this policy is described as follows:

LOT 1 AND 19 OF TRACT NO. 3593, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149 PAGES 47 AND 48 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER'S INFLATION PROTECTION ENDORSEMENT

ATTACHED TO POLICY NO. 559881

ISSUED BY

Title Insurance and Trust Company

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Indorsement, to be 12:01 a.m. on the first January 1 which occurs more than six months after the Date of Policy, as shown in Schedule A of the Policy to which this Indorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Indorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed 150% of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall first occur.

Nothing herein contained shall be construed as extending or changing the effective date of said Policy.

This indorsement is made a part of said Policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

Title Insurance and Trust Company

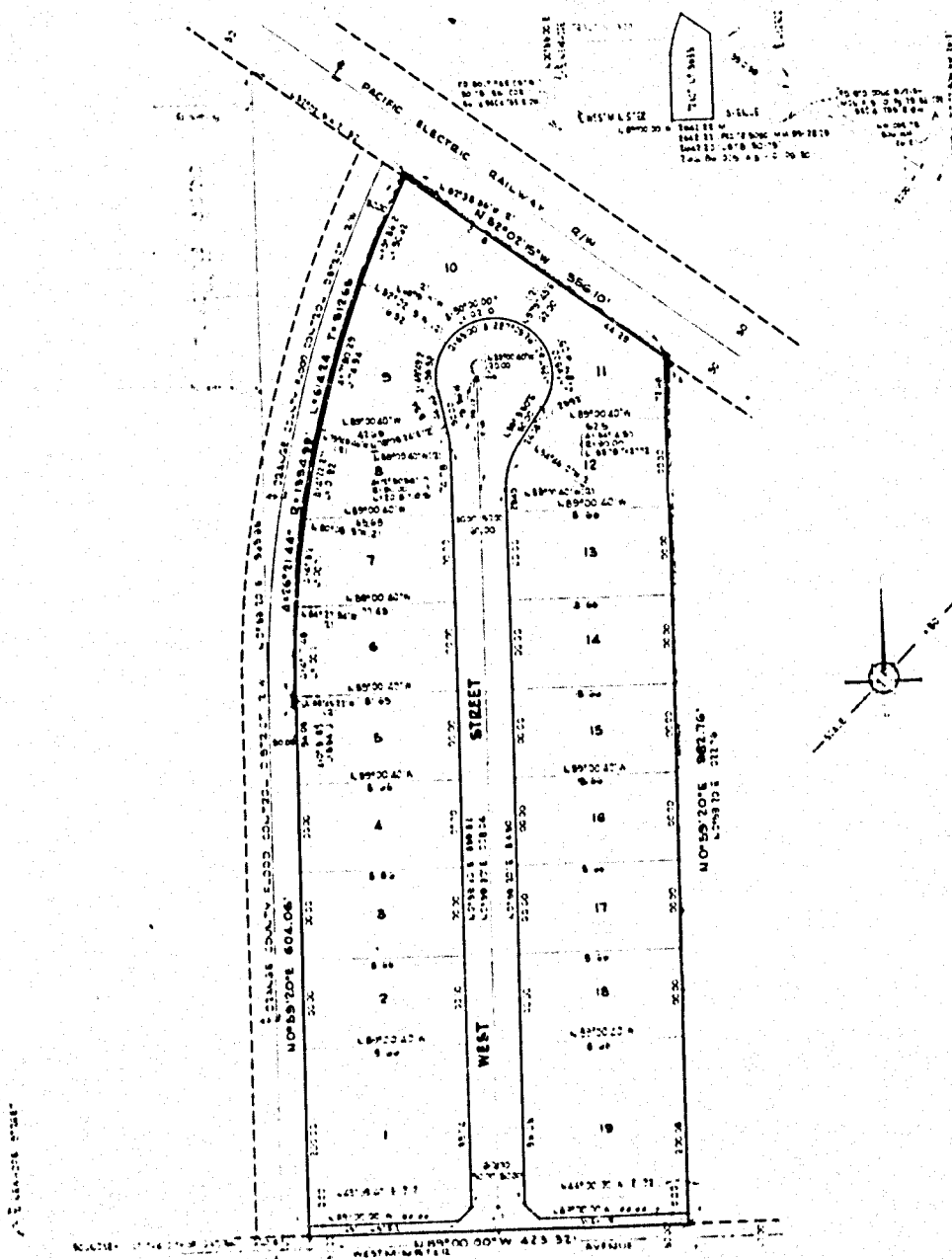
By

John J. Eagan

Secretary

NOTE: In connection with a future application for title insurance covering said land, release credit on premium charges (if applicable at all) will be allowed only upon the original face amount of insurance as stated in Schedule A of said Policy.

TRACT NO 3593



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

mortgage, other than the obligation to purchase said indebtedness pursuant to this paragraph, are terminated.

6. Determination and Payment of Loss

(a) The liability of the Company under this policy shall in no case exceed the least of:

(i) the actual loss of the insured claimant, or
(ii) the amount of insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in paragraph 2(a) hereof, or
(iii) if this policy insures the owner of the indebtedness secured by the insured mortgage, and provided said owner is the insured claimant, the amount of the unpaid principal of said indebtedness, plus interest thereon, provided such amount shall not include any additional principal indebtedness created subsequent to Date of Policy, except as to amounts advanced to protect the lien of the insured mortgage and secured thereby.

(b) The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon an insured in litigation carried on by the Company for such insured, and all costs, attorneys' fees and expenses in litigation carried on by such insured with the written authorization of the Company.

(c) When the amount of loss or damage has been definitely fixed in accordance with the conditions of this policy, the loss or damage shall be payable within 30 days thereafter.

7. Limitation of Liability

No claim shall arise or be maintainable under this policy (a) if the Company, after having received notice of an alleged defect, lien or encumbrance insured against hereunder, by litigation or otherwise, removes such defect, lien or encumbrance or establishes the title, or the lien of the insured mortgage, as insured, within a reasonable time after receipt of such notice; (b) in the event of litigation until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title or to the lien of the insured mortgage, as insured, as provided in paragraph 3 hereof; or (c) for liability voluntarily admitted or assumed by an insured without prior written consent of the Company.

8. Reduction of Insurance; Termination of Liability

All payments under this policy, except payment made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto, provided, however, if the owner of the indebtedness secured by the insured mortgage is an insured hereunder, then such payments, prior to the acquisition of title to said estate or interest as provided in paragraph 2(a) of these Conditions and Stipulations, shall not reduce pro tanto the amount of the insurance afforded hereunder as to any such insured, except to the extent that such payments reduce the amount of the indebtedness secured by such mortgage.

Payment in full by any person or voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured owner of the indebtedness secured by the insured mortgage, except as provided in paragraph 2(a) hereof.

9. Liability Noncumulative

It is expressly understood that the amount of insurance under this policy as to the insured owner of the estate or interest covered by this policy, shall be reduced by any amount the Company may pay under any policy insuring (a) a mortgage shown or referred to in Schedule B hereof which is a lien on the estate or interest covered by this policy, or (b) a mortgage hereafter executed by an insured which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy. The Company shall have the option to apply to the payment of any such mortgage any amount that otherwise would be payable hereunder to the insured owner of the estate or interest covered by this policy and the amount so paid shall be deemed a payment under this policy to said insured owner.

The provisions of this paragraph 9 shall not apply to an owner of the indebtedness secured by the insured mortgage, unless such insured acquires title to said estate or interest in satisfaction of said indebtedness or any part thereof.

10. Subrogation Upon Payment or Settlement

Whenever the Company shall have paid or settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant, except that the owner of the indebtedness secured by the insured mortgage may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness, provided such act occurs prior to receipt by such insured of notice of any claim of title or interest adverse to the title to the estate or interest of the

priority of the lien of the insured mortgage and does not result in any loss of priority of the lien of the insured mortgage. The Company shall be subrogated to and be entitled to all rights and remedies which such insured claimant would have had against any person or property in respect to such claim had this policy not been issued, and the Company is hereby authorized and empowered to sue, compromise or settle in its name or in the name of the insured to the full extent of the loss sustained by the Company. If requested by the Company, the insured shall execute any and all documents to evidence the within subrogation. If the payment does not cover the loss of such insured claimant, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss, but such subrogation shall be in subordination to an insured mortgage. If loss should result from any act of such insured claimant, such act shall not void this policy, but the Company, in that event, shall as to such insured claimant be required to pay only that part of any losses insured against hereunder which shall exceed the amount of any loss to the Company by reason of the impairment of the right of subrogation.

11. Liability Limited to this Policy

This instrument, together with all endorsements and other instruments, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby, or any action asserting such claim, shall be restricted to the provisions and Conditions and Stipulations of this policy.

No amendment of or endorsement to this policy can be made except by writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

No payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.

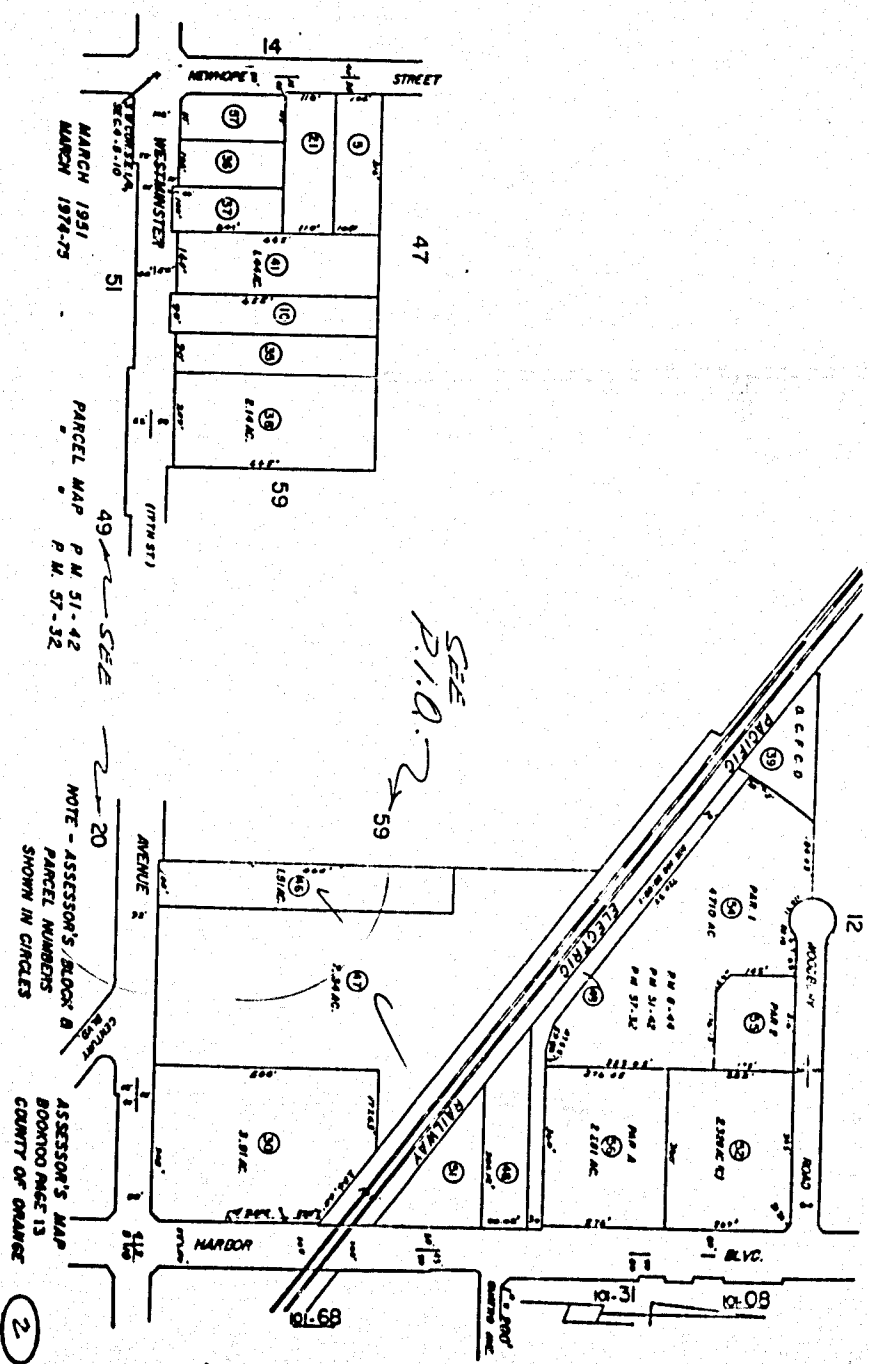
12. Notices, Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at the office which issued this policy or to its Home Office, 433 South Spring Street, P.O. Box 2596, Los Angeles, California 90061.

13. The Premium Specified in Schedule A is the Entire Charge for Title Search, Title Examination and Title Insurance.

POR S 1/2, S.E. 1/4, SEC 4, T5S, R10W

100-13



E 1/2, S.E. 1/4, SW 1/4, SEC 4, T5S, R10W

100-14

SEE P.R.

59

FOR NE 1/4, NE 1/4, SEC 9, T5S, R10W.

13

SEE

109-20

WESTMINSTER

177 PM RT1

AVENUE 2

49

O C F C R

201

201

CENTURY

BLVD

BLVD

BLVD

WEST ST.

MARCH 1956
MARCH 1974-75

TR NO 538 1/4 M 25-33

54

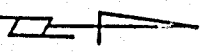
NOTE: ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 100 PAGE 20
COUNTY OF ORANGE

HARBOR

99-101

1"=100'



6

59

WESTMINSTER

(17TH ST)

AVENUE

20

FOR E1/2, NW1/4, NE1/4, SEC. 9, T5S, R10W

100

100 - 49

MARCH 1959
MARCH 1974-75

TR. NO. 19.14

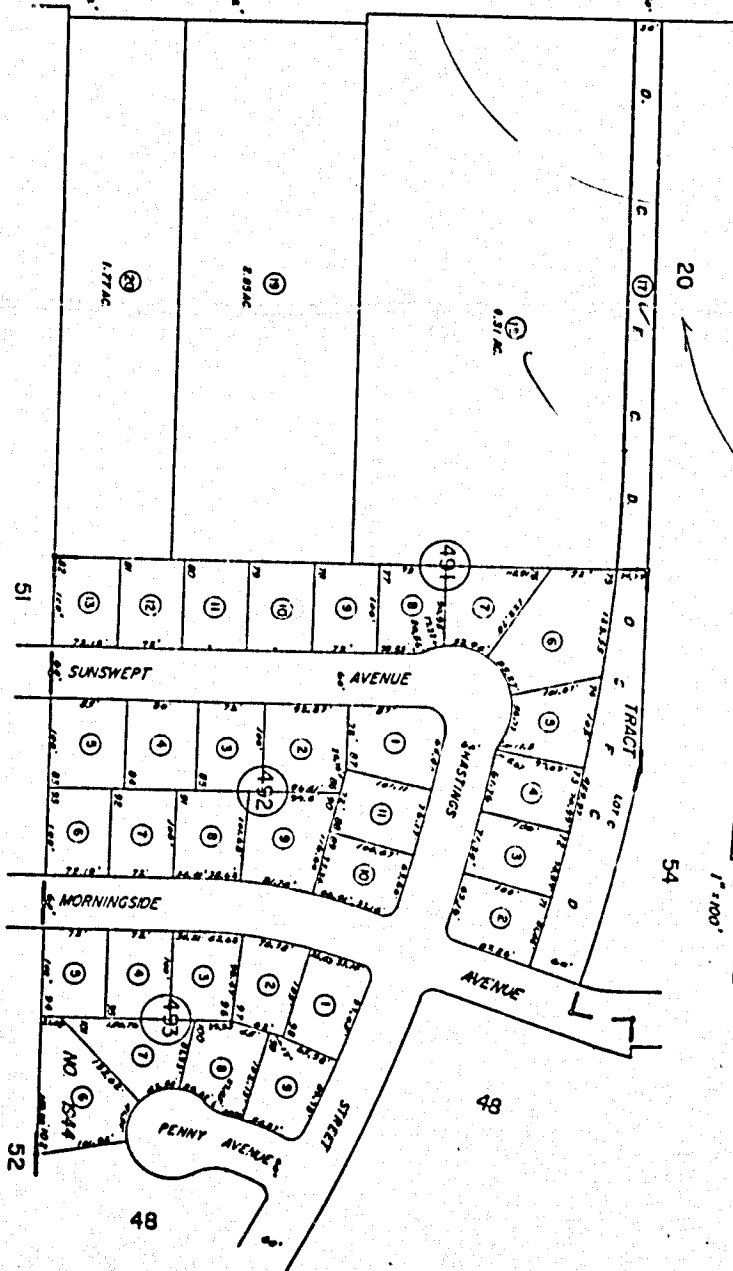
MM. 107-44, 45, 46

NOTE - ASSESSORS BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSORS MAP
BOOK 100 PAGE 49
COUNTY OF ORANGE

FOR. N1/2, NE1/4, NE1/4, SEC 4, T.5S, R.10W

②



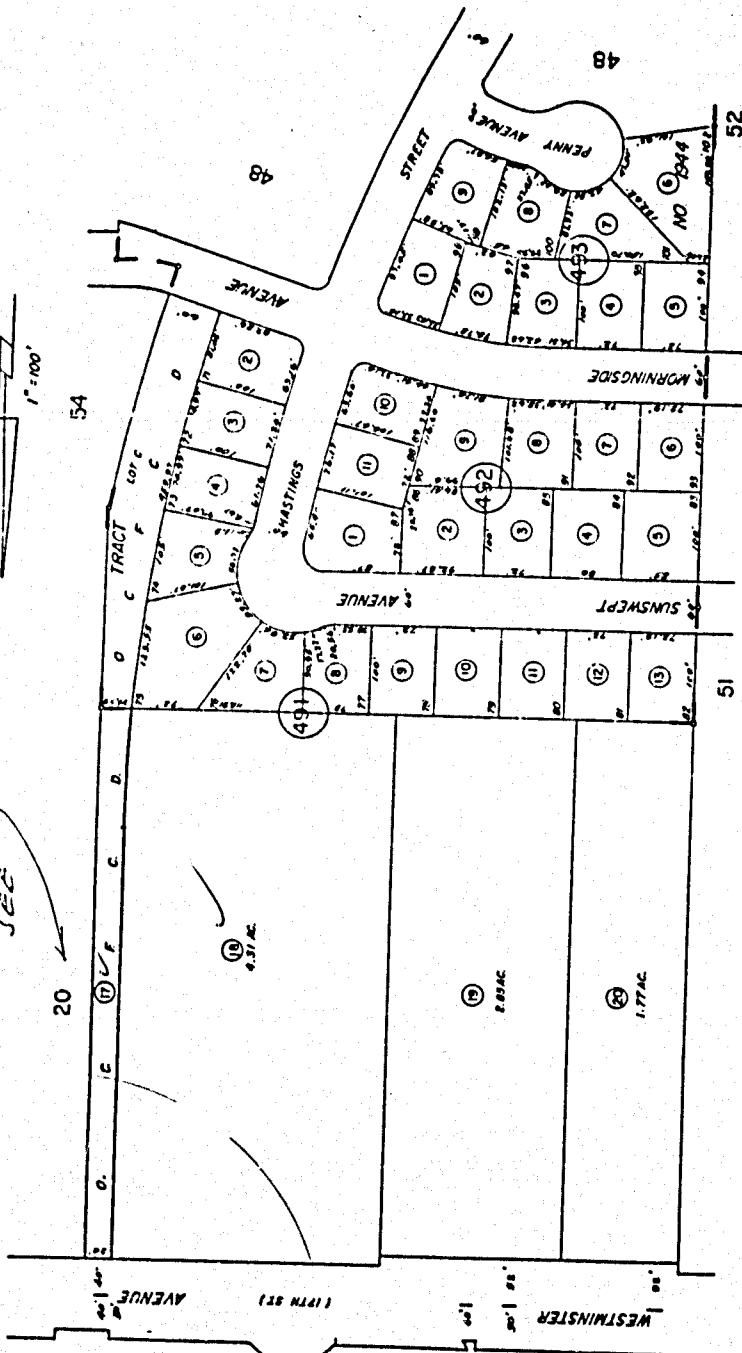
See P. 10

FOR E 1/2, NW 1/4 NE 1/4, SEC. 9, T5S, R10W

100-49

SEC 9

20



MARCH 1959
MARCH 1974-75

TR. NO 1944

M. M. 107-44, 45, 46

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 800 PAGE 49
COUNTY OF ORANGE

7

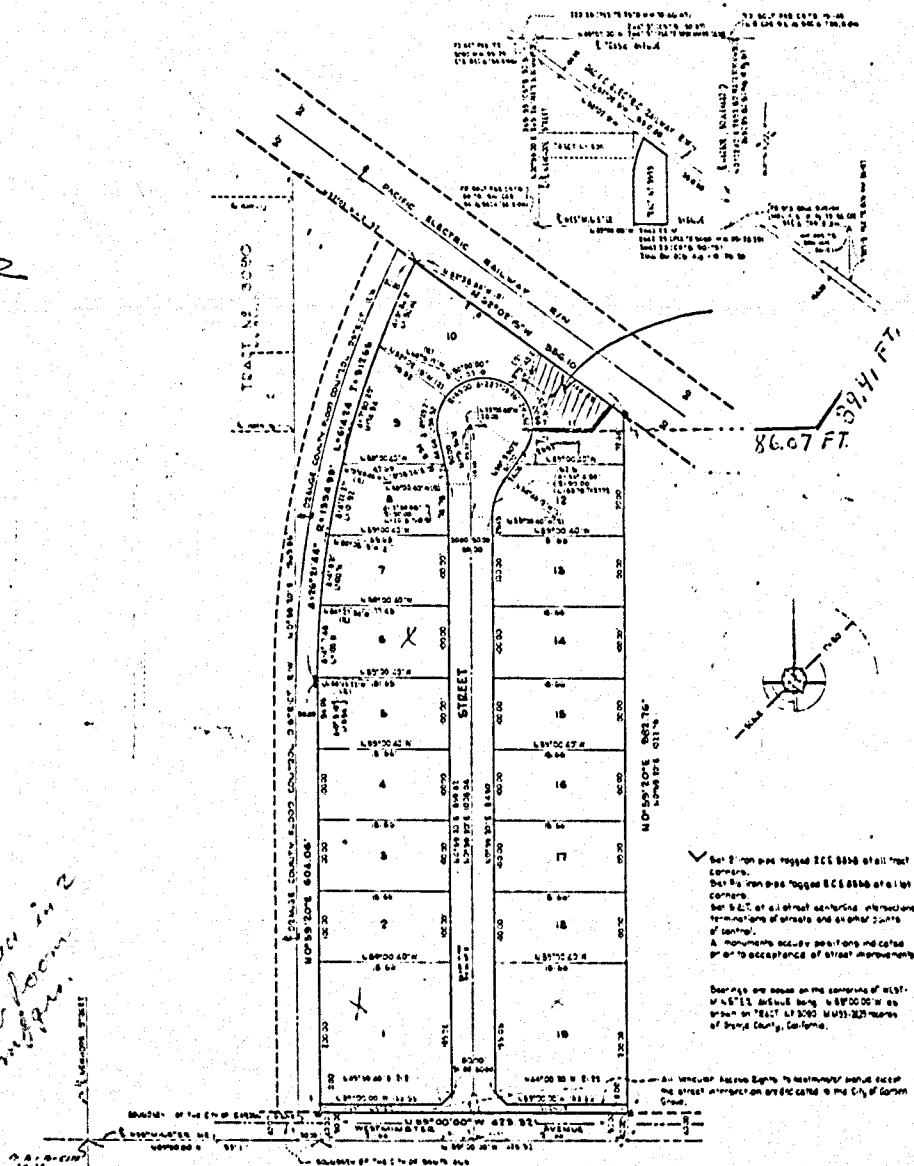
FOR N 1/2, NE 1/4 NE 1/4, SEC. 4, T5S, R. 10W

100-50

TRACT NO. 3593 M.M. 149/47-48

562

divided in 2
show from
fringe.



Orange County Title Company

THIS MAP IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS TITLE EVIDENCE

129.63

CASE/PROJECT NO. SP-102-76

ENVIRONMENTAL INVENTORY

I. Background information

1. Give a brief description of the proposed project.

CONSTRUCTION OF A 19000 SQUARE FOOT
CONCRETE INDUSTRIAL BUILDING ON A
181 X 200 CORNER LOT (WEST AND WESTMINSTER)
PROJECT WILL INCLUDE TOTAL SITE DEVELOPMENT
WITH A.C. YARD PAVING FOR PARKING AND
CONSIDERABLE LANDSCAPING.

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

PROJECT AREA CONSISTS OF SOME VACANT
LOTS ON WEST STREET AND TYPICAL
INDUSTRIAL BUILDINGS. LOTS ARE TYPICALLY
LEVEL WITH LITTLE OR NO VEGETATION.
AREA GENERALLY IS VERY DEVELOPED
AND PROJECT WOULD MAKE LITTLE IMPACT
ON NATURAL CHARACTERISTICS

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

14. Could any wildlife or unique vegetative communities be disrupted or displaced by the project? Yes _____ No ☒
15. Could any wildlife migration patterns be disrupted by the project? Yes _____ No ☒
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 _____ No ☒
17. Would recreational or wildlife areas be detrimentally affected by noise increases? Yes _____ No ☒
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 ☒
19. Could any unique characteristics be introduced into the areas atmosphere, such as sonic booms, radiation, annoying electronic transmissions, vibrations, etc.? Yes _____ No ☒
20. Could the proposed project have any detrimental effect on existing water quality or quantities, of either surface or subsurface supplies? Yes _____ No ☒
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 ☒
22. Could the project establish any precedents or facilitate any other projects of which the impacts of these may be significant? Yes _____ No ☒
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 ☒

24. Could the project generate a controversy? Yes _____ No ☒
25. Are there any feasible and less environmentally offensive alternatives to this project? Yes _____ No ☒
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 _____ 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:

II. ALTERNATIVES AND MITIGATING MEASURES:

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

NONE

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).

NONE

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 X

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:

IV SUMMARY

1. Summarize adverse affects: _____

NONE

2. Summarize positive affects: POSITIVE AESTHETIC AFFECT
ON ADJOINING AREAS

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

LITTLE IF ANY IMPACT ON NOISE, POLLUTION,
CONGESTION OR ON LIVELIHOOD OF THE

COMMUNITY, POSITIVE AESTHETIC IMPACT
FROM QUALITY APPEARANCE OF BUILDING

Submitted by M. L. HUGHES

Date FEB. 2
29, 1975

Mailing Address 13872 WEST STREET

GARDEN GROVE

CALIF

92641

Zip Code

Telephone Number 939-3790



CITY OF GARDEN GROVE, CALIFORNIA

11191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

(714) 638-6831

APPLICATION FOR:

FEE:

☒ SITE PLAN

\$ 50.00

2-2-76 11 050 U****75.00
+25.00 Neg. Dec.

☐ VARIANCE

\$100.00

☐ CONDITIONAL USE PERMIT

\$200.00

☐ UNCLASSIFIED USE PERMIT

\$200.00

NAME OF APPLICANT: M. L. MIKEL HUGHES

TELEPHONE: 839-3790

MAILING ADDRESS: 13872 WEST STREET, GARDEN GROVE

NAME OF RECORDED OWNER: SAME AS ABOVE

TELEPHONE:

MAILING ADDRESS:

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.

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: THE PROPOSED BUILDING IS FOR LIGHT

MANUFACTURING AND THIS IS COMPATIBLE TO LAND USE

(M-1) AND THE CITY'S GENERAL PLAN. THE

PROPOSED BUILDING'S OUTSTANDING AESTHETIC

QUALITY IS A GREAT BENEFIT TO THE

COMMUNITY AND LOCAL COMMUNITIES.

SIGNATURE OF APPLICANT: By T. Hughes

DATE: 2-2-76

ACCEPTANCE BY LAND USE: Dave Quindeman

DATE: 2-2-76

ACKNOWLEDGEMENT OF FEE PAYMENT: Karl Heath

DATE: 2-2-76

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

Section 9219.12. EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL. The order granting or denying a variance, conditional use permit, unclassified use permit, or site plan shall become final and effective seven (7) days after the order, unless within such seven (7) day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of such appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9221.3. 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.

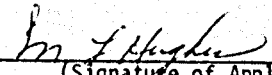
Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223.1. SITE PLANS, VARIANCES OR PERMITS MAY BE REVOKED. The Planning Commission or Zoning Administrator, as the case may be, may, after a public hearing held in the manner prescribed in Part 19 governing variances, conditional use permits and unclassified use permits or as prescribed in Part 20 governing site plans, revoke or modify on any one or more of the following grounds any site plan, variance, conditional use permit or unclassified use permit previously issued:

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

Section 9223.2. EXPIRATION. Any site plan, variance, conditional use permit or unclassified use permit granted becomes null and void if not exercised within the time specified in the approval of said site plan, variance, conditional use permit, or unclassified use permit, or if no date is specified, within one (1) year from the date of approval of said site plan, variance, conditional use permit or unclassified use permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

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


(Signature of Applicant)
Date Feb 12/97/75

INTERDEPARTMENTAL CASE RESUME' SHEET

TO: Police: Lt. Alexander

DATE: 2-2-76

CASE: SP-107-76

ANALYST: D. Ginderman

APPLICANT: M. L. Hughes

HEARING DATE: 3-3-76

REQUEST: To construct 19,062P storage & warehouse
in M-1 zone, N/E corner Westminster &
West.

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: No Firemen Police Patrolmen.
would recommend Target Hardening of Doors
? if there is an outside access to Roof the
Access be secured.

BY: Lt. Alexander

DATE: 2-12-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Traffic

CASE: SP-107-76

DATE: 2-2-76

APPLICANT: M. L. Hughes

ANALYST: D. Ginderman

HEARING DATE: 3-3-76

REQUEST: To construct 19,062P storage & warehouse
in M-1 zone, N/E corner Westminster &
West.

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: NO TRAFFIC COMMENTS

SEE GIL MILLER FOR STREET LIGHTING
REQUIREMENTS (not required per G.M. 2-11-76)

BY: Franco P. Hunter

DATE: 2-10-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Traffic

DATE: 2-2-76

CASE: SP-107-76

ANALYST: D. Gindervan

APPLICANT: M. L. Hughes

HEARING DATE: 3-3-76

REQUEST: To construct 19,062P storage & warehouse
in M-1 zone, N/E corner Westminster &
West.

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: NO TRAFFIC COMMENTS

SEE GIL MILLER FOR STREET LIGHTING
REQUIREMENTS (not required per 4.14 - 2-11-76)

BY: Francis Beatty

DATE: 2-10-76

RECEIVED

INTERDEPARTMENTAL CASE RESUME' SHEET

FEB 9 1976

TO: Fire: Capt. Pratt

Pub. Works & Bevel Dept.

DATE: 2-2-76

CASE: SP-107-76

ANALYST: D. Ginderman

APPLICANT: M. L. Hughes

HEARING DATE: 3-3-76

REQUEST: To construct 19,062 sq storage & warehouse
in M-1 zone, N/E corner Westminster &
West.

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: According to plans submitted, this
department classifies the use as E-3 and such
use would require automatic sprinkler protection
of the building.

BY: Capt. Pratt

DATE: 2-9-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Permits

DATE: 2-2-76

CASE: SP-107-76

ANALYST: D. Ginderman

APPLICANT: M. L. Hughes

HEARING DATE: 3-3-76

REQUEST: To construct 19,062 sq storage & warehouse
in M-1 zone, N/E corner Westminster &
West. 12052 West St

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: 1) ASSESSMENT FEES ARE DUE. (VACANT LAND)

A) ALLOTTEE FEE (80% DIST.) - \$497.34

B) FIRE PROTECTION FEE ON WEST ST. = \$195.66

ON WESTMINSTER = \$354.53

2) INSTALLATION OF METER & SERVICE - COSTS FOR

METER & SERVICE INSTALLATION ARE REQUIRED TO BE PAID.

Eight weeks lead time is needed FROM PAYMENT OF
MONEY TO ACTUAL INSTALLATION. UNABLE TO DETERMINE SIZE &
COST AT THE TIME. SEE

3) Water is available from 10" A.C. in Westminster,
21' N/O 4. OR 8" A.C. LINE IN WEST ST., 15' W/O 4.

BY: Phil B.

DATE: 2-9-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Water Egr. - B. Davis

DATE: 2-2-76

CASE: SP-107-76

ANALYST: D. Ginderman

APPLICANT: M. L. Hughes

HEARING DATE: 3-3-76

REQUEST: To construct 19,062P storage & warehouse in M-1 zone. N/E corner Westminster & West.

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: Plumbing plans required to determine backflow requirements. If building is speculative, then the owner should be made aware of a backflow requirement at the meter. A spec should be installed on the customer side of the meter at the time of installation.

BY: B. Davis

DATE: 2/9/76

INTERDEPARTMENTAL CASE RESUME' SHEET

TO: Sanitary District DATE: 2-2-76
CASE: SP-107-76 ANALYST: D. Ginderman
APPLICANT: M. L. Hughes
HEARING DATE: 3-3-76
REQUEST: To construct 19,062P storage & warehouse
in M-1 zone. N/E corner Westminster &
West.

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS:

<u>Sewer Service Use Fee</u>	<u>-\$381.24</u>
<u>C. S. D. #2 permit Fee</u>	<u>-\$900.00</u>
<u>Inspection</u>	<u>-\$15.00</u>

BY: Ronald D. Cates

DATE: 2/5/76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Plan Check

DATE: 2-2-76

CASE: SP-107-76

ANALYST: D. Gindervan

APPLICANT: M. L. Hughes

HEARING DATE: 3-3-76

REQUEST: To construct 19,062 sq storage & warehouse in M-1 zone, N/E corner Westminster & West.

RETURN TO LAND USE DIVISION ON OR BEFORE: 2-11-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS:

- ① Parkway Tree Fee (372.93 LF) = \$ 298.34
- ② Drainage Fee (0.832 Ac in Area E) -- \$ 415.88
- ③ Grading & Drainage plan Needed

BY: [Signature]

DATE: 2-5-76



GARDEN GROVE
CALIFORNIA 92640
11000-00000-00000

RECEIPT

RECEIVED FROM

M. L. Hughes

DATE *Feb. 2*

19 *76* No.

09971

ADDRESS

13872 West St. - G.G.

THE SUM OF

Seventy-five and 00/100

DOLLARS \$ *75.00*

FOR

Settlement - E/P

CASH

MONEY
ORDER

CHECK



VALIDATION

GENERAL
LEDGER NO

ACCOUNT
NUMBER

CITY OF GARDEN GROVE, CALIF. || *** 1976

BY

R. Gaudin

R. Gaudin

DEPARTMENT

FORM NO 142 1-62

Douglas La Belle
Director of Community Development
QUITCLAIM OF ACCESS RIGHTS

Richard O. Rafanovic
Public Works and Development
February 10, 1976

Staff analysis for Site Plan No. SP-107-76 (for M. L. Hughes) has determined that it will be necessary to have the City Council quitclaim vehicular access rights to the subject property.

For your information, vehicular access rights to the subject property were dedicated to the City of Garden Grove for approval of Tract No. 3593 in September 1961. The legal description of subject property is Lot 19, Tract 3593.

The above Site Plan application will be considered by the Zoning Administrator on March 3, 1976. Processing the above request by your staff, as soon as possible, will be appreciated.

RICHARD O. RAFANOVIC, Director
Public Works and Development

Dave Robson
Land Use Supervisor

DR/cf

cc: SP-107-76

February 17, 1976

Mr. M. L. Hughes
13872 West Street
Garden Grove, California 92643

Dear Mr. Hughes:

SUBJECT: SP-107-76
Northeast corner West & Westminster

-2-

City of Garden Grove Fees and Deposits:

PARKWAY TREE FEE: -----	\$ 298.34
DRAINAGE FEE: -----	\$ 415.88
Grading and Drainage Plan required	

Plumbing plans are required to determine backflow requirements.

Assessment fees are due. (Vacant Land)

- Assessment fees are due: (Vacant Land)
- | | |
|--|-----------|
| a. ACREAGE FEE: ----- | \$ 497.34 |
| b. FIRE PROTECTION FEE: - (West Street) ----- | \$ 195.66 |
| - (Westminster Avenue) ----- | \$ 354.53 |
| c. Installation of meter and service: - Costs for meter and service installation are required to be paid. Eight weeks lead time is needed from payment of money to actual installation. We are unable to determine size and cost at this time. | |
| d. Water is available from a 10 inch A.C. main in Westminster Avenue 37 feet north of centerline or from an 8 inch A.C. main in West Street 15 feet west of centerline. | |

TOTAL FEES (except water meters and service) \$1,761.75

(Please contact Mr. Walt Bressel, at 534-3943 if there are questions concerning Sanitary District Fees)

SEWER SERVICE USE FEE: -----	\$ 381.24
CONY SANITATION DISTRICT #2 PERMIT FEE: -----	\$ 900.00
INSPECTION FEE: -----	\$ 15.00
TOTAL	\$1,296.24

If you desire additional information regarding any City of Garden Grove fees, deposits, or bonds, please call 638-6661.

Sincerely,

RICHARD O. RAFANOVIC, DIRECTOR
Department of Public Works & Development

JH:fd

February 20, 1976

Mr. M. L. Hughes
13872 West Street
Garden Grove, California 92641

SITE PLAN NO. SP-107-76

March 3, 1976.

Applicant Notified



GARDEN GROVE

CITY OF
GARDEN GROVE
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY M. L. HUGHES

FOR A SITE PLAN NO. SP-107-76

REQUESTING the construction of a 19,062 square foot industrial building on a 36,235 square foot parcel in the M-1 (Limited Industrial) zone. The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

LOCATION: Northeast corner Westminster Ave & West St at 13952 West St.

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 MARCH 3, 1976.

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

Sp 107-76

2A 3-376

PRCL75

A.P. PARCEL NAME AND ADDRESS LISTING

02/19/76

PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18026	10013046	0	MIZUSAWA, FRANK	11905 WESTMINSTER AVE	GARDEN GROVE, CAL 92643
18026	10013047	0	MIZUSAWA, TOMOKO ET AL	7MVA	11911 WESTMINSTER AVE GARDEN GROVE, CAL 92643
18026	10059102	0	ORANGE COUNTY FLOOD	CONTROL DIST	
18046	10059104	0	TODD DEVELOPMENT COMPANY	13500 N BUSCH RD	POTTER VALLEY, CAL 95469
18046	10059105	0	TODD DEVELOPMENT COMPANY	TODD, C W	RT 1 BOX 200 POTTER VALLEY, CAL 95469
18046	10059121	0	MANN, BARBARA J ZMS	13131 NEWMARKET ST	WHITTIER, CAL 90601
18046	10059122	0	TODD DEVELOPMENT COMPANY	TODD, C W	RT 1 BOX 200 POTTER VALLEY, CAL 95469
18046	10059123	0	BELKIN, HAROLD J ZJT	144 S ALTA VISTA BLVD	LOS ANGELES, CAL 90036
18046	10059124	0	MANN, BARBARA J ZMS	13131 NEWMARKET ST	WHITTIER, CAL 90601
18046	10059138	0	HUGHES, MILTON L ZMM	9332 ROYAL PALM BLVD	GARDEN GROVE, CAL 92641

add: 100-201-02
 Hawk-Check Realty Co., Inc
 2028 N. Haskell Ave
 Dallas, Texas 75204

City of L.A. - Plng.
 66 Civic Center Plaza
 S.O. 92701

Robert Green
 c/o Seal Black Co. Inc.
 13812 A Better Way
 Garden Grove, Ca 92643
 AP 100-591-20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32
 45, 46 & 47

M. F. Hughes
SP-107-76
3-3-76

Marketing List

#222
fond Vse
(10) +2

Subject Property.
100-591-22

Within 300 ft.

100-591-02

04

05

38

21

23

24

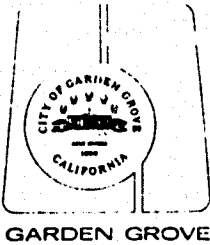
100-130-46
47

~~San~~ Ontario City

100-201-02

Kwik-Check Realty Co. Inc.
2828 N. Haskell Ave.
Dallas, Texas, 75204

City of Santa Ana
Planning Dept.
20 Civic Center Plaza
Santa Ana, Cal.



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT

Development Services Division

(714) 638-6831

February 25, 1976

Mr. M. L. Hughes
13872 West Street
Garden Grove, CA 92641

Dear Mr. Hughes:

Re: Case No. **Site Plan No. SP 107-76**
Hearing Before the **Zoning Administrator**
Date and Time: **March 3, 1976 - 3:00 p.m.**
Place: **Garden Grove City Council Chambers**

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

If you have any questions concerning this Report, please contact the Land Use Section at City Hall, 638-6831.

Sincerely,

RICHARD O. RAFANOVIC, DIRECTOR
Department of Public Works & Development

By: *Dave Robson*
Dave Robson
Land Use Supervisor

Attachment

PUBLIC HEARING - SITE PLAN NO. SP 107-76

The Zoning Administrator announced that the subject application, initiated by M. L. Hughes, requests approval of a site plan for the construction of a 19,052 square foot industrial building on a 36,235 square foot parcel in the M-1 (Limited Industrial) zone. The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. The subject property is located on the northeast corner of Westminster Avenue and West Street at 13952 West Street.

The Zoning Administrator asked for staff comments. Mr. Joseph Moon, Associate Land Use Analyst, advised that the subject case had been legally advertised and no correspondence received. Mr. Moon outlined the location of the subject property, its current zoning, and the zoning and uses of surrounding properties. He further explained the location of the building on the property and the parking locations. Although the plans show parking spaces of 9 x 23 feet, Municipal Code requirements are only for 8 x 22 foot spaces. If the width of these spaces were reduced by one foot, the width of the east two-way drive could be increased to approximately 22 feet. The north elevation contains two overhead doors to provide for loading and unloading services. The parking spaces as indicated in front of these doors should be eliminated. These could be removed without affecting the number of spaces required for the development. The plans submitted indicate a proposed manufacturing building. The building could conceivably be divided into single occupancies. Staff has recommended as a condition of approval that, in accordance with Municipal Code Section 9210, occupancies of less than 1,000 square feet cannot be used for storage or warehouse purposes. Occupancies over 1,000 square feet, but less than 5,000 square feet shall be subject to approval of a conditional use permit. In addition, as per Municipal Code Section 9211.1, no outside storage or business activities shall be permitted. On Westminster Avenue, the vehicular access rights were dedicated to the City of Garden Grove. The Community Development

Department is in the process of having these access rights quitclaimed to the owner of the property.

The Zoning Administrator declared the public hearing on Site Plan No. SP 107-76 open.

Mr. Mike Hughes, the applicant, stated that his address was 9161 Stone Drive, Westminster, California. He explained that the company owns two other buildings, one for manufacturing and one for storage. The new facility would be used primarily for storage.

The Zoning Administrator questioned if there would be a problem if the building were used for warehousing. Mr. Moon explained that there would be no problem if the building were not divided. Concerning the parking on the east side of the building, the Zoning Administrator asked if the 9-foot wide parking spaces would be used primarily for trucks and did the applicant wish to retain these larger spaces. He further asked if the applicant agreed to the recommended conditions of approval. The applicant stated that he did wish to retain the larger parking spaces and the conditions of approval were acceptable to him.

There being no further testimony, the Zoning Administrator declared the public hearing on Site Plan No. SP 107-76 closed.

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: SP-107-76
APPLICANT: M. L. HUGHES
LOCATION: NORTHEAST CORNER WESTMINSTER AND WEST
HEARING DATE: MARCH 3, 1976
ANALYST: JOE MOON

I. APPLICANT'S REQUEST:

The applicant is requesting site plan approval to permit the construction of a 19,062 square foot industrial building on a 36,235 square foot parcel in the M-1 (Limited Industrial Zone). The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

II. APPLICANT'S STATEMENT:

The proposed building is for light manufacturing and this is compatible to land use (M-1) and the City's General Plan. The proposed buildings outstanding aesthetic quality is a great benefit to the community and local communities.

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned M-1 and is unimproved.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
 - 1. North: Zoned M-1 and improved with an industrial building.
 - 2. South: Across Westminster Avenue in City of Santa Ana Zoned C-2 and improved with a dairy.
 - 3. West: Across West Street Zoned M-1 and is unimproved.
 - 4. East: Zoned M-1 and is unimproved.

IV. BACHGROUND INFORMATION:

There are no prior cases on subject property.

V. GENERAL PLAN ELEMENT IMPLICATIONS:

- A. Land Use: The Land Use Element of the General Plan and the existing zoning designates industrial uses for the subject property in which the applicant's proposal is a permitted use.
- B. Safety: The subject property is located approximately one mile from Fire Station No. 3 at 12132 Trask Avenue. The recommended travel distance for fire suppression vehicles to industrial uses is 3/4 mile.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A. Public Works and Development

- 1. Plan Check:
 - Parkway Tree Fee \$298.34
 - Drainage Fee \$415.88
 - Grading & Drainage Plan required.
- 2. Water Engineering:
 - Plumbing plans are required to determine backflow requirements.

STAFF REPORT TO THE ZONING ADMINISTRATOR (SP-107-76)

A. Public Works and Development (continued)

3. Water Permits: Assessment fees are due. (Vacant Land).

- a. Acreage Fee \$497.34
- b. Fire Protection fee -(West Street) \$195.66
(Westminster Ave.)\$354.53
- c. Installation of meter and service: - Costs for meter and service installation are required to be paid. Eight week lead time is needed from payment of money to actual installation. We are unable to determine size and cost at this time.
- d. Water is available from a 10 inch A.C. main in Westminster Avenue 37 feet north of centerline or from an 8 inch A.C. main in West Street 15 feet west of centerline.

Total Fees (except water meters and service)= \$1,761.75

B. Fire Department:

According to the plans submitted, this department classifies the use as E-3 and such use would require automatic sprinkler protection of the building.

C. Police Department:

Recommend target hardening of doors. If there is an outside access to the roof, recommend the access be secured.

D. Garden Grove Sanitary District:

- | | |
|---|------------|
| 1. Sewer Service Use Fee | \$381.24 |
| 2. County Sanitation District #2 Permit Fee | \$900.00 |
| 3. Inspection Fee | 15.00 |
| TOTAL | \$1,296.24 |

VII. STAFF COMMENTS:

A. The applicant is requesting site plan approval for the construction of a 19,062 square foot industrial building on a 36,234 square foot M-1 zoned parcel located at the northeast corner of West Street and Westminster Avenue. The proposed building will be used for light manufacturing.

B. Access to the development is provided by a new driveway approach on West Street and on Westminster Avenue. Traffic circulation is provided by a 25 foot wide two-way drive north of the building to the 32 parking spaces. Six additional spaces are provided on the east property line adjacent to an approximately 21 foot wide two-way drive. The width of these six spaces could be reduced by one foot, thereby increasing the width of the east two-way drive to approximately 22 feet.

C. An existing chain link fence is located along the northerly property line with a new 6 foot high chain link fence to be provided along the easterly property line. Curbs, gutter and sidewalks have previously been constructed along the south and west street frontages. Landscaping in compliance with Municipal Code requirements will be provided for the development.

D. The elevation plans submitted indicate the building will be constructed with tilt-up concrete walls and a flat roof. The north elevation contains two overhead doors to provide for loading and unloading services. The parking spaces as indicated in front of these doors should be eliminated which will not affect the number of spaces required for the development. The south, or front elevation provides the main pedestrian entrances with an additional entrance provided in the west elevation. Architectural treatment includes an approximately 3 foot wide dark brown painted strip around the building along the flat roof. Walls will be painted light brown with the front elevation including bronze anodized entrances. Light and dark brown will be used for wall colors.

STAFF REPORT TO THE ZONING ADMINISTRATOR (SP-107-76)

*Done mailed
3-31-76*
E. Vehicular access rights to subject property from Westminster Avenue were dedicated to the City of Garden Grove as indicated for approval of Tract No. 3593 in September 1961 of which subject property is a part. It would become necessary at the time of approval of SP-107-76 for the City Council to approve the quitclaim of access rights to subject property.

F. The subject application and the plans submitted indicate the proposed building will be used for light manufacturing. The floor plans do not indicate the building to be divided into individual occupancies. Any change in the proposed use for the development shall comply with Municipal Code Section 9210 and 9211.1 and shall be subject to Zoning Administrator's approval.

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. Said review includes consideration of parking, access, circulation, relation to public facilities and public service requirements, and design compatibility. All these criteria appear to have been satisfactorily considered and complied with in spirit and intent. The staff recommends approval on subject site plan application.

H. If SP-107-76 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.
2. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public street and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition.
3. Any change in the color scheme that has been submitted for the development shall be approved by the Zoning Administrator prior to issuance of building permits.
4. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
5. In accordance with Municipal Code Section 9210, occupancies of less than 1,000 square feet cannot be used for storage or warehouse purposes. Occupancies over 1,000 square feet, but less than 5,000 square feet shall be subject to approval of a Conditional Use Permit. In addition, as per Municipal Code Section 9211.1, no outside storage or business activities shall be permitted.
6. A new 6 foot high chain link fence shall be constructed along the total length of the east property line.

Pace file

March 12, 1976

Mr. M. L. Hughes
13872 West Street
Garden Grove, CA 92641

Dear Mr. Hughes:

Subject: Zoning Administrator Decision No. 498
Site Plan No. SP 107-76

The Zoning Administrator of the City of Garden Grove approved your site plan application on March 12, 1976.

The effective date of this action is March 19, 1976, unless an appeal is received by the Garden Grove City Clerk prior to this date.

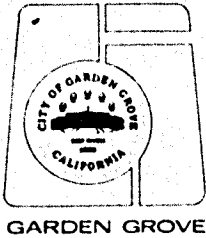
The approval of your request is subject to any conditions listed on the attached decision. If you have any questions concerning this decision, or should you wish further information, please feel free to contact me at (714) 638-6851.

If you should have any questions regarding any required permits, the Land Use Analysts in the Public Works and Development Department will be glad to assist you. They may be reached by calling (714) 638-6831.

Sincerely,

Stewart O. Miller
Zoning Administrator

SOM:mc
Attachment



ZONING ADMINISTRATOR

DECISION NO. 498

SITE PLAN NO. SP 107-76

M. L. HUGHES

MARCH 12, 1976

This is a site plan application pertaining to property located on the northeast corner of Westminster Avenue and West Street at 13952 West Street.

A public hearing was held on March 3, 1976 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 a 19,062 square foot industrial building on a 36,235 square foot parcel in the M-1 (Limited Industrial) zone. The City of Garden Grove has filed a Negative 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 the proposed structure will be used to complement the other buildings they now occupy on West Street. The material they use is very expensive and does require indoor storage. They propose to use the structure for warehousing only at this time; however, they have made provisions for almost any type industrial use if they have no further use for it as a warehouse. The proposed structure will be constructed with tilt-up concrete walls and a flat roof. The north elevation contains two overhead doors to provide for loading and unloading services. The south, or front elevation provides pedestrian entrances with an additional entrance on the west elevation. Architectural treatment includes an approximately three-foot wide dark brown painted strip around the building along the flat roof. Walls will be painted light brown with the front elevation including bronze anodized entrances. Light and dark brown will be used for wall colors.

The proposed project is located on a corner lot with the street frontages providing pedestrian access. The two interior rear yards provide driveways and parking spaces. The project appears to be well designed and complies to all Municipal Code requirements. It would therefore appear that the proposed development complies to the provisions of Municipal Code Section 9219.7, Review of Site Plans.

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 107-76 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. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
3. Any change in the color scheme that has been submitted for the development shall be approved by the Zoning Administrator prior to the issuance of building permits.
4. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
5. A new six-foot high chain link fence shall be constructed along the total length of the east property line.

/s/

STEWART O. MILLER
ZONING ADMINISTRATOR

The appeal deadline for the subject case is March 19, 1976.