

C.U.P. 125-60

NP

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Rolland D. Fokorney

From: Patrick M. O'Brien

Dept.: Building Department

Dept.: Recreation and Parks

Subject: APPROVAL OF PLANTING OF
PARKWAY - SANCHEZ PROPERTY
13101 Partridge

Date: 1-30-62

This is the fifth and final inspection made by this department on the above property. We will exonerate the \$550.00 under the following conditions:

1. That this coming April the site will be re-inspected and any necessary replanting or weeding must be taken care of at that time.
2. We would like a letter from Mr. Sanchez stating the above and signed by him personally.

(Reason for requirement of letter) Several of the geranium plants are not rooted, they were just broken off and stuck into the ground.

By Patrick M. O'Brien
Patrick M. O'Brien
Landscape Designer
Recreation & Parks Department

PMO:ms

CVP 125-60

5-13

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Rolland D. Pokorney

From: Patrick M. O'Brien

Dept.: Building Department


Dept.: Recreation and Parks

Subject: PLANTING OF PARKWAY -
SANCHEZ PROPERTY
13101 Partridge

Date: 1-5-62

For the fourth time an inspection has been made by this department. Each time, for one reason or another, planting was not satisfactory.

I would like to elaborate on the fourth inspection. Geraniums were acquired from the adjacent plants. These plants were broken off and stuck at random in the parkway strip. This is definitely not satisfactory. Mr. Sanchez was contacted this date and the stipulation that the fifth and final inspection of the parkway island must be satisfactory or we will take it upon ourselves to call in a reliable contractor that will clean up this area and replant it to our satisfaction. Said costs shall be subtracted from his Performance Bond.


Patrick M. O'Brien

PRO:ms

December 14, 1961

Park Department
City Of Garden Grove, Calif.

Attn: Mr O'Brien

Dear Sir:

This will confirm our telephone conversation of December 14, 1961, with regards to the parkway of the Thunderbird Motor Park of Garden Grove, Calif.
Please find below a sketch of our anticipated landscaping of the above named area which met with your approval, per the above mentioned conversation.

Sincerely

J. M. McKinney
J. M. McKinney
Jr 4-0800

cc: Mr McKinney, Bldg Dept.

cc: Mr. Belmont Sanchez

Geraniums shall be planted 24" on centers as required in the field.

APPROVED BY

Patrick M. O'Brien

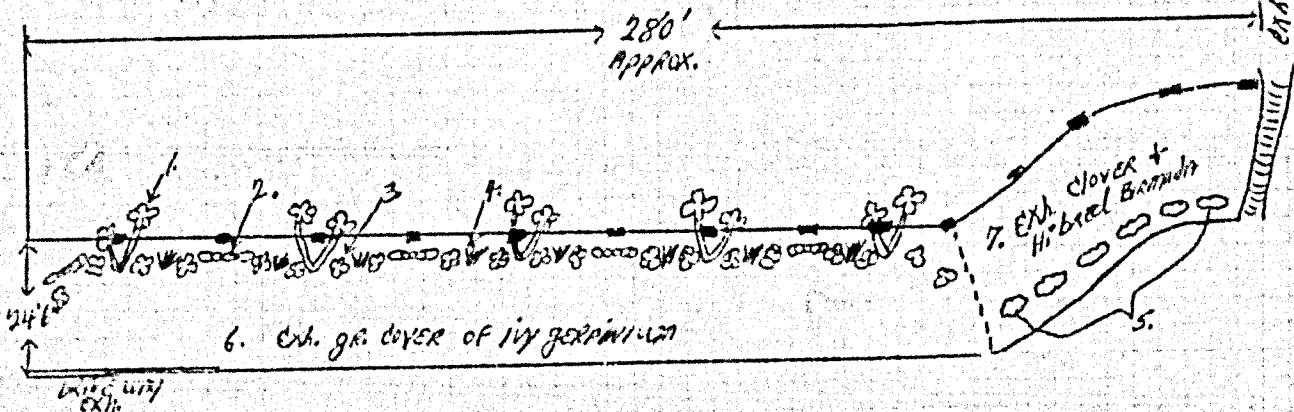
Patrick M. O'Brien

APPROVED BY

R. D. McKinney

Rolland D. McKinney

Ext. 2362-1/2 2000



6. EX. GR. COVER OF IVY GERANIUMS

7. EXH. CLOVER + Hybrid BERMUDA

1. 5 sunsh palms (6-8ft) + 5 umb. palms (4ft.) in groups of two.
2. 5 giant pink (Nickoli) 5gal size.
3. 20 philo sq.
4. 5 Virginia FLAX
5. 6 Cleome bushes
6. as indicated
7. "

S-13

SANCHEZ BUILDING COMPANY
EXECUTIVE LEASING COMPANY
FAIRCREST APARTMENTS
CHERRYWOOD COTTAGES
SANCHEZ PLAZA

COMMERCIAL CENTER
ENTERTAINMENT
MOTOR LODGE
MOTOR HOTEL
RESTAURANT

Belmont J. Sanchez Enterprises

13101 PARTRIDGE

February 1, 1962

Patrick M. O'Brien
Recreation and Parks Department
Garden Grove, California

Dear Sir:

That this coming April the site will be re-inspected and any necessary replanting or weeding must be taken care of at that time.

Thanking you for returning our \$ 500.00 deposit, I am,

Very truly yours,

Belmont J. Sanchez
Belmont J. Sanchez

CUP-125-60

S-13

HOME OFFICE

12732 GARDEN GROVE BLVD. - JE 7-8842 - GARDEN GROVE, CALIFORNIA

March 24, 1961

Mr. Belmont J. Sanchez
12732 Garden Grove Boulevard
Garden Grove, California

Dear Mr. Sanchez:

This letter is in response to your letter dated March 9, 1961, in which you requested that condition No. 2 of Conditional Use Permit 925-60 be modified to permit a 13 foot front yard set back, instead of the required 15 foot set back; and a modification of condition No. 3, so that you could cover the required street lighting improvements with a bond.

The Engineering Division of the Department of Public Works has indicated that a bond in lieu of street lighting improvements is perfectly acceptable. However, in order to modify the 15 foot required front yard set back in all R-3 zones, an exception to the the Zoning Ordinance (a variance) is necessary.

Conditional Use Permit 925-60 was approved subject to Zone Reclassification A-207-60, which proposes to rezone the subject property to R-3. Zoning Amendment A-116-61 permits trailer parks in the R-3 zone only, subject to a conditional use permit.

Sincerely,

Cline F. Martin
Planning Director

CFM:sy
cc: Dept. of Public Works

Belmont J. Sanchez Enterprises

March 9, 1961

Mr. J. R. Wilde, Chairman
City Planning Commission
Garden Grove, California

C.P. 125-60

Dear Mr. Wilde:

In checking Resolution No. 924, I find the No. 2 resolution of the use permit 12560 is practically impossible with a 15' set back to give us a park to meet the requirements of 40' x 60' per trailer space. Therefore, I would like to ask for a waive of condition to 13'.

The No. 6 regarding Garden Grove and Partridge Street has been completed and paid for by us some four years ago but the lighting improvements are not in this section of town and therefore I would like to ask your permission to waive No. 8 by covering this improvement with a bond.

I would appreciate very much your consideration on these two matters, so we can proceed as our plans have been approved and are waiting for your reply.

Thanking you for past favors, I am

Yours truly,

Bond in the Belmont Sanchez
highly acceptable
BELMONT J. SANCHEZ

BJS:ajm

WRITTEN COMMUNICATIONS.

FROM:

INRE:

DATE:

BELMONT SANCHEZ (CONDITIONAL USE PERMIT 125-60)
WAIVE CONDITIONS NUMBER 2 AND 8
MARCH 23, 1961

The Commission was advised that there had been a letter received from Mr. Belmont Sanchez, directed to the Chairman of the Planning Commission requesting a waiver or modification on two conditions required in a Conditional Use Permit approval for a trailer park.

-8-

No formal action could be taken on the request for modification or waiver, however, it was suggested that the appellant be advised that he could contact the Department of Public Works regarding the lighting improvements and that he could apply for a variance for modification on the required 15 foot front yard set back.

January 25, 1961

Mr. Belmont J. San Chez
12732 Garden Grove Boulevard
Garden Grove, California

Dear Mr. San Chez:

C.U.P. 125-60

January 12, 1961.

Letter of approval

RESOLUTION NO. 924

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
CONDITIONAL USE PERMIT NO. 125-60

RESOLVED, that in the matter of Conditional Use Permit 125-60, the Planning Commission of the City of Garden Grove does report as follows:

1. Proceedings Initiated by Belmont San Chez, as applicant.
2. Applicant requests a conditional use permit to extend his present trailer park on a parcel of property located on the east side of Partridge Street between approximately 200 feet and 495 feet south of the centerline of Garden Grove Boulevard and extending in depth for approximately 315 feet east of the centerline of Partridge Street.
3. The subject property is unimproved and is now zoned R-1, C-1 and C-2.
4. Trailer parks are permitted in the R-3 and C-1 zones, subject to a conditional use permit.
5. The applicant has also requested a zone change from R-1, C-1 and C-2 to R-3 on the subject property. Said request was recommended for approval pursuant to Resolution 921.
6. The applicant obtained a variance from the county to build the original trailer park.
7. To the south of the subject property and abutting it is the Thunderbird Trailer Park zoned R-1. This park backs on the proposed Garden Grove Freeway right-of-way.
8. To the west of the subject property, across Partridge Street, is a large area of multiple dwellings zoned R-1.
9. To the east of the subject property is an unimproved area zoned C-2 and R-1.
10. To the north of the subject property is a motel zoned C-2, fronting on Garden Grove Boulevard.
11. The Planning Commission findings area as follows:
 - a. The area chosen by the applicant for the expansion of the already existing trailer park is in perfect accord with the previous developments and the ultimate land use for this area.

BE IT FURTHER RESOLVED, that the Planning Commission does hereby approve Conditional Use Permit 125-60 subject to the following conditions:

1. That there be constructed a concrete block wall not less than 6 feet in height along the north and east line of the proposed site.
2. That there be maintained a 15 foot landscaped front yard setback on Partridge Street.
3. That there be provided a concrete block wall 42 inches in height along the rear line of said front yard setback.
4. That the applicant be permitted one (1) single faced sign not to exceed 100 square feet in lieu of one (1) double faced sign not to exceed 50 square feet per face, for the purpose of advertising the entire trailer park (existing plus addition).
5. Prior to a division of this parcel, the Owner shall file a Record of Survey Map with the City, at which time the City reserves the right to make additional requirements per the Subdivision Ordinance, Ordinance No. 73.

6. Garden Grove Boulevard, being a precise planned 100 foot arterial street, shall be dedicated and fully improved from centerline of Partridge Street to approximately 310 feet easterly of the centerline of Partridge Street with street, water, and street lighting improvements.

7. Fire hydrants shall be provided as required by the Water Superintendent.

8. An improvement bond shall be posted to cover the above items.

9. All vehicular access rights to Garden Grove Boulevard shall be dedicated to the City of Garden Grove and relinquished as directed by the City Engineer.

10. That the effective date of Conditional Use Permit No. 125-60, be made contingent to Zone Reclassification A-207-60 which proposes to rezone the subject property to the R-1 zone.

ADOPTED AND APPROVED this 12th day of January, 1961.

/s/ J. R. WILDE
CHAIRMAN

HEDEBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on January 12, 1961, an carried by the following vote, to wit:

AYES: COMMISSIONERS: GASHO, JOHNSON, ROCCO, ROCKAFIELD, SMITH, VON ROHR, WILDE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

/s/ CLINE F. MARTIN
SECRETARY

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 125-60
INITIATED BY: BELMONT J. SAN CHEZ
REQUEST: PERMISSION TO ADD TO AN EXISTING MOBILE HOME PARK.
LOCATION: EAST SIDE OF PARTRIDGE STREET APPROXIMATELY 200 FEET AND 495 FEET
SOUTH OF THE CENTERLINE OF GARDEN GROVE BOULEVARD AND EXTENDING IN
DEPTH FOR APPROXIMATELY 315 FEET EAST OF THE CENTERLINE OF PARTRIDGE
STREET.
DATE: JANUARY 12, 1961

Chairman Wilde opened the hearing and asked for information and matters relative to the request to be presented, after which the hearing was opened to the public.

Mr. Belmont San Chez, applicant, addressed the Commission stating his reasons from making the request and further stating the he would comply with the conditions as outlined in the report from the Department of Public Works.

There being no further response from the audience the hearing was declared closed.

Commissioner Rocco moved, seconded by Commissioner Smith that C.U.P. 125-60 be approved subject to the conditions recommended by the Department of Public Works and the Planning Department Staff and further that the effective date of the Conditional Use Permit coincide with the effective date of the Ordinance approving A-207-60.

Said motion carried by the following vote:

AYES: COMMISSIONERS: GASHO, JOHNSON, ROCCO, ROCKAFIELD, SMITH, VON ROHR,
WILDE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

The Chairman instructed the Staff to prepare RESOLUTION NO. 924 for approval of Conditional Use Permit No. 125-60.

6. CONDITIONAL USE PERMIT NO. 125-60

INITIATED BY:

BELMONT J. SAN CHEZ

ADDRESS:

12732 GARDEN GROVE BOULEVARD

REQUEST:

ADD TO EXISTING MOBILE HOME PARK.

LOCATION:

EAST SIDE OF PARTRIDGE STREET

APPROXIMATELY 200 FEET AND 495 FEET

SOUTH OF THE CENTERLINE OF GARDEN

GROVE BOULEVARD AND EXTENDING IN

DEPTH FOR APPROXIMATELY 315 FEET

EAST OF THE CENTERLINE OF PARTRIDGE

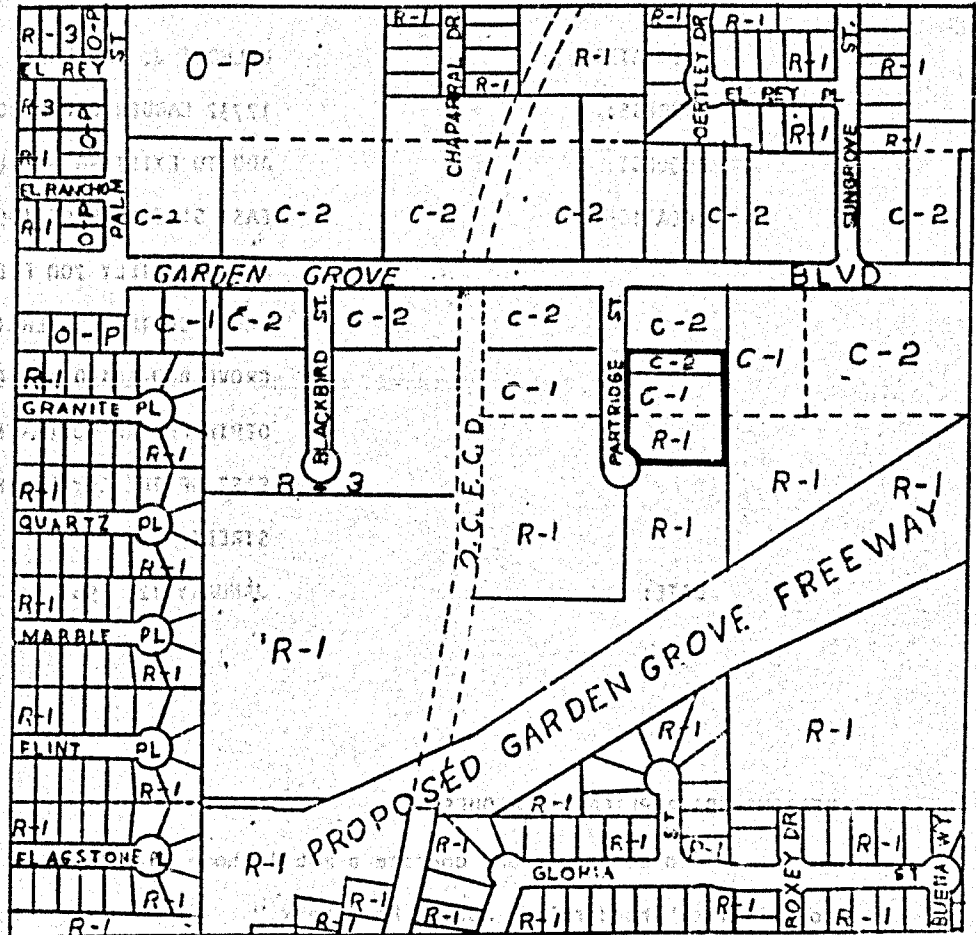
STREET.

DATE:

JANUARY 12, 1961

REASONS FOR APPLICANT'S REQUEST:

"To construct and operate a mobile home park being an addition to existing "Thunderbird" Mobile Home Park."



ZONE RECLASSIFICATION
&
CONDITIONAL USE PERMIT

A-207-60

SUBMITTED BY

C.U.P. 125-60

BELMONT J. SAN CHEZ

JANUARY 12, 1961

SCALE 1" = 400'

PROXIMITY MAP

6. **CONDITIONAL USE PERMIT NO. 125-60**

STAFF REPORT

JANUARY 12, 1961

I. GENERAL OBSERVATIONS:

1. Proceedings initiated by Belmont San Chez, as applicant.
2. Applicant requests a conditional use permit to extend his present trailer park on a parcel of property located on the east side of Partridge Street between approximately 200 feet and 495 feet south of the centerline of Garden Grove Boulevard and extending in depth for approximately 315 feet east of the centerline of Partridge Street.
3. The subject property is unimproved and is now zoned R-1, C-1 and C-2.
4. Trailer parks are permitted in the R-3 and C-1 zones subject to a conditional use permit.
5. The applicant has also requested a zone change from R-1, C-1 and C-2 to R-3 on the subject property.
6. The applicant obtained a variance from the county to build the original trailer park.
7. To the south of the subject property and abutting it is the Thunderbird Trailer Park zoned R-1. This park backs on the proposed Garden Grove Freeway right-of-way.
8. To the west of the subject property, across Partridge Street, is a large area of multiple dwellings zoned R-1.
9. To the east of the subject property is an unimproved area zoned C-2 and R-1.
10. To the north of the subject property is a motel zoned C-2, fronting on Garen Grove Boulevard.

6. **CONDITIONAL USE PERMIT NO. 125-60 (CONTINUED)**

II. **CONCLUSIONS:**

1. The request is to expand an existing permitted trailer park. Therefore, the concern is not now with the question of appropriate use since it has previously been determined that the area is suitable for the subject use.

2. If it is determined that this permit should be granted, the following conditions are suggested:

a. That there be constructed a concrete block wall not less than 6 feet in height along the north and east line of the proposed site.

b. That there be maintained a 15 foot landscaped front yard setback on Partridge Street.

c. That there be provided a concrete block wall 42 inches in height along the rear line of said front yard setback.

d. That the applicant be permitted one (1) single faced sign not to exceed 100 square feet in lieu of one (1) double faced sign not to exceed 50 square feet per face, for the purpose of advertising the entire trailer park (existing plus addition).

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Don Brummett
Dept.: Planning
Subject: Legal Notices

From: Stan Beitler
Dept.: Fire
Date: January 4, 1961

In answer to your memo of December 29, 1960, covering the above subject matter, please be advised of the following:

1. Zone reclassification A-206-60
"No comment."
2. Zone reclassification A-207-60

Water flow for fire protection should be substantially improved if this area is to be developed properly. The existing water flow from the main on Partridge Street is not adequate to provide the proper protection to the structures that now front on Partridge Street.

On January 3, 1961, a fire flow test was made by this department at the fire hydrant at 13111 Partridge. This test indicated a maximum water flow of approximately 700 GPM. This is sufficient for domestic service but far below what National Board of Fire Underwriters would require for fire flow. The present GMP would be greatly reduced during the summer months when the water demand is greater. National Board requirements call for a minimum of 1000 GPM for a fire flow at this location. This would be in addition to normal domestic service.

It is our recommendation that as and if this property is to be properly developed, serious consideration should be given to developing adequate fire protective services in accordance with the standards of the National Board of Fire Underwriters. This would, of course, reflect in the fire insurance rates as well as increasing the value of the property.

Following the above recommendations in all phases of planning and zoning matters will certainly make for a more orderly development of the City of Garden Grove.

3. Conditional Use Permit 125-60
"Same recommendation as above."
4. Precise plan S-131-60 (Revised)
"No comment."

Marion P. Umphress, Fire Chief

By Stanley B. Beitler
Stanley B. Beitler
Fire Marshal

SBB/kh

ENGINEERING DEPT, FIRE DEPT, BUILDING
DEPT, AND WATER DEPT.

PLANNING DEPARTMENT

PPS 131-66 A206-66

DECEMBER 29, 1960

A207-66 (CUP 125-66)

The Planning Department will be interested in your comments on the cases for which legal notices have been enclosed.

Don Stewart

DB/brn
ENC.

A-207-60. BELMONT J. SANCHEZ (TRAILER PARK)

It is required that 75 sq feet of play area be provided for each trailer space within a trailer park.

EXISTING SPACES 58

PROPOSED ADDITIONAL SPACES 25

TOTAL 83

PLAY AREA PER SPACE 75 sq feet \times 83

TOTAL PLAY AREA REQUIRED 6225 sq ft

TOTAL PLAY AREA PROVIDED LESS

OFFICE AND REST ROOM AREA 6345 sq ft.

EXCESS AREA PROVIDED 120 sq ft

December 30, 1960

Belmont J. San Chez
12732 Garden Grove Boulevard
Garden Grove, California

A-207-60 and C. U. P. 125-60

Dear Mr. San Chez:

January 12, 1961.

Notified of meetings

LEGAL NOTICE

NOTICE OF PUBLIC HEARING RELATIVE TO
PETITIONS FOR RECLASSIFICATIONS, PRE-
CISE PLANS, VARIANCES AND CONDITIONAL
USE PERMITS FOR CERTAIN AREAS.

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION of the
CITY OF GARDEN GROVE will hold PUBLIC HEARINGS, in the COUNCIL
CHAMBERS of the CITY HALL in the CITY OF GARDEN GROVE, on the
date indicated * to receive and consider all evidence and reports
at these HEARINGS or obtained previously by the COMMISSION relative
to the VERIFIED PETITIONS submitted by the owners of the following
described properties and the City of Garden Grove.

*JANUARY 12, 1961
1:30 O'CLOCK P.M.

CONDITIONAL USE PERMIT
125-60

Proceedings initiated by Belmont J. San Chez, as
owner, proposing that a conditional use permit be
granted for a trailer park on a parcel of property
located on the east side of Partridge Street bet-
ween approximately 200 feet and 495 feet south of
the center line of Garden Grove Boulevard and
extending in depth for approximately 315 feet east
of the center line of Partridge Street.

DATE: DECEMBER 30, 1960
PUBLISH: JANUARY 2, 1961

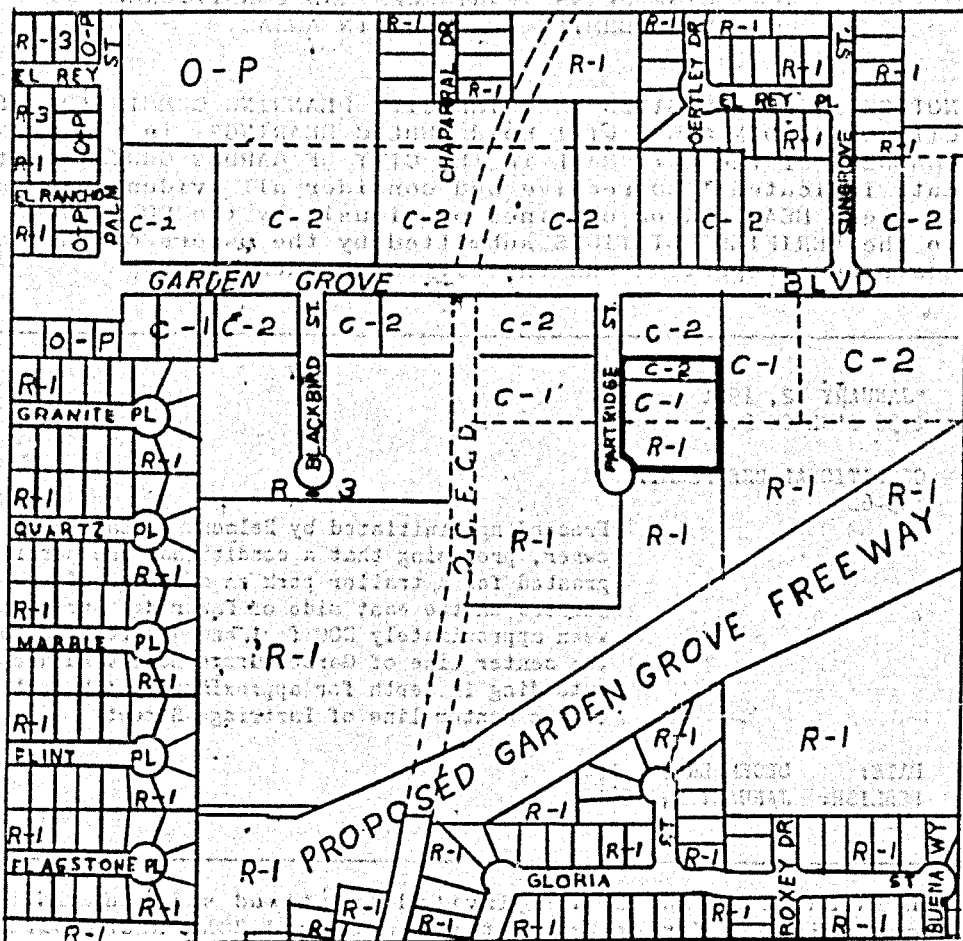
ALL INTERESTED PARTIES are invited to attend said HEARINGS and ex-
press opinions for or against the proposed ZONE RECLASSIFICATION,
PRECISE PLANS, VARIANCE or CONDITIONAL USE PERMITS as outlined above.
Due to the Planning Commission convening in the early afternoon, the
Commission takes this opportunity to invite any and all CORRESPONDENCE
on the above case.

FURTHER INFORMATION on the above case may be obtained at the Planning
Department of the CITY OF GARDEN GROVE or by telephone: Jefferson
7-4200.

CITY PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE
BY: FAYE S. EULBERG
ASSISTANT SECRETARY

PROXIMITY MAP

OF CERTAIN EXISTING ZONING ORDINANCES
AND THE PROPOSED ZONING ORDINANCE
ADOPTED BY THE BOARD OF SUPERVISORS



ZONE RECLASSIFICATION

A-207-60

CONDITIONAL USE PERMIT

C.U.P. 125-60

SUBMITTED BY

JANUARY 12, 1961

BELMONT J. SAN CHEZ

SCALE 1" = 400'

PROXIMITY MAP

PROXIMITY MAP
SHOWING THE LOCATION OF THE
PROPOSED GARDEN GROVE FREEWAY
AND THE EXISTING GARDEN GROVE
BLVD AND OTHER STREETS
IN THE AREA.

SUBJECT PROPERTY
OWNER:

Belmont J. San Chaz
12732 Garden Grove Blvd.
City
CUP-125-60

~~PROPERTY~~

Property owners within
300' radius:

Jewett Bros. Inc.
P.O. Box 2215
Fullerton, Calif.
CUP-125-60

State of California
Div. of Highways
Sacramento, Calif.
CUP-125-60

Charles Bennett
14502 Tustin Ave.
Santa Ana, Calif.
CUP-125-60

Stanley Magill et al
13181 E. Lampson
Orange, Calif.
CUP-125-60

Al Krukenberg et al
17351 Cannery
Santa Ana, Calif.
CUP-125-60

Charles Omanonian
4420 Noble Ave.
Sherman Oaks, Calif.
CUP-125-60

Atlantic Boulevard Motel
5203 Verdura
M. L. Thompson
Lakewood, Calif.
CUP-125-60

Josias Ojeda et al
13971 Deodar
Santa Ana, Calif.
CUP-125-60

Joe R. Ojeda
P. O. Box 325
Tustin, Calif.
CUP-125-60

Alice E. Brady
12802 E. Garden Grove Blvd
City
CUP-125-60

~~XXXX/XX/XXXX~~
~~XXXX/XX/XX~~

Mailing list attached to A-207-60

LEGAL NOTICE

NOTICE OF PUBLIC HEARING RELATIVE TO PETITIONS FOR RECLASSIFICATIONS, PRECISE PLANS, VARIANCES AND CONDITIONAL USE PERMITS FOR CERTAIN AREAS.

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE will hold PUBLIC HEARINGS in the Council Chambers of the CITY HALL in the CITY OF GARDEN GROVE, on Thursday, January 12, 1961, at the hour of 1:30 o'clock P.M. to receive and consider all evidence and reports at this HEARING or obtained previously by the Commission relative to the VERIFIED PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

Zone Reclassification No. A-966--Proceedings initiated by the Euclid Ball Co., proposing that the parcel of land located on the southwest corner of Euclid Avenue and the proposed Orangewood Avenue extension be rezoned from R-1 to C-1 and C-2, or a more restrictive zone.

Zone Reclassification No. A-967--Proceedings initiated by Belmont J. San Chez, as owner, proposing that a parcel of property located on the east side of Partridge Street between approximately 200 feet and 405 feet south of the center line of Garden Grove Boulevard and extending in depth for approximately 315 feet east of the center line of Partridge Street be rezoned from R-1, C-1 and C-2 to R-3, or a more restrictive zone.

Zone Reclassification No. A-968--Proceedings initiated by the City of Garden Grove, 11391 Acacia Street, Garden Grove, California, proposing to amend zoning ordinance no. 190, section 1810, to include non-conforming structures under the provisions relating to non-conforming buildings partially destroyed or damaged.

Zone Reclassification No. A-918-60--Proceedings initiated by the City of Garden Grove, 11391 Acacia Street, Garden Grove, California, proposing to amend zoning ordinance no. 190, section 801 (1), and Section 901 (1) to permit the outdoor sale of merchandise under certain conditions for limited periods of time.

Zone Reclassification No. A-811-60--Proceedings initiated by the City of Garden Grove, 11391 Acacia Street, Garden Grove, California, proposing an amendment to the zoning ordinance permitting the second story of apartment buildings in the R-3 zone to extend into the required side yard and/or rear yard when such yards abut an alley.

Precise Plan 8-181-60 (Revised)--Proceedings initiated by the City of Garden Grove, 11391 Acacia Street, Garden Grove, California, pertaining to the development of streets and/or alleys on the east side of Westlake Street between Lampson Avenue and Center Street and on the north side of Center Street between Westlake Street and Euclid Avenue.

Variance No. V-181-60--Proceedings initiated by the Brookhurst Little League requesting a variance to be permitted to construct a baseball park on a parcel of land consisting of approximately 4 1/2 acres on the east side of Euclid Avenue between approximately 148 1/2 feet and 132 1/2 feet north of the center line of Chapman Avenue and extending in depth approximately 661 feet east from the center line of Euclid Avenue.

Variance No. V-172-60--Proceedings initiated by Evelyn Hamilton, as owner, requesting that a fence of more than 2 1/2 feet be permitted within the required front yard setback of

DUPLICATE COPY

Affidavit of Publication

NOTICE OF PUBLIC HEARING (PETITIONS FOR RECLASSIFICATIONS)

In the matter of CITY PLANNING COMMISSION CITY OF GARDEN GROVE, CALIFORNIA

STATE OF CALIFORNIA ss. County of Orange

I, IRENE BROWNE, of said County, being duly sworn, depose and say:

That I am and at all times herein mentioned is and at all times herein mentioned was a resident of the County of Orange, California, for one year, and that he is not a party interested in the above entitled matter; that I am the publisher of THE NEWS, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which is published for the dissemination of news and intelligence of a general character and which newspaper at all times herein published and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange, for a period of one year next preceding the date of publication of the notice hereinafter referred to in this affidavit.

That I have read the foregoing notice and the same is true and correct in all particulars and I have not in any supplement thereof on any date, to-wit: JANUARY 2, 1961.

JANUARY 2, 1961

all in the year 1961 /s/ A. TIERNEX

Subscribed and Sworn to before me this 2nd day of JANUARY, 1961 /s/ IRENE BROWNE

Notary Public in and for said County and State. (SEAL)

IRENE BROWNE Notary Public My Commission Expires April 1, 1961

FEE: \$40.00

PETITION FOR CONDITIONAL USE PERMIT

Application No. C.U.P. 125-60

Date: _____

Application is hereby made to the GARDEN GROVE PLANNING COMMISSION for a ^{DEC 12-60 11 010 *****40.00} CONDITIONAL USE PERMIT in use regulations of the Official Zoning Ordinance of the City of Garden Grove, California.

Name of Applicant BELMONT J. SAN CHEZ

Mailing Address 12732 GARDEN GROVE BLVD GARDEN GROVE

Phone No. JE-7-8542

(Please Print)

Applicant must indicate under what capacity he is filing by placing (X) in a block provided.

- 1. The recorded owner of property
- 2. Purchasing under contract *
- 3. The lessee *
- 4. The Authorized Agent of any of the foregoing, duly authorized in writing attached to application *

* What is the name and address of the recorded owner? _____

ABOVE

Property in question: _____

Street address of property PARTRIDGE

situated on the EAST side of said street between _____

GARDEN GROVE BLVD and DEAD END

Date of Acquisition of property _____

Outline any deed restrictions pertinent to this application: _____

Present use of property VACANT

Present classification of property PART C1 - PART R-1

Outline in concise wording the proposed use requested for the subject property:

TO CONSTRUCT AND OPERATE A MOBILE

HOME PARK BEING A ADDITION TO MY

EXISTING "THUNDER BIRD" MOBILE HOME PARK

NOTE: The City Planning Commission is required by law to make a written finding of facts, that beyond a reasonable doubt the BELOW ENUMERATED CONDITIONS APPLY. (Any evidence you desire to submit substantiating these may be attached hereto).

1. Described technological processes used, the materials used, transportation required and buildings and equipment necessary.
2. Explain in detail why this particular site is especially suited for the intended purpose.
3. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and neighborhood.
4. Furnish plot plan showing boundaries and dimensions of property, width of boundary streets, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with the application.
5. What are the probable facts pertaining to the proposed project with reference to traffic, noise, smoke, fumes, dust, odor, mud, vibration and hazard?

APPLICANT'S SIGNATURE

AUTHORIZED AGENT

Belmont J. Sanchez
~~_____~~

NOTE: It is desirable but not required, to have the signatures of owners of adjacent property certifying that they have no objection to the establishment of the use as applied for in this request.

We, the undersigned owners of property adjacent to the property legally described in this REQUEST FOR HEARING, hereby certify that we do not object to the proposal.

Name

Address

Lot - Block No.

(Attach additional sheet if necessary)

ACKNOWLEDGEMENT OF FEE PAYMENT

By: *Charles A. Smith*
Collections Office

ACCEPTED BY PLANNING COMMISSION

By: *Charles A. Smith*

Date: *Dec. 12, 1960*

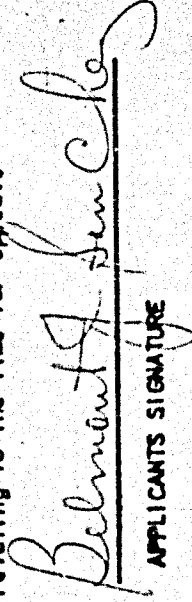
EXCERPT OF PORTION OF ORDINANCE 59

City of Garden Grove, California

Section 1709: EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE OR CONDITIONAL USE PERMIT. TIME FOR APPEAL. The order of the Planning Commission in granting or denying a variance or conditional use permit shall become final and effective ten (10) days after the rendering of its decision granting or denying the variance or conditional use permit unless within such ten (10) day period an appeal in writing is filed with the City Clerk by either an applicant or an opponent. The filing of such appeal within such time limit shall stay the effective date of the order of the Planning Commission until such time as the City Council has acted on the appeal as hereafter set forth in this ordinance.

Section 1808: COMMISSION ACTION SHALL BE FINAL WHEN DENYING APPLICATION. The action of the Planning Commission in denying an application for an amendment or deny approval of a precise plan, shall be final and conclusive unless, within twenty (20) days following the date of decision by the Planning Commission an appeal in writing is filed with the City Clerk by the applicant.

I HEREBY CERTIFY that I have read and understand the provisions of the Zoning Ordinance, as shown above, relating to the time for appeal.


APPLICANTS SIGNATURE

PHOTOGRAPHED BY
O R C O
MICROFILMING
SERVICE

END

REEL

Operator D JAYNE

Date APRIL 1964