

SRA 115-66

CASE NO. SPA 115-66

Name of Applicant Belmont J. Sanchez

Address 12732 Garden Grove Blvd., G.G.

Phone 675-2129

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

Address \_\_\_\_\_

Phone \_\_\_\_\_

Applicant Interviewed By Don Application By Don

Date Filed 4/14/66 Hearing Date 12 May 1966

PERTINENT FACTS: REVISION MAP INCLUDING GUEST PKING  
SUBMITTED 7 JUNE 1966. REVISION MEETS CODE. WSM

<p>PLANNING COMMISSION ACTION</p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>5/12/66</u></p> <p>Denied _____</p> <p>DWP _____ Res. No. <u>2002</u></p> <p>FWR _____</p> <p>Date Appealed _____</p>	<p>CITY COUNCIL ACTION</p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>6/7/66</u></p> <p>Denied _____</p> <p>DWP _____ Res. No. <u>3176-66</u></p> <p>Returned to P.C. _____ Ord. No. <u>896</u></p>
<p>PLANNING COMMISSION RECONSIDERATION</p> <p>Approved _____ Hearing Date _____</p> <p>Denied _____</p> <p>DWP _____ Res. No. _____</p> <p>FWR _____</p>	<p>CITY COUNCIL FINAL ACTION</p> <p>Approved _____ Hearing Date _____</p> <p>Denied _____</p> <p>DWP _____ Res. No. _____</p> <p>FWR _____</p> <p>Ord. No. _____</p>

LATER ACTION:

ORDINANCE NO. 896

AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE"

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

Article IX of the Municipal Code of the City of Garden Grove is hereby amended by the following addition:

Section 9203.20.86

SPA-115-66 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-3 zone as shown thereon. Zone Map Part D-11 is hereby amended accordingly.

SECTION 2:

This Ordinance shall take effect thirty (30) days after adoption, and shall within fifteen (15) days of adoption, be published with the names of the Councilmen voting for and against the same, in The Orange County Evening News, a daily newspaper of general circulation, printed, published and circulated in the City of Garden Grove.

The foregoing Ordinance was approved and adopted by the City Council of the City of Garden Grove on the 28th day of June, 1966.

GEORGE B. HONOLD  
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

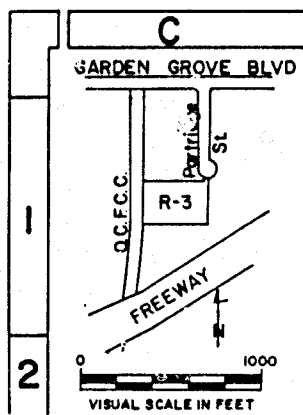
GWEN WIESNER  
CITY CLERK OF THE CITY OF GARDEN GROVE

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE        ) SS:  
CITY OF GARDEN GROVE     )

I, GWEN WIESNER, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on June 21, 1966, and had its second reading on June 28, 1966, and was adopted by the following vote, to wit:

AYES:            COUNCILMEN:   BALLARD, BARR, LAKE, SCHMIT, HONOLD  
NOES:            COUNCILMEN:   NONE  
ABSENT:          COUNCILMEN:   NONE

GWEN WIESNER  
CITY CLERK OF THE CITY OF GARDEN GROVE



SPA-115-66

Zone Map Part D-1!

6/28/66  
ORDINANCE NO. 896 was presented for second reading and the title read in full, being an ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment 115-66, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Ballard moved, seconded by Councilman Lake, that Ordinance No. 896 be passed and adopted. Said motion carried by the following vote:

AYES:	COUNCILMEN:	BALLARD, BARR, LAKE, SCHMIT, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

6/21/66  
ORDINANCE NO. 896 was introduced for first reading and the title read in full, being an ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment: 115-66, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Lake moved, seconded by Councilwoman Barr, that Ordinance No. 896 be passed to second reading. Said motion carried by the following vote:

AYES:	COUNCILMEN:	BALLARD, BARR, LAKE, SCHMIT, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

June 22, 1966

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

Dear Mr. Sanchez:

We are enclosing for your information and use copy of Resolution No. 3176-66, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT 115-66.

We have attached copy of Planning Commission Resolution No. 2002 to said Council Resolution.

Very truly yours,

CITY OF GARDEN GROVE

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CITY CLERK

GW:mr  
Enclosures

*Revised  
6/22/66*

RESOLUTION NO. 3176-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT 115-66

WHEREAS, Site Plan Amendment 115-66 proposes a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park and rezoning from R-1 to R-3 or a more restrictive zone on property located at the southerly terminus of Partridge Street between approximately 540 feet and 792 feet southerly from the centerline of Garden Grove Boulevard. Subject site plan also includes a request for approval of a conditional use permit which is required by the Municipal Code for the establishment of a mobile home park and also requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces; and

WHEREAS, on May 12, 1966, the Planning Commission approved said Site Plan Amendment 115-66, pursuant to its Resolution No. 2002; and

WHEREAS, the City Council held a public hearing on this matter on June 7, 1966, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter,

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That Site Plan Amendment 115-66 be and it is hereby approved pursuant to Planning Commission Resolution No. 2002, a copy of which is attached hereto and incorporated herein by this reference with the same force and effect as if set forth in full.

That the City Attorney is hereby directed to amend the Municipal Code as proposed by Site Plan Amendment 115-66.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GARDEN GROVE THIS 14th day of June, 1966, by the following vote, to wit:

AYES:	COUNCILMEN:	BALLARD, BARR, LAKE, SCHMIT, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

*/S/ George B. Honold*

MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

*/S/ Gwen Wiesner*

CITY CLERK OF THE CITY OF GARDEN GROVE



CITY COUNCIL MINUTES OF JUNE 14, 1966.

RESOLUTION NO. 3176-66 was presented and the title read in full, being A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT 115-66. There being no request to the contrary, reading in full of said Resolution was waived, after which Councilman Lake moved, seconded by Councilman Ballard, that Resolution No. 3176-66 be passed. Said motion carried by the following vote:

AYES:	COUNCILMEN:	BALLARD, BARR, LAKE, SCHMIT, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

CITY COUNCIL MINUTES OF JUNE 7, 1966.

PUBLIC HEARING - SITE PLAN AMENDMENT 115-66

Site Plan Amendment 115-66, proceedings initiated by Belmont J. Sanchez, requesting rezoning from R-1 to R-3 or a more restrictive zone on property located at the southerly terminus of Partridge Street; approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park; approval of a Conditional Use Permit for the establishment of a mobile home park; and a Variance from Section 9217.2 of the Municipal Code pertaining to required parking spaces.

The City Planning Commission, pursuant to Resolution No. 2002, recommended approval of SPA 115-66 on May 12, 1966.

Pursuant to legal notice published May 27, 1966, a public hearing on the case was ordered by the City Council to be held this date. The Planning Director explained the recommendations of the Planning Commission forwarded to the City Council by Resolution No. 2002 and other related material.

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

There being no response from the audience, with the consent of the Council, the Mayor declared the public participation portion of the hearing closed. There being no questions from Council members, the hearing was declared closed.

Councilman Ballard moved, seconded by Councilman Schmit, that Site Plan Amendment 115-66 be approved as recommended by the Planning Commission, and that the City Attorney be hereby directed to prepare Council Resolution of approval and appropriate amendment to the Municipal Code as proposed by SPA 115-66. Said motion carried by the following vote:

AYES:	COUNCILMEN:	BALLARD, BARR, LAKE, SCHMIT, HONOLD
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

PUBLIC HEARING

SITE PLAN NO. S.P.A.-115-66

ITEM NO.

2

INITIATED BY:

BELMONT J. SANCHEZ  
12732 GARDEN GROVE BLVD.  
GARDEN GROVE, CALIF.

REQUEST:

APPROVAL OF A SITE PLAN FOR THE ESTABLISHMENT  
OF ADDITIONAL MOBILE HOME FACILITIES;  
REZONING FROM R-1 TO R-3; A REQUEST FOR  
APPROVAL OF A CONDITIONAL USE PERMIT TO  
ESTABLISH A MOBILE HOME PARK. ALSO  
REQUESTED IS A VARIANCE FROM SECTION  
9217.2 WHICH PERTAINS TO REQUIRED PARKING.

LOCATION:

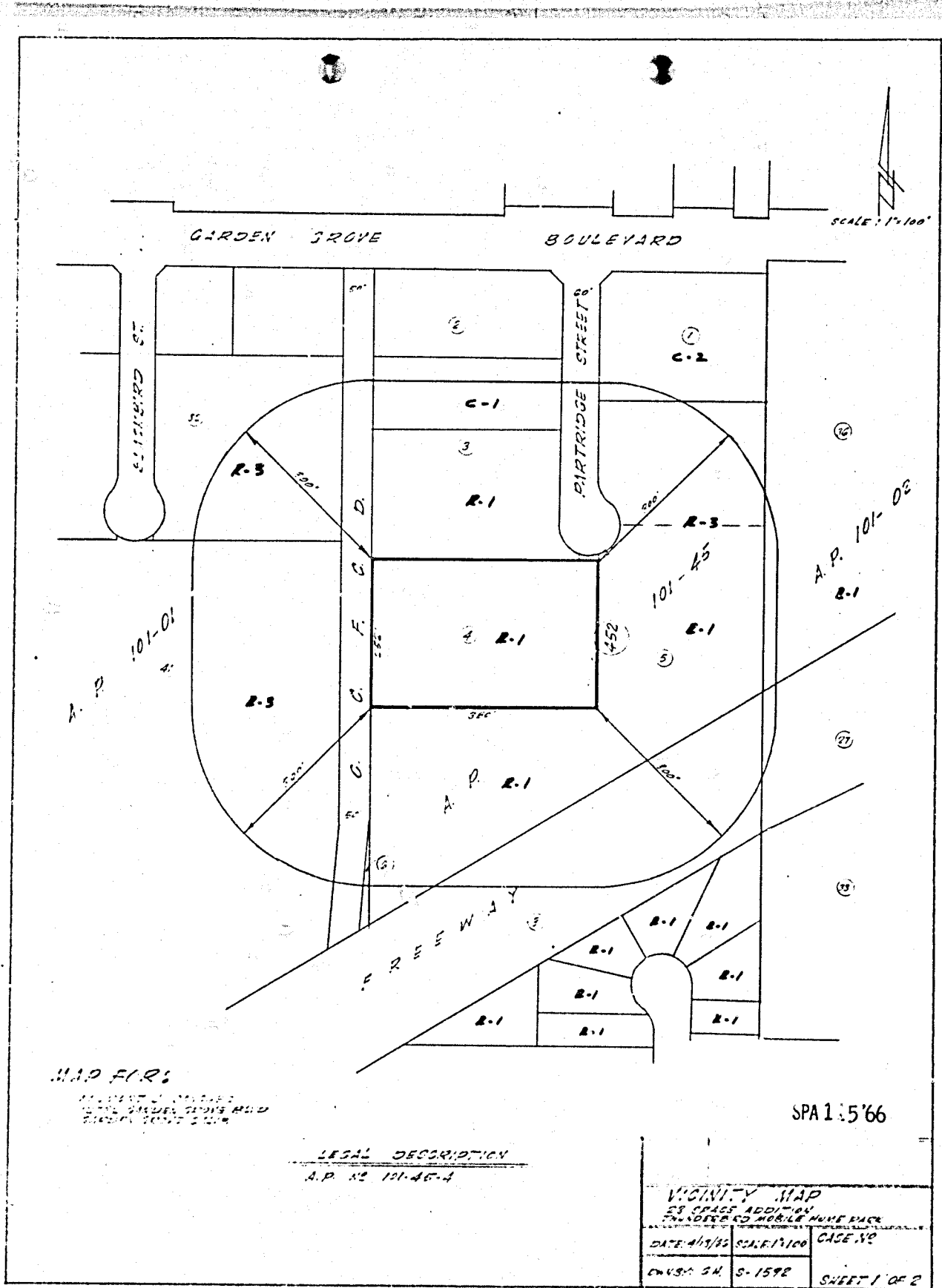
SOUTHERLY TERMINUS OF PARTRIDGE STREET,  
SOUTH OF GARDEN GROVE BOULEVARD.

DATE:

MAY 12, 1966

APPLICANT'S REASON FOR REQUEST:

*"To increase the size of the trailer park now owned."*



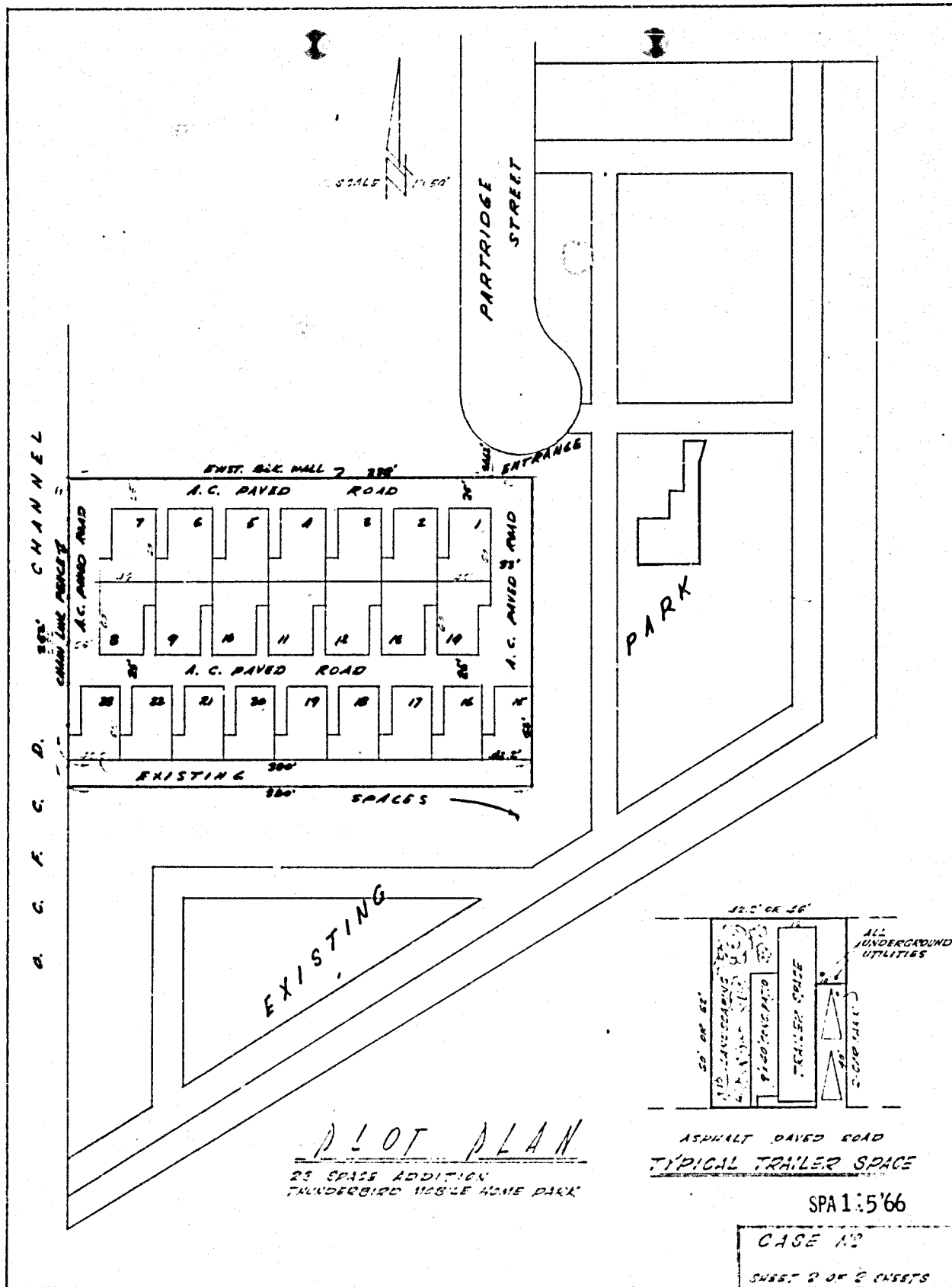
SCALE: 1"=100'

**MAP FOR:**  
 PLAT OF LOTS  
 IN THE GARDEN GROVE PLAT  
 BEING PART OF

LEGAL DESCRIPTION  
 A.P. NO. 101-45-4

SPA 1:5'66

VICINITY MAP		
25' CLASS ADDITION		
TRANSFERRED DOUBLE LINE BACK		
DATE: 4/19/66	SCALE: 1"=100'	CASE NO.
ENVS: SH. S-1592	SHEET 1 OF 2	



SCALE 1" = 50'

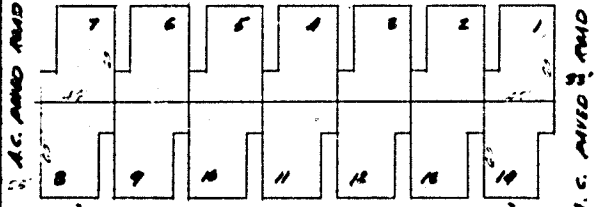
PARTRIDGE STREET

PARK

300' CHANNEL  
EXISTING  
A. C. F. C. D.

EXIST. 60' WALL 7' 30"

A. C. PAVED ROAD

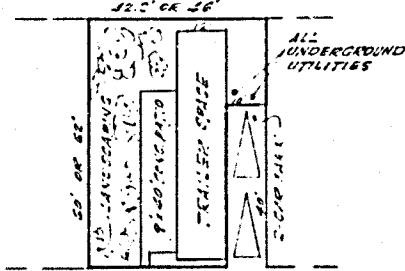


A. C. PAVED ROAD

EXISTING 300'

SPACES

EXISTING



ASPHALT PAVED ROAD  
TYPICAL TRAILER SPACE

SPA 1:5'66

PLOT PLAN  
25 SPACE ADDITION  
THUNDERBIRD MOBILE HOME PARK

CASE NO  
SHEET 2 OF 2 SHEETS

SITE PLAN NO. S.P.A.-115-66

STAFF REPORT  
MAY 12, 1966

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by Belmont J. Sanchez, as applicant.
2. The applicant requests approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park and rezoning from R-1 to R-3 or a more restrictive zone on property located at the southerly terminus of Partridge Street between approximately 540 feet and 792 feet southerly from the centerline of Garden Grove Boulevard. The above mentioned site plan also includes a request for approval of a conditional use permit which is required by the Municipal Code for the establishment of a mobile home park. Subject site plan requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces.
3. The subject property is presently zoned R-1 and is improved with single and multiple residential dwellings.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned R-1 and is improved with multiple family residential dwellings.
  - b. South: Zoned R-1 and is improved with a mobile home park.
  - c. East: Zoned R-1 and is improved with a mobile home park.
  - d. West: Zoned R-1 (across the flood control channel) and is improved with a mobile home park.
5. The applicant is requesting a zone change from R-1 to R-3 to facilitate the addition of 23 trailer spaces to an existing mobile home park. The applicant is proposing to remove eleven single-family dwellings and one duplex to provide space for the mobile home park addition.
6. This application requests the following variance:

Section 9217.2- required parking spaces for trailer parks. The Code requires one guest parking space for every three trailer spaces. The applicant proposes 23 trailer spaces and is, therefore, required to have eight guest parking spaces. He has no provisions for guest parking spaces.

II. IMPLICATIONS OF THIS PROJECT UPON THE GENERAL PLAN:

1. Preliminary Land Use Element - The proposed project is in conformance with the Preliminary Land Use Element.

2. Preliminary Public Services Element - Flood Control and Drainage - A major flood control channel exists adjacent to the west end of the site area. Local drainage facilities may be affected by the larger unit as well as by the conditions on the site itself.

3. Preliminary Public Services Element - Water Supply - The minimum facilities required to serve this property, as anticipated by this element, are available.

4. Streets and Highways Element - Garden Grove Boulevard, a primary highway, is presumed to be the primary point of access to this development, and is deficient in right-of-way and improvements.

5. Preliminary Public Buildings Element - Public Schools - Creation of the 23 trailer park spaces of the type proposed in the project will probably result in a net decrease of school age children because the site is now occupied by 13 dwelling units.

6. Preliminary Public Buildings Element - Fire Protection - The proposed project would be served by Fire Station No. 3 which is located approximately 1/2 mile to the south and west.

7. Preliminary Public Buildings Element - Public Libraries - Creation of 23 trailer spaces of the type proposed in this project could generate approximately 45 persons of whom 44 would be potential users of library facilities. This would

SITE PLAN NO. S.P.A.-115-66 (continued)

imply the use or creation of approximately 18 square feet of library gross floor space. A central library is located 1½ miles to the north and west.

8. Preliminary Recreation Element - The approximately 45 persons residing in this project would generate a demand for .09 acres of developed park land in the City. No park exists or is proposed within the neighborhood in which the subject property is a part. The population potential in this neighborhood as expressed in the Recreation and Parks Element is 2,100.



IN THE  
**Superior Court**

OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

RECEIVED  
CITY OF GARDEN GROVE  
JUN 1 10 43 AM '66

AFFIDAVIT OF PUBLICATION  
NOTICE OF PUBLIC HEARINGS ON  
GENERAL PLAN AMMENDMENT

CITY OF GARDEN GROVE, CITY CLERK

State of California }  
County of Orange } ss.

*Patricia A. Reese*  
of the said County, being duly sworn, deposes and says:  
That Patricia A. Reese is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that Patricia A. Reese is not a party to, nor interested in the above entitled matter; that Patricia A. Reese is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

MAY 27

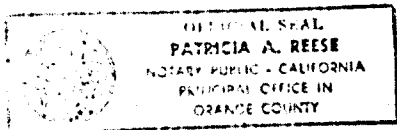
ALL IN THE YEAR 1966

Subscribed and sworn to before me this  
27th day of MAY, 1966

*Patricia A. Reese*  
Notary Public in and for said County and State.

(SEAL)

PATRICIA A. REESE  
My Commission Expires March 1, 1958



LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS ON PROPOSED GENERAL PLAN AMMENDMENT, SITE PLAN AMMENDMENTS AND SPECIFIC PLAN

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on June 7, 1966 at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall, 11391 Acacia Street, Garden Grove, to receive and consider evidence and reports on the following:

GENERAL PLAN AMMENDMENT, proceedings initiated by the City of Garden Grove proposing to amend the General Plan—Streets and Highways Element, by the designation of Stanford Avenue as a secondary highway between Nelson and Euclid Street and between realigned Euclid Street and Ninth Street; by the designation of Acacia Street as a secondary highway between Westlake Street and Ninth Street; by the designation of Nelson Street as a secondary highway between Garden Grove Boulevard and Laramie Avenue; by the designation of Westlake Street as a secondary highway between Acacia Street and Stanford Avenue; by the designation of Euclid Street as a secondary highway between Acacia Street and the intersection of Euclid Street with realigned Euclid Street; and by the designation of Sixth Street as a primary highway between Garden Grove Boulevard and Acacia Street. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of General Plan Amendment — Streets and Highways Element, on May 12, 1966.)

SITE PLAN AMMENDMENT NO. 113-66, proceedings initiated by Safety Savings and Loan Association, as applicant, requesting rezoning from R-1 and R-2 to R-3 or a more restrictive zone, and approval of a site plan modifying a previously approved site plan for a parcel of land located at the northwest corner of Newland Street and Grant Avenue. Also included in the above mentioned proceedings is a parcel of land located on the north side of Trout Avenue between approximately 611 feet and 721 feet easterly from the centerline of Westland Street and extending in depth for approximately 225 feet. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of Site Plan Amendment No. 113-66 on May 12, 1966.)

- Subject site plan amendment also requests the following variances from the Municipal Code:
1. Section 9284.6 — Lot area per dwelling unit.
  2. Section 9284.32 — Minimum dwelling unit floor area.
  3. Section 9284A(B) — Distances between accessory buildings.
  4. Section 9284A(C) — Distances between accessory buildings and buildings used for human habitation.
  5. Section 9284A(e) — Distances between driveways and vehicular easements.
  6. Section 9217.2 — Parking spaces required.
  7. Section 9217.2(e)(1) — Maximum parking distances between dwelling units and parking areas.

(Pursuant to Resolution No. 2891, Planning Commission recommended approval of Site Plan Amendment No. 113-66 on May 12, 1966.)

SITE PLAN AMMENDMENT NO. 113-66, proceedings initiated by Samuel J. Sanchez, as applicant, requesting rezoning from R-1 to R-3 or a more restrictive zone, and approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park, as property located at the southeast corner of Westland Street between approximately 611 feet and 721 feet easterly from the centerline of Westland Street. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of Site Plan Amendment No. 113-66 on May 12, 1966.)

Subject site plan also requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of Site Plan Amendment No. 113-66 on May 12, 1966.)

NOTICE OF PUBLIC HEARINGS ON PROPOSED GENERAL PLAN AMMENDMENT, SITE PLAN AMMENDMENTS AND SPECIFIC PLAN

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on June 7, 1966 at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall, 11391 Acacia Street, Garden Grove, to receive and consider evidence and reports on the following:

GENERAL PLAN AMMENDMENT, proceedings initiated by the City of Garden Grove proposing to amend the General Plan—Streets and Highways Element, by the designation of Stanford Avenue as a secondary highway between Nelson and Euclid Street and between realigned Euclid Street and Ninth Street; by the designation of Acacia Street as a secondary highway between Westlake Street and Ninth Street; by the designation of Nelson Street as a secondary highway between Garden Grove Boulevard and Laramie Avenue; by the designation of Westlake Street as a secondary highway between Acacia Street and Stanford Avenue; by the designation of Euclid Street as a secondary highway between Acacia Street and the intersection of Euclid Street with realigned Euclid Street; and by the designation of Sixth Street as a primary highway between Garden Grove Boulevard and Acacia Street. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of General Plan Amendment — Streets and Highways Element, on May 12, 1966.)

SITE PLAN AMMENDMENT NO. 113-66, proceedings initiated by Safety Savings and Loan Association, as applicant, requesting rezoning from R-1 to R-3 or a more restrictive zone, and approval of a site plan modifying a previously approved site plan for a parcel of land located at the northwest corner of Newland Street and Grant Avenue. Also included in the above mentioned proceedings is a parcel of land located on the north side of Trout Avenue between approximately 611 feet and 721 feet easterly from the centerline of Westland Street and extending in depth for approximately 225 feet. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of Site Plan Amendment No. 113-66 on May 12, 1966.)

Subject site plan amendment also requests the following variances from the Municipal Code:

1. Section 9284.6 — Lot area per dwelling unit.
2. Section 9284.32 — Minimum dwelling unit floor area.
3. Section 9284A(B) — Distances between accessory buildings.
4. Section 9284A(C) — Distances between accessory buildings and buildings used for human habitation.
5. Section 9284A(e) — Distances between driveways and vehicular easements.
6. Section 9217.2 — Parking spaces required.
7. Section 9217.2(e)(1) — Maximum parking distances between dwelling units and parking areas.

(Pursuant to Resolution No. 2891, Planning Commission recommended approval of Site Plan Amendment No. 113-66 on May 12, 1966.)

of the said County, being duly sworn, deposes and says: That .S. he is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that .S. he is not a party to, nor interested in the above entitled matter; that .S. he is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

MAY 27

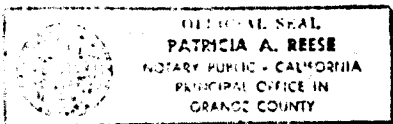
ALL IN THE YEAR 1966

Subscribed and sworn to before me this 27th day of MAY 1966

Notary Public in and for said County and State.

(SEAL)

PATRICIA A. REESE My Commission Expires March 1, 1968



Nelson and Euclid Street and between Euclid Street and South Street; by the designation of Acadia Street as a secondary highway between Westlake Street and Fifth Street; by the designation of Nelson Street as a secondary highway between Garden Grove Boulevard and Lampson Avenue; by the designation of Westlake Street as a secondary highway between Acadia Street and Stanford Avenue; by the designation of Euclid Street as a secondary highway between Acadia Street and the intersection of Euclid Street with residential Euclid Street; by the designation of South Street as a primary highway between Garden Grove Boulevard and Acadia Street. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of General Plan Amendment - Streets and Highways Element, on May 12, 1966.) SITE PLAN AMENDMENT NO. 1264, proposed by Gary Lewis and Lane Association, as applicant, requesting rezoning from R-1 and R-2 to R-3 or a more restrictive zone, and approval of a site plan modifying a previously approved site plan on a parcel of land located at the northeast corner of Newport Street and Trask Avenue. Also included in the above mentioned site plan is a parcel of land located on the east side of Trask Avenue between approximately 641 feet and 731 feet easterly from the centerline of Newport Street and extending in depth for approximately 220 feet northerly from the centerline of Trask Avenue. Substantive site plan amendment also requests the following variances from the Municipal Code: 1. Section 926A.1 - Lot area per dwelling unit. 2. Section 926A.2 - Minimum dwelling unit floor area. 3. Section 926A.4(b) - Distances between accessory buildings. 4. Section 926A.4(c) - Distances between accessory buildings and buildings used for human habitation. 5. Section 926A.4(d) - Distances between driveways and vehicular accessways. 6. Section 927.2 - Parking spaces required. 7. Section 927.2(c)(1) - Maximum dwelling distance between dwelling units and parking areas. (Pursuant to Resolution No. 2891, Planning Commission recommended approval of Site Plan Amendment No. 1264 on May 12, 1966.) SITE PLAN AMENDMENT NO. 1265, proposed by William J. Sanchez, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone, and approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home part, as properly located at the northeast corner of Newport Street and Trask Avenue. Also included in the above mentioned site plan is a parcel of land located on the east side of Trask Avenue between approximately 224 feet and 307 feet easterly from the centerline of Newport Street and extending in depth for approximately 220 feet northerly from the centerline of Trask Avenue. Substantive site plan amendment also requests the following variances from the Municipal Code which pertain to residential uses: (Pursuant to Resolution No. 2891, Planning Commission recommended approval on May 12, 1966.) SITE PLAN AMENDMENT NO. 1266, proposed by C. Ross Smith, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone, and approval of a site plan for the establishment of mobile home units on property located on the east side of Oak Street between approximately 224 feet and 307 feet easterly from the centerline of Newport Street and extending in depth for approximately 220 feet northerly from the centerline of Oak Street. Substantive site plan amendment also requests the following variances from the Municipal Code which pertain to residential uses: (Pursuant to Resolution No. 2891, Planning Commission recommended approval on May 12, 1966.) SITE PLAN AMENDMENT NO. 1267, proposed by the City of Garden Grove, as applicant, requesting the creation of a grade plan of streets for the future development of property located north of Trask Avenue, east of Newport Street, and south of the Garden Grove Freeway. (Pursuant to Resolution No. 2891, Planning Commission recommended approval on May 12, 1966.) ALL INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposed site plans above. FURTHER INFORMATION on the above applications may be obtained or viewed at the Planning Department of City Clerk's Office in City Hall or by written request to the CITY CLERK OF THE CITY OF GARDEN GROVE. DATED: May 12, 1966. C. ROSS SMITH, CITY CLERK. Public Hearing 57, 1966. The Orange Co. Evg. News No. 28.

May 27, 1966

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

Re: Site Plan Amendment No. 115-66

Dear Mr. Sanchez:

The City Council of the City of Garden Grove will conduct public hearings at its meeting of June 7, 1966, which commences at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall. At that time, they will consider Site Plan Amendment No. 115-66, which concerns property on the southerly terminus of Partridge Street, south of Garden Grove Boulevard.

The Public Hearing on Site Plan Amendment No. 115-66 will be held for the purpose of hearing any and all persons either favoring or opposing said site plan amendment.

Very truly yours,

CITY OF GARDEN GROVE

---

CITY CLERK

GW:wr

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

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

---

\*June 7, 1966  
7:00 p.m.

SITE PLAN AMENDMENT NO. 115-66, proceedings initiated by Belmont J. Sanchez, as applicant, requesting rezoning from R-1 to R-3 or a more restrictive zone, and approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park, on property located at the southerly terminus of Partridge Street between approximately 540 feet and 792 feet southerly from the centerline of Garden Grove Boulevard. The above mentioned site plan amendment also includes a request for approval of a conditional use permit which is required by the Municipal Code for the establishment of a mobile home park. Subject site plan requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces. (Pursuant to Resolution No. 2002, Planning Commission recommended approval on May 12, 1966.)

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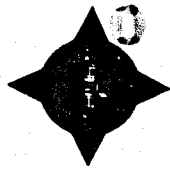
ALL INTERESTED PARTIES are invited to attend said HEARINGS and express opinions or submit evidence for or against the proposal as outlined above.

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

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

DATED: May 23, 1966

Gwen Wiesner  
City Clerk



City of  
Garden Grove  
California, 92640  
11391 Acacia Street  
City Clerk

RECEIVED  
TO WRITER  
UNDELIVERED  
Addressed to person  
Insufficient Address  
No such street number  
No such office in state  
Do not e-mail in this envelope



Jewett Development Co., Inc  
P. O. Box 2215  
Fullerton, Calif. 92633  
SPA 175-66

Moved, not forwardable

MAILING LIST MEETING OF  
MAY 12, 1966

SPA 115-66

SUBJECT PROPERTY OWNERS:

Belmont J. Sanchez  
12732 Garden Grove Blvd.  
City 92640  
SPA 115-66

PROPERTY OWNERS WITHIN  
300' RADIUS:

Jawett Development Co., Inc  
P. O. Box 2215  
Fullerton, Calif. 92633  
SPA 115-66

C. J. Simons, et al  
Bahia Tr. Villa  
13096 Blackbird St  
City 92640  
SPA 115-66

State of California  
Division of Highways  
120 S. Spring Street  
Los Angeles 12, Calif.  
SPA 115-66

Alice Brady  
12802 E. Garden Grove Blvd.  
City 92640  
SPA 115-66

Jawett Bros. *addresses unknown*  
601 S. Brookhurst St  
Fullerton, Calif. 92633  
SPA 115-66

May 24, 1966

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

Site Plan No. S.P.A.-115-66

May 12, 1966

2002

RESOLUTION NO. 2002

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF GARDEN GROVE APPROVING  
SITE PLAN NO. S.P.A.-115-66.

WHEREAS, in the matter of Site Plan No. S.P.A.-115-66, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by Belmont J. Sanchez, as applicant.
2. The applicant requests approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park and rezoning from R-1 to R-3 or a more restrictive zone on property located at the southerly terminus of Partridge Street between approximately 540 feet and 792 feet southerly from the centerline of Garden Grove Boulevard. The above mentioned site plan also includes a request for approval of a conditional use permit which is required by the Municipal Code for the establishment of a mobile home park. Subject site plan requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces.
3. The subject property is presently zoned R-1 and is improved with single and multiple residential dwellings.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned R-1 and is improved with multiple family residential dwellings.
  - b. South: Zoned R-1 and is improved with a mobile home park.
  - c. East: Zoned R-1 and is improved with a mobile home park.
  - d. West: Zoned R-1 (across the flood control channel) and is improved with a mobile home park.

WHEREAS, the Planning Commission findings are as follows:

1. Subject site plan possesses characteristics that would indicate justification of the request for adoption.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety and general welfare, the following conditions of approval shall apply:
  - a. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations.
  - b. Minor changes in the site plan may be approved by the Planning Director. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
  - c. Guest parking spaces in excess of those which are required for the established trailer park contiguous on the east and south may contribute to the subject site.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby recommend approval of Site Plan No. S.P.A.-115-66 subject to the conditions stated above and does further recommend to the City Council rezoning to the R-3 zone as indicated on the maps attached hereto and made a part hereof.

ADOPTED AND APPROVED this 12th day of May, 1966.

/s/ C. C. WOOLLEY  
CHAIRMAN



I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on May 12, 1966, and carried by the following vote, to wit:

AYES: COMMISSIONERS: BAIR, FOSHEE, FURR, HASTY, MERCADO, MOVIUS, WOOLLEY  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

/s/ CLINE F. MARTIN  
SECRETARY

PUBLIC HEARING:  
INITIATED BY:  
REQUEST:

SITE PLAN NO. S.P.A.-115-66  
BELMONT J. SANCHEZ  
APPROVAL OF A SITE PLAN FOR THE ESTABLISHMENT  
OF ADDITIONAL MOBILE HOME FACILITIES; REZONING  
FROM R-1 TO R-3; A REQUEST FOR APPROVAL OF A  
CONDITIONAL USE PERMIT TO ESTABLISH A MOBILE  
HOME PARK. ALSO REQUESTED IS A VARIANCE FROM  
SECTION 9217.2 WHICH PERTAINS TO REQUIRED PARKING.  
SOUTHERLY TERMINUS OF PARTRIDGE STREET,  
SOUTH OF GARDEN GROVE BOULEVARD.  
MAY 12, 1966

LOCATION:

DATE:

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

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

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

There being no response from the audience, either in favor or opposition to the subject case, the public hearing was closed.

Commissioner Mercado stated that, since this is an addition to an existing trailer park, it is very possible that the guest parking requirement would be met if the entire development were considered; if so, the variance would not be required.

It was moved by Commissioner Mercado, seconded by Commissioner Furr, that a resolution be adopted approving S.P.A.-115-66 subject to the applicant's meeting the guest parking requirement, taking into consideration the guest parking for the entire mobile park.

Said motion was carried by the following vote:

AYES:  
NOES:  
ABSENT:

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

Chairman Woolley instructed the Staff to prepare the proper resolution for the approval of S.P.A.-115-66. (RESOLUTION NO. 2002).

It was moved by Commissioner Bair, seconded by Commissioner Mercado, that the Staff be instructed to prepare the necessary advertising to rezone the existing trailer park and the property to the north, south and east of the subject property.

Said motion was carried by unanimous vote.

PUBLIC HEARING

SITE PLAN NO. S.P.A.-115-66

ITEM NO.

2

INITIATED BY:

BELMONT J. SANCHEZ  
12732 GARDEN GROVE BLVD.  
GARDEN GROVE, CALIF.

REQUEST:

APPROVAL OF A SITE PLAN FOR THE ESTABLISHMENT  
OF ADDITIONAL MOBILE HOME FACILITIES;  
REZONING FROM R-1 TO R-3; A REQUEST FOR  
APPROVAL OF A CONDITIONAL USE PERMIT TO  
ESTABLISH A MOBILE HOME PARK. ALSO  
REQUESTED IS A VARIANCE FROM SECTION  
9217.2 WHICH PERTAINS TO REQUIRED PARKING.

LOCATION:

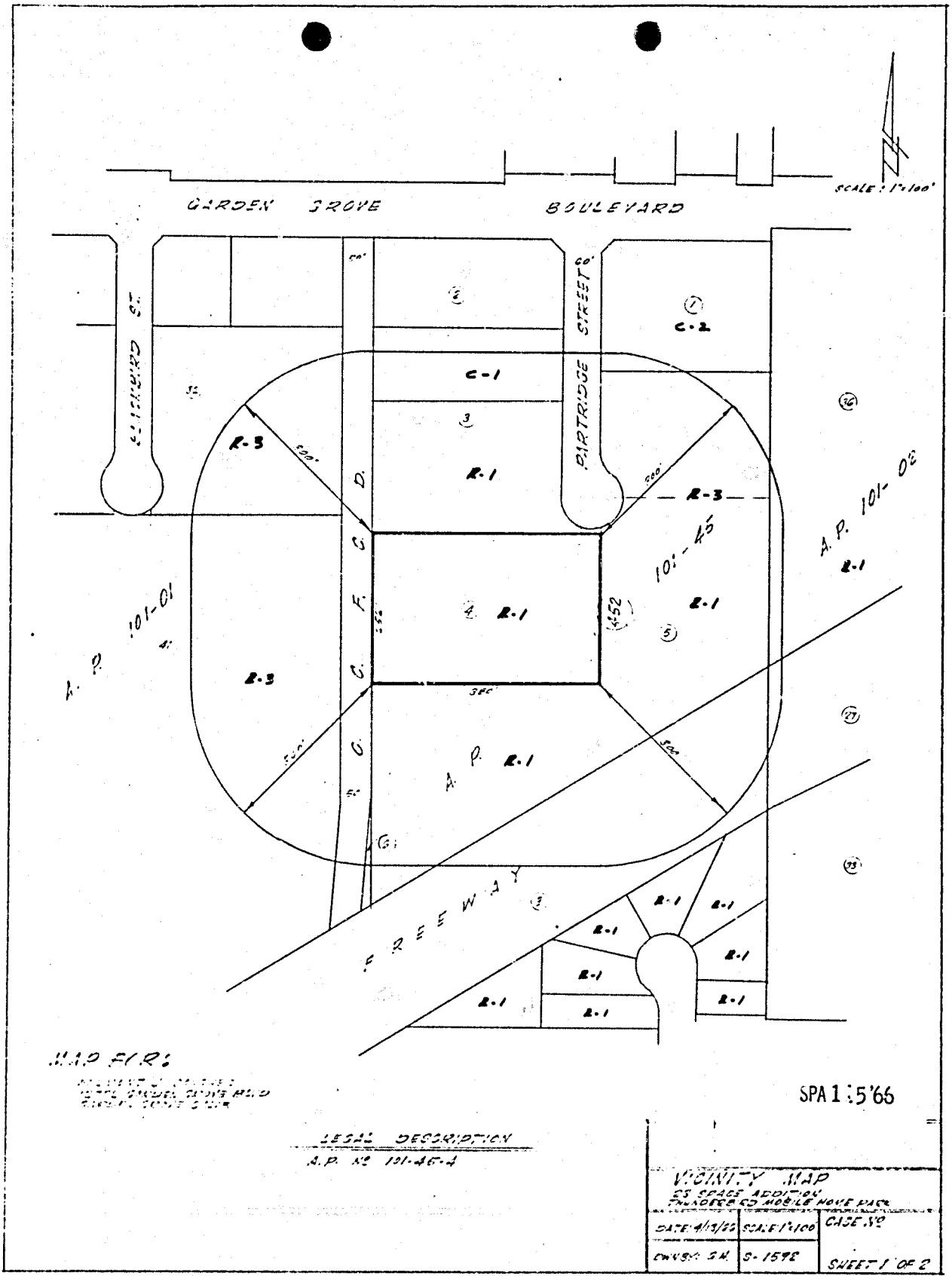
SOUTHERLY TERMINUS OF PARTRIDGE STREET,  
SOUTH OF GARDEN GROVE BOULEVARD.

DATE:

MAY 12, 1966

APPLICANT'S REASON FOR REQUEST:

*"To increase the size of the trailer park now owned."*

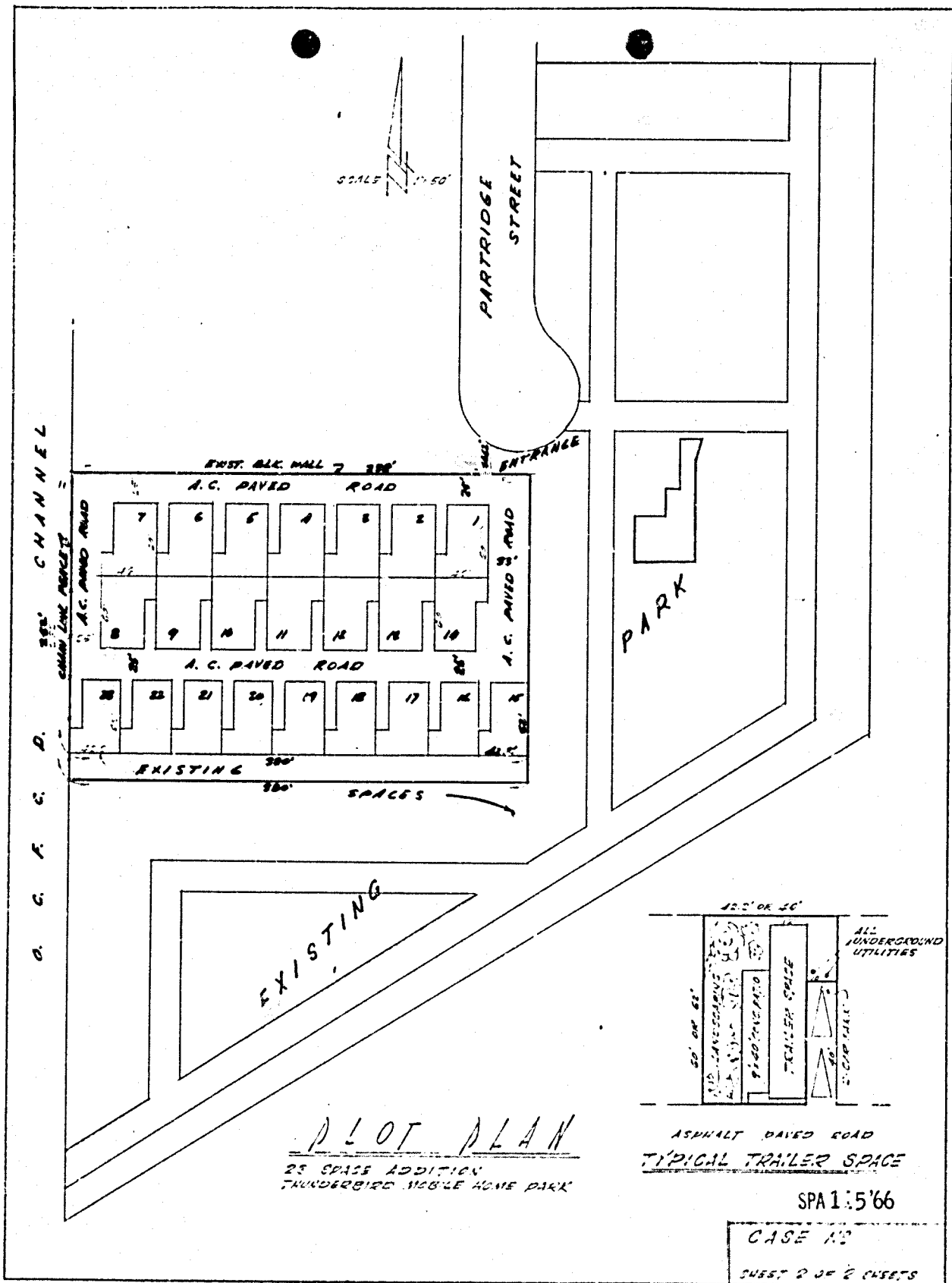


MAP FOR:  
 ALL PARTS OF THE  
 STATE OF CALIFORNIA  
 COUNTY OF SAN DIEGO

LEGAL DESCRIPTION  
 A.P. NO. 101-45-4

SPA 1:5'66

VICINITY MAP		
ES SPACE ADDITION		
THAN NOTED MOBILE HOME PARK		
DATE 4/13/66	SCALE 1"=100'	CASE NO.
OWNER: SA	S-1578	SHEET 1 OF 2



**PLOT PLAN**

25 SPACE ADDITION  
THUNDERBIRD MOBILE HOME PARK

ASPHALT PAVED ROAD  
TYPICAL TRAILER SPACE

SPA 1:5'66'

CASE NO.  
SHEET 2 OF 2 SHEETS

SITE PLAN NO. S.P.A.-115-66

STAFF REPORT  
MAY 12, 1966

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by Belmont J. Sanchez, as applicant.
2. The applicant requests approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park and rezoning from R-1 to R-3 or a more restrictive zone on property located at the southerly terminus of Partridge Street between approximately 540 feet and 792 feet southerly from the centerline of Garden Grove Boulevard. The above mentioned site plan also includes a request for approval of a conditional use permit which is required by the Municipal Code for the establishment of a mobile home park. Subject site plan requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces.
3. The subject property is presently zoned R-1 and is improved with single and multiple residential dwellings.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
  - a. North: Zoned R-1 and is improved with multiple family residential dwellings.
  - b. South: Zoned R-1 and is improved with a mobile home park.
  - c. East: Zoned R-1 and is improved with a mobile home park.
  - d. West: Zoned R-1 (across the flood control channel) and is improved with a mobile home park.
5. The applicant is requesting a zone change from R-1 to R-3 to facilitate the addition of 23 trailer spaces to an existing mobile home park. The applicant is proposing to remove eleven single-family dwellings and one duplex to provide space for the mobile home park addition.
6. This application requests the following variance:

Section 9217.2- required parking spaces for trailer parks. The Code requires one guest parking space for every three trailer spaces. The applicant proposes 23 trailer spaces and is, therefore, required to have eight guest parking spaces. He has no provisions for guest parking spaces.

II. IMPLICATIONS OF THIS PROJECT UPON THE GENERAL PLAN:

1. Preliminary Land Use Element - The proposed project is in conformance with the Preliminary Land Use Element.

2. Preliminary Public Services Element - Flood Control and Drainage - A major flood control channel exists adjacent to the west end of the site area. Local drainage facilities may be affected by the larger unit as well as by the conditions on the site itself.

3. Preliminary Public Services Element - Water Supply - The minimum facilities required to serve this property, as anticipated by this element, are available.

4. Streets and Highways Element - Garden Grove Boulevard, a primary highway, is presumed to be the primary point of access to this development, and is deficient in right-of-way and improvements.

5. Preliminary Public Buildings Element - Public Schools - Creation of the 23 trailer park spaces of the type proposed in the project will probably result in a net decrease of school age children because the site is now occupied by 13 dwelling units.

6. Preliminary Public Buildings Element - Fire Protection - The proposed project would be served by Fire Station No. 3 which is located approximately  $\frac{1}{2}$  mile to the south and west.

7. Preliminary Public Buildings Element - Public Libraries - Creation of 23 trailer spaces of the type proposed in this project could generate approximately 45 persons of whom 44 would be potential users of library facilities. This would

SITE PLAN NO. S.P.A.-115-66 (continued)

imply the use or creation of approximately 18 square feet of library gross floor space. A central library is located 1½ miles to the north and west.

8. Preliminary Recreation Element - The approximately 45 persons residing in this project would generate a demand for .09 acres of developed park land in the City. No park exists or is proposed within the neighborhood in which the subject property is a part. The population potential in this neighborhood as expressed in the Recreation and Parks Element is 2,100.



SPA 115-66

AFFIDAVIT OF PUBLICATION

IN THE  
**Superior Court**  
OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

NOTICE OF PUBLIC HEARING

CITY OF GARDEN GROVE  
PLANNING COMMISSION

State of California }  
County of Orange } ss.

*Francis Park*

of the said County, being duly sworn, deposes and says:  
That ..S. he is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that ..S. he is not a party to, nor interested in the above entitled matter; that ..S. he is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

MAY 2

ALL IN THE YEAR 19.....66

Subscribed and sworn to before me this

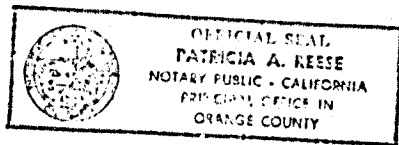
2ND day of MAY, 1966

*Patricia A. Reese*

Notary Public in and for said County and State.

(SEAL)

PATRICIA A. REESE  
My Commission Expires March 1, 1968



LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS  
RELATIVE TO SITE PLANS,  
VARIANCES AND GENERAL  
PLAN AMENDMENTS

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, May 12, 1966, at the hour of 1:30 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.

SITE PLAN NO. S.P.A.-115-66—  
Proceedings Initiated by Belmont J. Sanchez, as applicant, requesting approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park and rezoning from R-1 to R-3 or a more restrictive zone on property located at the southerly terminus of Partridge Street between approximately 540 feet and 792 feet southerly from the centerline of Garden Grove Boulevard. The above mentioned site plan also includes a request for approval of a conditional use permit which is required by the Municipal Code for the establishment of a mobile home park. Subject site plan requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces.

SITE PLAN NO. S.P.A.-116-66—  
Proceedings Initiated by Ross Dean, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to R-3 or a more restrictive zone on property located on the east side of Dale Street between approximately 254 feet and 397 feet northerly from the centerline of Stanford Avenue and extending in depth for approximately 330 feet easterly from the centerline of Dale Street. Subject site plan also involves property zoned R-4 and located in the County of Orange.

VARIANCE NO. V-108-66—  
Proceedings Initiated by Fred J. Barbour, as applicant, requesting a variance from Section 9218.13 of the Municipal Code which pertains to alteration of non-conforming buildings. Subject variance request pertains to property zoned C-1 and located on the east side of Gilbert Street between approximately 144 feet and 284 feet northerly from the centerline of Alwood Avenue and extending in depth for approximately 330 feet easterly from the centerline of Gilbert Street.

GENERAL PLAN AMENDMENT  
STREETS AND HIGHWAYS ELEMENT—  
Proceedings Initiated by the City of Garden Grove proposing to amend the General Plan—  
Streets and Highway Element by the designation of Stanford Avenue as a secondary highway between Nelson Street and Euclid Street and between realigned Euclid Street and Ninth Street; by the designation of Acacia Street as a secondary highway between Westlake Street and Ninth Street; by the designation of Nelson Street as a secondary highway between Garden Grove Boulevard and Lampton Avenue; by the designation of Westlake Street as a secondary highway between Acacia Street and Stanford Avenue; by the designation of Euclid Street as a secondary highway between Acacia Street and the intersection of Euclid Street with realigned Euclid Street; and by the designation of Sixth Street as a primary highway between Garden Grove Boulevard and Acacia Street.

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

FURTHER INFORMATION on the same may be obtained at the Planning Department of the City of Garden Grove or by telephone: JETerson, 7-4203, extension 41.  
CITY OF GARDEN GROVE  
PLANNING COMMISSION  
Date: April 29, 1966  
Publish: May 2, 1966  
The Orange Co. Eve. News, No. 451

April 29, 1966

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

Site Plan No. S.P.A.-115-66

Dear Sir:

May 12, 1966.

applicant notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

*SITE PLAN NO. S.P.A.-115-66*

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

---

\*May 12, 1966  
1:30 O'CLOCK P.M.

SITE PLAN NO.  
S.P.A.-115-66

Proceedings initiated by Belmont J. Sanchez, as applicant, requesting approval of a site plan for the establishment of additional mobile home facilities on a parcel of land partially improved with a mobile home park and rezoning from R-1 to R-3 or a more restrictive zone on property located at the southerly terminus of Partridge Street between approximately 540 feet and 792 feet southerly from the centerline of Garden Grove Boulevard. The above mentioned site plan amendment also includes a request for approval of a conditional use permit which is required by the Municipal Code for the establishment of a mobile home park. Subject site plan requests a variance from Section 9217.2 of the Municipal Code which pertains to required parking spaces.

DATE: APRIL 28, 1966

PUBLISH: MAY 2, 1966

---

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

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

GARDEN GROVE CITY PLANNING COMMISSION



City of  
Garden Grove  
California 92640  
1191 Acacia Street  
Planning Department



REASON CHECKED  
 Undelivered \_\_\_\_\_  
 Addressee unknown \_\_\_\_\_  
 Insufficient Address \_\_\_\_\_  
 No such street \_\_\_\_\_  
 No such office in area \_\_\_\_\_  
 Do not re-mail in this envelope

RECEIVED  
 CITY OF GARDEN GROVE  
 MAY 2 10 14 AM '66

- Moved, left no address
- No such number
- Moved, not for mailable
- Addressee unknown

Jewett Bros.  
 601 S. Brookhurst St  
 Fullerton, Calif. 92633  
 SPA 115-66

161-4522-03



MAILING LIST MEETING OF  
MAY 12, 1966

SPA 115-66

SUBJECT PROPERTY OWNERS:

Belmont J. Sanchez  
12732 Garden Grove Blvd.  
City 92640  
SPA 115-66

PROPERTY OWNERS WITHIN  
300' RADIUS:

Jawett Development Co., Inc  
P. O. Box 2215  
Fullerton, Calif. 92633  
SPA 115-66

C. J. Simons, et al  
Bahia Tr. Villa  
13896 Blackbird St  
City 92640  
SPA 115-66

State of California  
Division of Highways  
120 S. Spring Street  
Los Angeles 12, Calif.  
SPA 115-66

Alice Brady  
12802 E. Garden Grove Blvd.  
City 92640  
SPA 115-66

~~Jawett Bros.~~ *addressee*  
~~601 S. Brookhurst St~~  
~~Fullerton, Calif.~~ 92633  
~~SPA 115-66~~ *unknown*

Mailing List  
SPA 915-66  
May 12, 1966

Subject Property:  
101-452-04 ✓

101-010-32 ✓  
41 ✓

101-020-27 - freeway ✓  
36 ✓

101-450-03 ✓ S

101-452-01 ✓ S  
03 ✓  
05 ✓ S

APPLICATION FOR SITE PLAN HEARING

FEE: \$50.00  
\$25.00

(Please print or type)

Application No. S.P. A-115-CC

Date April 5, 1966

Application is hereby made to the City Planning Commission of the City of Garden Grove, California, pursuant to the provisions of the Garden Grove Zoning Ordinance, for a Public Hearing on a Site Plan.

*Rev. 3* 675-2129

Name of Applicant Belmont J. Sanchez Telephone 785-02

Mailing Address 12732 Garden Grove Blvd., Garden Grove, Calif.

- The recorded owner of the property.
- Purchasing under contract.
- The lessee.
- The authorized agent of any of the foregoing. If the applicant is not the property owner, he must be authorized to act on behalf of the recorded owner for which a form is attached to this application.

Name and address of the recorded owner Belmont J. Sanchez

12732 Garden Grove Blvd., Garden Grove, California

Date of acquisition of property 1952

Subject site plan involves the property located South of Garden Grove Blvd. (formerly Ocean Ave.) Parcel 4, as per attached plat map.

I hereby request a public hearing be held to consider the following action on said site plan:

Adoption

Repeal

Amendment

Proposed zoning, if rezoning is required: R-3

REASONS FOR APPLICANT'S REQUEST: to increase the size of the trailer park now owned.

(For additional space, use reverse side)

I HEREBY CERTIFY that all of the information contained in this application is, to the best of my knowledge and belief, true and correctly represented.

By: Belmont J. Sanchez  
(Signature of applicant)

PRELIMINARY PLAN CHECK (Building Department) By: \_\_\_\_\_ Date \_\_\_\_\_

Acknowledgment of Fee Payment: [Signature] Date 4/14/66

Accepted by Planning Commission [Signature] Date 4/14/66

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

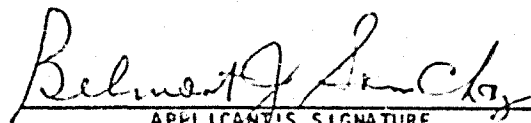
Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission in the manner set forth in the Garden Grove Municipal Code.

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

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

If your application is approved NO BUILDING PERMITS CAN BE OBTAINED UNTIL ALL CONDITIONS OF PLANNING COMMISSION OR CITY COUNCIL RESOLUTIONS ARE MET FOLLOWING THE REQUIRED 30 DAY WAITING PERIOD AFTER PLANNING COMMISSION OR CITY COUNCIL ACTION.

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

  
APPLICANT'S SIGNATURE



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

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

Section 9220.7 COMMISSION ACTION SHALL BE FINAL WHEN DENYING APPLICATION. The action of the Planning Commission in denying an application for an amendment shall be final and conclusive and effective ten days after the Planning Commission action by Resolution, unless within such ten day period an appeal in writing is filed with the City Clerk.

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

A handwritten signature in cursive script, appearing to read "Robert J. ...", written over a horizontal line.

APPLICANT'S SIGNATURE

SPA 115'66

LETTER OF AUTHORIZATION  
TO BE NOTARIZED

To: City of Garden Grove

Application for Site Plan Amendment Case No. SPA 115-66

I, Belmont J. Sanchez owner of the below described property  
do hereby appoint Belmont J. Sanchez, Jr. as 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: \_\_\_\_\_

SEC 3 T 5 R 10 S 252 FT N 792 FT W 380 FT W1/2 NW1/4 NE1/4

Belmont J. Sanchez  
Signature of Owner

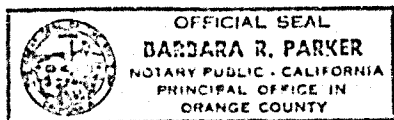
STATE OF CALIFORNIA,

COUNTY OF Orange } ss.

ON April 5<sup>th</sup>, 1966,  
before me, the undersigned, a Notary Public in and for said State, personally appeared

Belmont J. Sanchez  
known to me,  
to be the person whose name is subscribed to the within Instrument,  
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Barbara R. Parker  
BARBARA R. PARKER  
My Commission Expires March 22, 1969  
NAME (TYPED OR PRINTED)  
Notary Public in and for said State.



**WESTERN TITLE GUARANTY COMPANY**  
Orange County Division



**SPA 115'66**

(714) 547-7681 • 501 WEST 8TH STREET • P.O. BOX 446 • SANTA ANA, CALIFORNIA 92702

**• PRELIMINARY REPORT**

**Bolsa Properties Escrow  
12732 Garden Grove Blvd.  
Garden Grove, California**

**Attn: Barbara Parker**

Your No. 2045

Our Order No. 16820-W

This report is issued preliminary to recordation, final closing, and issuance by Western Title Insurance Company of policy of title insurance in connection with this order. Liability is solely that expressed in such policy. No separate liability is assumed by this report except that if no policy is issued under this order the amount paid for this report shall be the maximum liability of the company.

**WESTERN TITLE GUARANTY COMPANY**  
Orange County Division

Dated as of 7:30 A.M. on **April 11, 1966**

By W.B. Dominguez  
**W. B. Dominguez**

Vestee:

**BELMONT J. SANCHEZ, as his sole and separate property.**

The land referred to in this report is described as:

**PARCEL 1:** The south 252 feet of the north 792 feet of the west 380 feet of the west half of the northwest quarter of the northeast quarter of Section 3, in Township 5 South, Range 10 West, in the Rancho Las Bolsas, county of Orange, state of California, as per map recorded in book 51, page 12, Miscellaneous Maps, records of said Orange County.

**PARCEL 2:** The east 32.00 feet of the west 380.00 feet of the south 35.00 feet of the north 540.00 feet of the northwest quarter of the northwest quarter of the northeast quarter of Section 3, in Township 5 South, Range 10 West, San Bernardino Base and Meridian, county of Orange, state of California;

**EXCEPTING THEREFROM any portion conveyed to the City of Garden Grove for Partridge Street.**

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SUBJECT TO:

1. Taxes for the fiscal year 1966-67, a lien, not yet payable.
2. The use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and the rights of way for and to construct irrigation or drainage ditches through said tract to irrigate or drain the adjacent land, as reserved in deeds of record.
3. An easement for pipe lines and incidental purposes, as granted to Southern California Gas Company, in deed recorded May 18, 1948, in book 1638, page 414, Official Records, over said land.
4. An easement for electric lines and incidental purposes, as granted to Southern California Edison Company, a corporation, by deed recorded April 16, 1938, in book 4258, page 228, Official Records, along a strip of land 10 feet in width, the centerline of said strip described as follows:

Beginning at a point on the southerly prolongation of the westerly line of Partridge Street, as now established, distant 540 feet southerly thereon, from the centerline of Garden Grove Boulevard, as now established; thence westerly, parallel with said centerline, a distance of 21 feet to a point hereinafter referred to as Point "A"; thence continuing westerly, parallel with said centerline, a distance of 135 feet to a point hereinafter referred to as Point "B"; thence continuing westerly, parallel with said centerline, a distance of 162 feet.

Also 2 strips of land each 4 feet in width; the centerlines of said strips are described as follows:

- (a) Beginning at said Point "A"; thence southerly, parallel with said southerly prolongation, a distance of 35 feet.
- (b) Beginning at said Point "B"; thence southerly, parallel with said southerly prolongation, a distance of 35 feet.

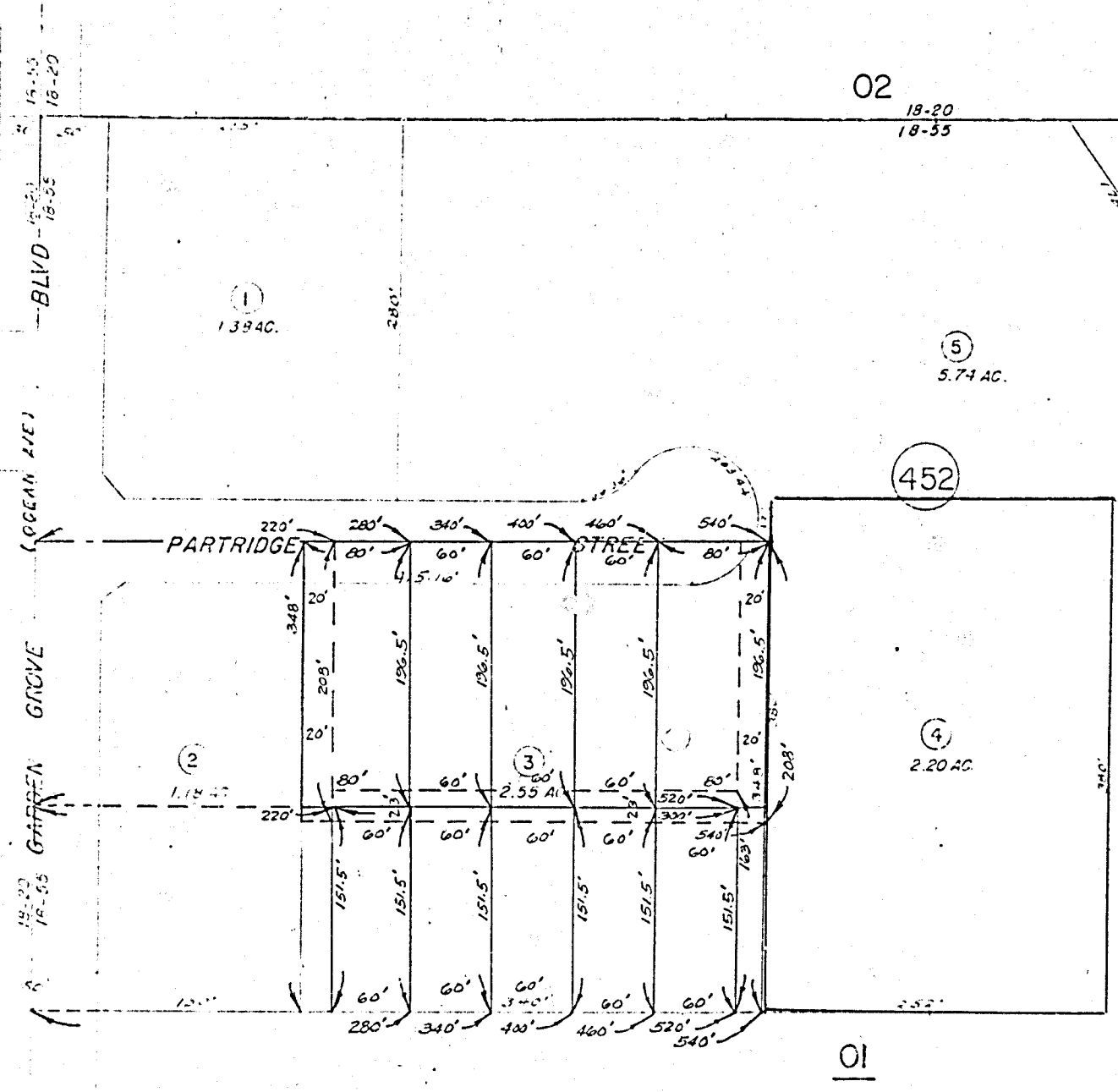
\* \* \* \* \*

NOTE: Taxes for the fiscal year 1965-66 have been paid. Total \$2,920.36, including \$131.88 personal property tax; first installment \$1,460.18; second installment \$1,460.18; Assessment No. 101-452-4; Code Area 18-055. No exemption.

The information herein set forth is supplemental to Preliminary Report No. 16820-W and is made a part thereof. According to the public records, there have been no deeds conveying the property described in this report recorded within a period of six months prior to the date of this report except as follows:

NONE.

P. W. 1/2, NW 1/4, NE 1/4, S. 3, T. 5 S., R. 10 W.  
R. 10 W.



MARCH 1957  
MARCH 1959

TR. NO. 2586 M. M. 89-39



THIS IS NOT A SURVEY OF THE LAND, BUT IS COMPILED FROM DATA SHOWN BY THE PUBLIC RECORDS  
WESTERN TITLE GUARANTY COMPANY