

CUP-107-63

CASE NO. Cup 107-63

Name of Applicant Belmont J. San Chen

Address 12732 Hudson Lane Blvd.

Phone J.E. 7-8542

Name of Applicant's Representative _____

Address _____

Phone _____

Applicant Interviewed By Alan Hanson Application By K.H.

Date Filed 4/4/63 Hearing Date 4/9/63

PERTINENT FACTS:

<p>PLANNING COMMISSION ACTION</p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>4/9/63</u></p> <p>Denied _____</p> <p>DWP _____ Res. No. <u>1439</u></p> <p>FWR _____</p> <p>Date Appealed _____</p>	<p>CITY COUNCIL ACTION</p> <p>Approved _____ Hearing Date _____</p> <p>Denied _____</p> <p>DWP _____ Res. No. _____</p> <p>Returned to P.C. _____ Ord. No. _____</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:

May 15, 1963

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

Conditional Use Permit No. C.U.P.-107-63

May 9, 1963

1439

RESOLUTION NO. 1439

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
CONDITIONAL USE PERMIT NO. C.U.P.-107-63.

WHEREAS, in the matter of Conditional Use Permit No. C.U.P.-107-63, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by Belmont J. San Chez, as applicant.
2. The applicant requests approval of a conditional use permit, an amendment to C.U.P.-111-58, to permit the enlargement of an existing recreational facility and provide for additional storage area on an irregularly shaped parcel of property that is zoned R-1 and R-3 and is located on the easterly and southerly side of Partridge Street, easterly of the Orange County Flood Control Channel and northerly of the proposed Garden Grove Freeway.
3. The subject property is presently zoned R-3 and R-1 and is improved with a trailer park.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned C-2 and improved with a motel.
 - b. South: Across the Garden Grove Freeway, zoned R-1 and improved with single-family dwellings.
 - c. East: Zoned C-1 and R-1 and improved with a citrus orchard.
 - d. West: Zoned R-3, R-1 and C-1 and improved with multiple dwelling units and single-family dwellings.
5. Past cases affecting the subject property include:
 - a. C.U.P.-111-58, which first permitted the subject trailer park was approved by the Planning Commission on September 25, 1958.
 - b. C.U.P.-125-60, which permitted an extension of the subject trailer park to include property abutting its north property line, was approved by the Planning Commission on January 12, 1961, subject to the approval of A-207-60.
 - c. A-207-60, which rezoned the area added to the subject trailer park by C.U.P.-125-60, from R-1, C-1 and C-2 to R-3, was approved by the City Council on February 21, 1961.

WHEREAS, the Planning Commission findings are as follows:

1. Development of the subject property is controlled by the plot plan approved as part of C.U.P.-125-60. Therefore, any further improvements require approval of a revised plot plan.
2. The purpose of this application is to enlarge the on-site recreation facilities.
3. At the time this trailer park was first established pursuant to C.U.P.-111-58, such uses were permitted in the R-1 zone, but subsequent code amendments restricted trailer parks to the R-3 zone.
4. The applicant therefore has a nonconforming use and is subject to the code (Section 9218.13) limitations on enlarging a nonconforming building.
5. Without requesting a reclassification to R-3, which is the only means of making the use conforming, this case involves a waiver of the above code section.
6. Enlargement of the recreation facilities would result in an improvement of the development which would justify approval of subject request.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby approve Conditional Use Permit No. C.U.P.-107-63 subject to the plans presented to the Planning Commission.

ADOPTED AND APPROVED this 9th day of May, 1963.

/s/ J. R. WILDE
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 9, 1963, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FURR, GASHO, MERCADO, ROCCO, SMITH, WILDE, WOOLLEY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

/s/ JAMES C. CASPER
SECRETARY PRO TEMPORE

PUBLIC HEARING:
INITIATED BY:
REQUEST:

CONDITIONAL USE PERMIT C.U.P.-107-63
BELMONT J. SAN CHEZ
APPROVAL OF A CONDITIONAL USE PERMIT, AND
AMENDMENT TO C.U.P.-111-58, TO PERMIT
THE ENLARGEMENT OF AN EXISTING RECREATIONAL
FACILITY AND PROVIDE FOR ADDITIONAL STORAGE
AREA ON AN IRREGULARLY SHAPED PARCEL OF
PROPERTY THAT IS ZONED R-1 AND R-3.
THE EASTERLY AND SOUTHERLY SIDE OF
PARTRIDGE STREET, EASTERLY OF THE
ORANGE COUNTY FLOOD CONTROL CHANNEL AND
NORTHERLY OF THE PROPOSED GARDEN GROVE
FREEWAY.
MAY 9, 1963

LOCATION:

DATE:

Chairman Wilde opened the hearing and upon confirmation that proper public notice had been given, requested the reading of correspondence relative to this case.

There being no correspondence, Chairman Wilde opened the public hearing and requested the applicant or his representative appear at this time.

Mr. Belmont J. San Chez, 12732 Garden Grove Boulevard, appeared before the Commission as applicant. He stated recently he increased the existing trailer park from 51 to 81 units and would like to increase the recreation building to provide more storage space and additional recreation room for the new occupants.

There being no further response either in favor or opposition to the subject case, Chairman Wilde declared the public hearing closed.

At the request of the Commission, Mr. San Chez submitted a copy of the plans.

Commissioner Rocco moved, seconded by Commissioner Smith, that Conditional Use Permit No. C.U.P.-107-63 be approved subject to the conditions of the Planning and Engineering Department reports and to the drawings submitted to the Commission.

Said motion was carried by the following vote:

AYES:

COMMISSIONERS: FURR, GASHO, MERCADO, ROCCO, SMITH, WILDE, WOOLLEY

NOES:

COMMISSIONERS: NONE

ABSENT:

COMMISSIONERS: NONE

The Chairman instructed the Staff to prepare the proper Resolution for the approval of Conditional Use Permit No. C.U.P.-107-63. (RESOLUTION NO. 1439).

CONDITIONAL USE PERMIT NO. C.U.P.-107-63

INITIATED BY:

BELMONT J. SAN CHEZ, AS OWNER

REQUEST:

APPROVAL OF A CONDITIONAL USE PERMIT, AN AMENDMENT TO C.U.P.-111-58, TO PERMIT THE ENLARGEMENT OF AN EXISTING RECREATIONAL FACILITY AND PROVIDE FOR ADDITIONAL STORAGE AREA ON AN IRREGULARLY SHAPED PARCEL OF PROPERTY THAT IS ZONED R-1 AND R-3.

LOCATION:

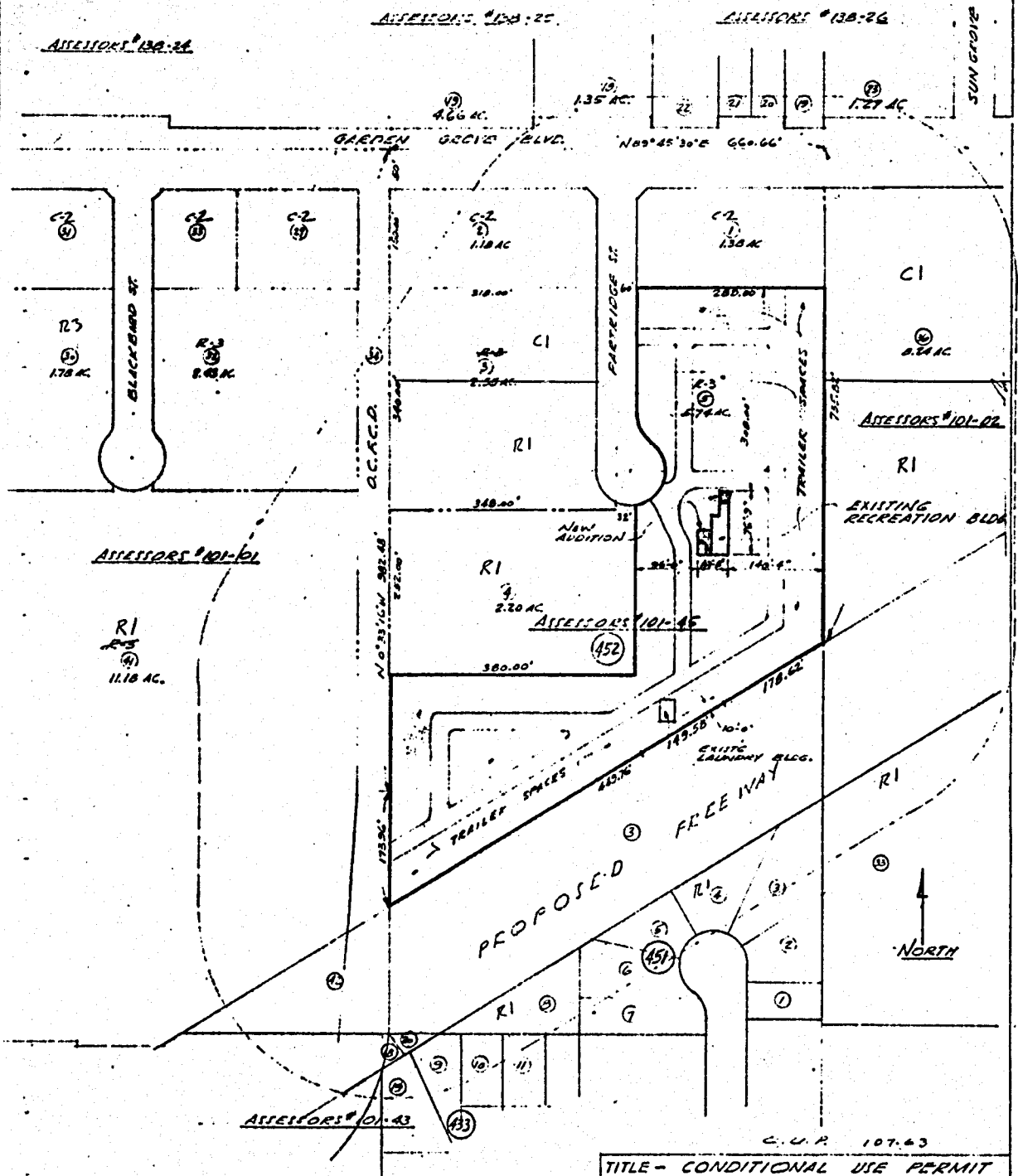
THE EASTERLY AND SOUTHERLY SIDE OF PARTRIDGE STREET, EASTERLY OF THE ORANGE COUNTY FLOOD CONTROL CHANNEL AND NORTHERLY OF THE PROPOSED GARDEN GROVE FREEWAY.

DATE:

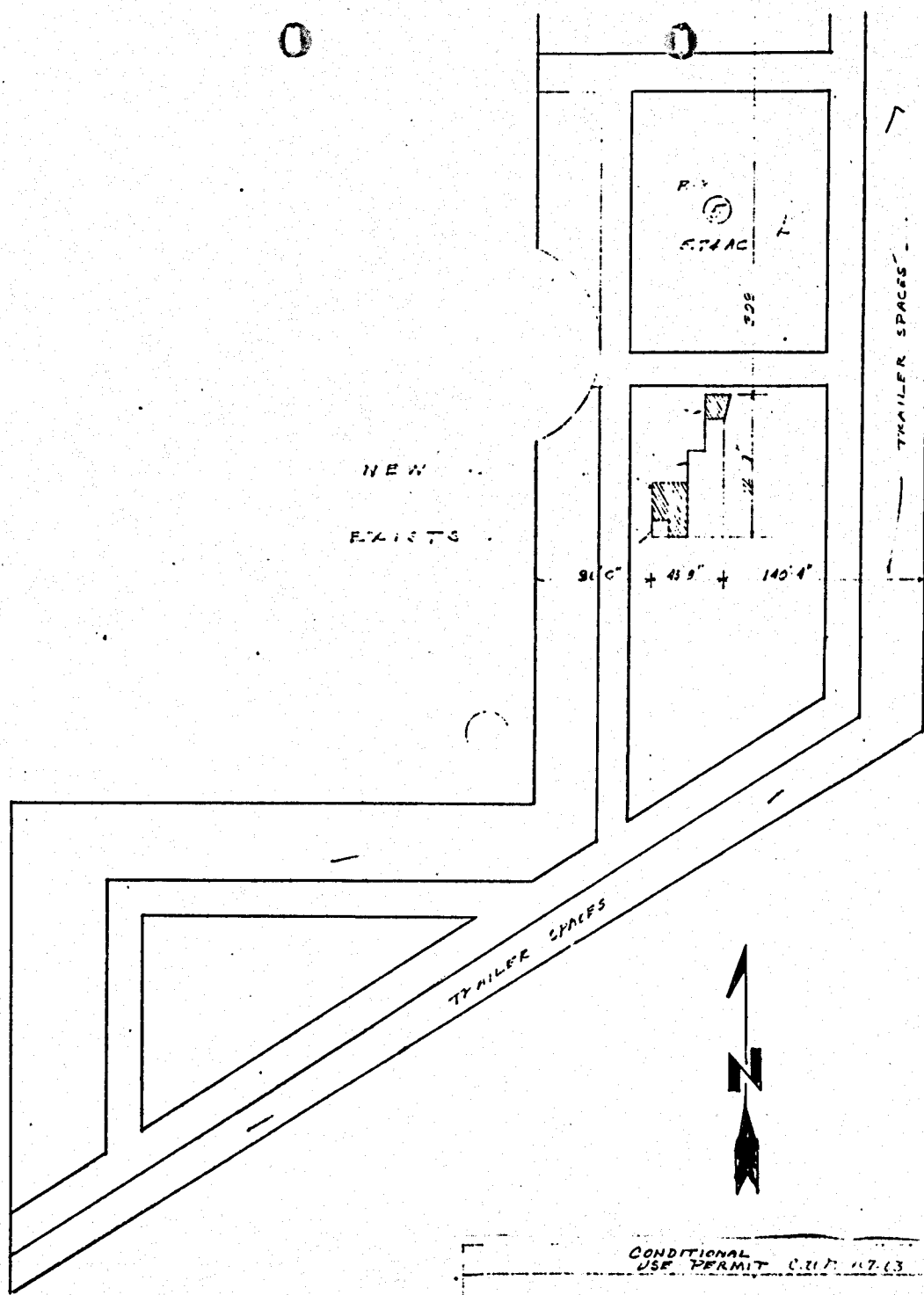
MAY 9, 1963

APPLICANT'S REASON FOR REQUEST:

"This request is for permission to enlarge existing recreation building to provide more storage space, provide additional room in recreation hall."



C.U.P. 107.63	
TITLE - CONDITIONAL USE PERMIT	
OWNER - BELMONT J. SAN CNEZ 12732 GARDEN GROVE BLVD.	
MAP PREPARED BY R.W. LUKEN - CONTR 258 GR ND ST. - NAT. BEACH	
SCALE 1"=100'-0"	DATE - APRIL 3, 1963
CASE NO. C.U.P. 107.63	



CONDITIONAL
USE PERMIT 0217-117-13

OWNER - BELMONT J. SAN CHEZ
12752 GARDEN GROVE BLYD

R.W. LUKEN CONTR.

SCALE 2"=100'

CONDITIONAL USE PERMIT NO. C.U.P.-107-63

STAFF REPORT
MAY 9, 1963

1. GENERAL OBSERVATIONS:

1. Subject case was initiated by Belmont J. Sanchez, as applicant.

2. The applicant requests approval of a conditional use permit, an amendment to C.U.P.-111-58, to permit the enlargement of an existing recreational facility and provide for additional storage area on an irregularly shaped parcel of property that is zoned R-1 and R-3 and is located on the easterly and southerly side of Partridge Street, easterly of the Orange County Flood Control Channel and northerly of the proposed Garden Grove Freeway.

3. The subject property is presently zoned R-3 and R-1 and is improved with a trailer park.

4. Existing land use and zoning of property in the vicinity of the subject property is as follows:

a. North: Zoned C-2 and improved with a motel.

b. South: Across the Garden Grove Freeway, zoned R-1 and improved with single-family dwellings.

c. East: Zoned C-1 and R-1 and improved with a citrus orchard.

d. West: Zoned R-3, R-1 and C-1 and improved with multiple dwelling units and single-family dwellings.

5. Past cases affecting the subject property include:

a. C.U.P.-111-58, which first permitted the subject trailer park was approved by the Planning Commission on September 25, 1958.

b. C.U.P.-125-60, which permitted an extension of the subject trailer park to include property abutting its north property line, was approved by the Planning Commission on January 12, 1961, subject to the approval of A-207-60.

c. A-207-60, which rezoned the area added to the subject trailer park by C.U.P.-125-60 from R-1, C-1 and C-2 to R-3, was approved by the City Council

on February 21, 1961.

II. CONCLUSIONS:

1. Development of the subject property is controlled by the plot plan approved as part of C.U.P.-125-60. Therefore, any further improvements require approval of a revised plot plan.
2. The purpose of this application is to enlarge the on-site recreation facilities.
3. At the time this trailer park was first established pursuant to C.U.P.-111-58, such uses were permitted in the R-1 zone, but subsequent code amendments restricted trailer parks to the R-3 zone.
4. The applicant therefore has a nonconforming use and is subject to the code (Section 9218.13) limitations on enlarging a nonconforming building.
5. Without requesting a reclassification to R-3, which is the only means of making the use conforming, this case involves a waiver of the above code section.
6. It is the staff's opinion that enlargement of the recreation facilities would result in an improvement of the development which would justify approval of subject request.

City of Garden Grove
INTER - DEPARTMENTAL MEMORANDUM

TO: Cline Martin
DEPT: Planning
SUBJECT: C.U.P. 107-63

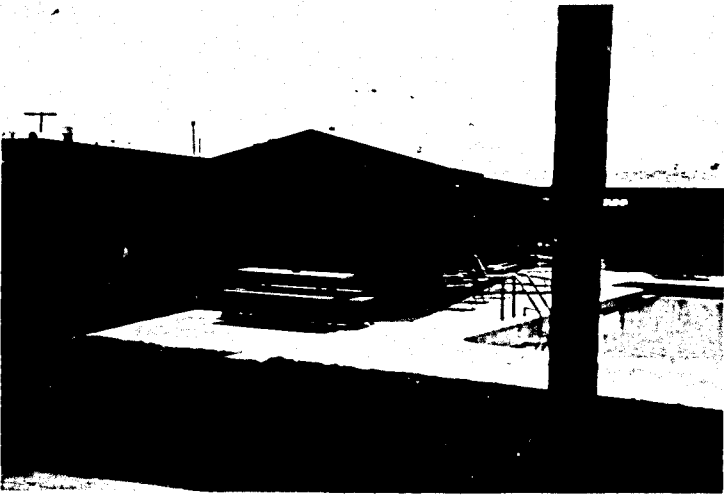
FROM: Robert C. Howes
DEPT: Public Works - Engineering
DATE: May 1, 1963

An investigation of the property has indicated that the following conditions be met prior to Planning Commission approval:

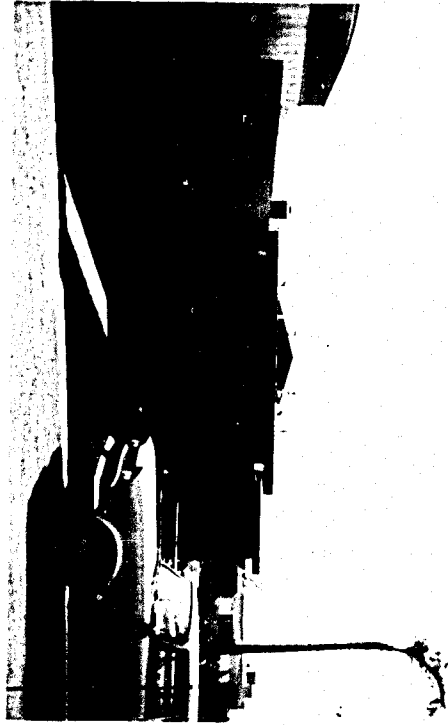
1. All right of way dedication and street improvements in conjunction with this case have been made. No deficiencies exist.

D.H. RUA
FB ~~FB~~

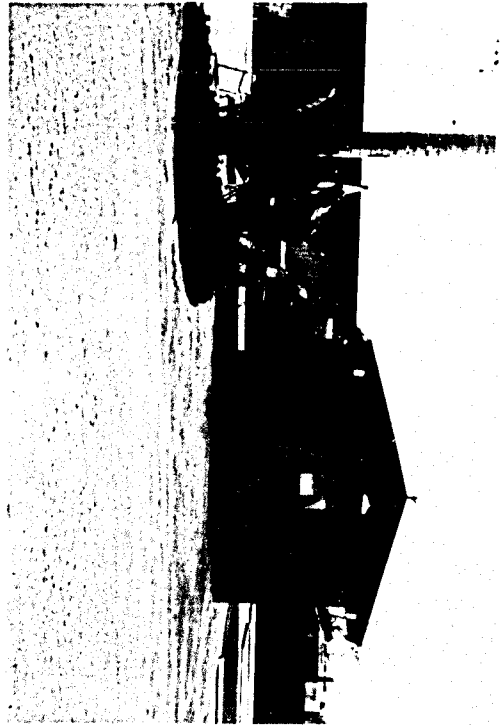
MAR • 63



MAR • 63



MAR • 63



MAR • 63

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

PLANNING COMMISSION
CITY OF GARDEN GROVE

State of California }
 County of Orange }

/s/ GEORGE THOMPSON

of the said County, being duly sworn, deposes and says:

That _____ he is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that _____ he is not a party to, nor interested in the above entitled matter; that _____ he is the principal clerk of 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 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:

APRIL 29,

ALL IN THE YEAR 19 **63**

Subscribed and sworn to before me this

29th of **APRIL** 196**3**

/s/ IRENE BROWNLEE

Notary Public in and for said County and State.

IRENE BROWNLEE

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES APRIL 1, 1965
 in and for the County of Orange, State of California

Affidavit of Publication

NOTICE OF PUBLIC HEARING

LEGAL NOTICE

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

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS in the Court Chambers of the CITY HALL in the CITY OF GARDEN GROVE on Thursday, May 9, 1963, 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:

ZONE RECLASSIFICATION NO. A-114-63—Proceedings initiated by Marvin D. Brown, as owner, requesting rezoning from R-1 to C-1 or a more restrictive zone, on property located at the northwest corner of Trask Avenue and Center Street.

SITE PLAN NO. S.P.A.-128-63—Proceedings initiated by Malton Builders, Inc., as applicant, requesting approval of a site plan for the construction of thirteen (13) two-story multiple dwelling units and rezoning from R-1 potential R-3 to R-3 or a more restrictive zone on property located on the north side of Center Street between approximately 72 feet and 178 feet westerly from the centerline of Westlake Street and extending in depth for approximately 185 feet northerly from the centerline of Center Street.

SITE PLAN NO. S.P.A.-129-63—Proceedings initiated by Donald W. Robertson, as applicant, requesting approval of a site plan for the construction of eight (8) two-story multiple dwelling units and rezoning from R-1 potential R-2 to R-3 or a more restrictive zone on property located at the northwest corner of Bowen Street and Emerson Avenue.

SITE PLAN NO. S.P.-130-63—Proceedings initiated by Roger Portello, as applicant, requesting approval of a site plan for the construction of an additional dwelling unit on property zoned R-3 and located on the east side of Seventh Street between approximately 278 feet and 333 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 160 feet easterly from the centerline of Seventh Street.

SITE PLAN NO. S.P.-132-63—Proceedings initiated by David W. Rish, as owner, requesting approval of a site plan for the construction of three (3) multiple dwelling units on property zoned R-2 and located on the north side of Central Avenue between approximately 180 feet and 230 feet easterly from the centerline of Brookhurst Street and extending in depth for approximately 172 feet northerly from the centerline of Central Avenue.

SITE PLAN NO. S.P.A.-133-63—Proceedings initiated by Olga M. Oden, as owner, requesting approval of a site plan to permit the construction of sixty-six (66) multiple dwelling units and rezoning from R-1 potential R-3 to R-3 or a more restrictive zone on property located on the east side of Newland Street between approximately 793 feet and 1,008 feet northerly from the centerline of Trask Avenue and extending in depth for approximately 641 feet easterly from the centerline of Newland Street.

VARIANCE NO. V-100-63—Proceedings initiated by Garden Grove Properties, as applicant, requesting a Variance to permit the continued use of a single-family residence as a sales office. Said property is presently zoned R-1 and is located at the southwest corner of Boise Avenue and Star-

CONDITIONAL USE PERMIT NO. C.U.P.-105-63—Proceedings initiated by San Chas., as owner, requesting approval of a Conditional Use Permit, as amendment to C.U.P.-111-63, to permit the enlargement of an existing recreational facility and provide for additional storage area on an irregularly shaped parcel of property that is zoned R-1 and R-3 and is located on the easterly and southerly side of Partridge Street, easterly of the Orange County Flood Control Channel and northerly of the proposed Garden Grove Freeway.

PRECISE PLAN NO. P.P.S.-105-63—Proceedings initiated by the City of Garden Grove, proposing the adoption of Precise Plan No. P.P.S.-105-63 and the amendment of Precise Plan No. P.P.D.-106-58, which involves a parcel of property having a frontage of approximately 166 feet on the west side of Nutwood Street and lying between approximately 331 feet and 662 feet southerly from the centerline of Stanford Avenue. The subject property extends in depth for approximately 1,327 feet westerly from the centerline of Nutwood Street.

PRECISE PLAN NO. P.P.S.-106-63—Proceedings initiated by the City of Garden Grove, proposing the adoption of a precise plan designating the alignment and location of alleys on those properties bounded on the east by Newland Street, on the south by Larson Avenue, on the west by Wilson Street, and on the north by the alley extending easterly from Wilson Street approximately 230 feet southerly of the centerline of Garden Grove Boulevard.

ALL INTERESTED PARTIES are invited to attend said HEARINGS and express opinions for or against the proposed AMENDMENTS, PRECISE PLANS, VARIANCES, CONDITIONAL USE PERMITS, UNCLASSIFIED USE PERMITS, AND SITE PLANS as outlined above.

FURTHER INFORMATION on the above may be obtained at the Planning Department of the City of Garden Grove or, by telephone: JETerson 7-4200.
CITY OF GARDEN GROVE PLANNING COMMISSION
 Date: April 26, 1963
 Publish: April 29, 1963

BY: CLINE F. MARTIN
 SECRETARY
 The News No. 470

April 29, 1963

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

Conditional Use Permit No. C.U.P.-107-63

Dear Sir:

May 9, 1963.

applicant notified

LEGAL NOTICE

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

*MAY 9, 1963
1:30 O'CLOCK P.M.

CONDITIONAL USE PERMIT NO.
C.U.P.-107-63

Proceedings initiated by Belmont J. San Chez, as owner, requesting approval of a conditional use permit, an amendment to C.U.P.-111-58, to permit the enlargement of an existing recreational facility and provide for additional storage area on an irregularly shaped parcel of property that is zoned R-1 and R-3 and is located on the easterly and southerly side of Partridge Street, easterly of the Orange County Flood Control Channel and northerly of the proposed Garden Grove Freeway.

DATE: APRIL 26, 1963

PUBLISH: APRIL 29, 1963

ALL INTERESTED PARTIES are invited to attend said HEARINGS and express opinions for or against the proposed ZONE RECLASSIFICATIONS, PRECISE PLANS, VARIANCES, CONDITIONAL USE PERMITS, UNCLASSIFIED USE PERMITS, or SITE PLANS 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: CLINE F. MARTIN
SECRETARY

City of Garden Grove
California
11391 Acacia Street



RECEIVED
CITY OF GARDEN GROVE
CITY OF GARDEN GROVE, CALIF. NO ADDRESS
 Unknown
 No such number
 Insufficient address
 Refused
 Unclaimed



J. & F. Enterprises
12641 Garden Grove Blvd.
City
CUP 107-63

SUBJECT PROPOERTY OWNER:
CUP 107-63
Mailed April 29, 1963

Belmont J San Chez
12732 Garden Grove Blvd
City
CUP 107-63

Jewitt Development Co, Inc
P O Box 2215
Fullerton, Calif.
CUP 107-63

C. J. Simons, et al
3096 Blackbird
Bahia Trailer Village
City
CUP 107-63

State of Calif.
Division of Highways
120 S Spring St
Los Angeles 12, Calif
CUP 107-63

Garden Grove School Dist.
11362 Stanford
City
CUP 107-63

Alice E. Erady
12602 Garden Grove Blvd.
City
CUP 107-63

Dan Construction Co.
1545 Katella
Anaheim, Calif.

Frank Devine
12521 Gloria
City
CUP 107-63

Paul Page
12531 Gloria
City
CUP 107-63

William H. Rojo
12852 Ranchero Way
City
CUP 107-63

☞ CUP 107-63
Julia F. Kohout
775 Oade Blvd-Bld. Hotel
Miami Beach, 39, Fla.

CUP 107-63
K. M. Crider, et al
402 Colmar Dr
Falls Church, Va.

CUP 107-63
Ogle A M Mahaney
6814 Oregon Ave NW
Washington 15, D. C.

J. & F. Enterprises
12641 Garden Grove Blvd.
City
CUP 107-63

Orange County Flood Control Dist.
400 W. 6th St
Santa Ana, Calif.
CUP 107-63

Mailing List

May 9, 1963

Conditional Use Permit 107-63

Subject Property
101-452-05

101-010-32 ✓
41 ✓
42 ✓

101-452-01 NU
02 S
03 S
04 S

101-020-27 S
33 ✓
36 ✓

State of Calif - Division
of Beverage

101-432-10 ✓

Orange County Flood
Control District

101-433-07 NC
08 NC
09 ✓
10 ✓
11 S

400 W 8th St. Q.

101-450-03 S

101-451-03 NC
04 NC
05 ✓
06 ✓
07 ✓
08 ✓

FEE: \$40.00

Application No. C.U.P. 107-63

Date: 4/3/63

Application is hereby made to the GARDEN GROVE PLANNING COMMISSION for a 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., G.G.

Telephone Number JEFF 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 *

Per-logged mount of existing Recreation building

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

Property in question: THUNDERBIRD MOBILE LODGE

Street address of property 13102 PARTRIDGE

situated on the EAST side of said street between _____

GARDEN GROVE BLVD and PROPOSED FREEWAY.

Date of Acquisition of property 1957

Outline any deed restrictions pertinent to this application:

NONE

Present use of property MOBILE LODGE

Present classification of property R-3

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

THIS REQUEST IS FOR PERMISSION TO ENLARGE
EXISTING RECREATION BUILDING TO PROVIDE
MORE STORAGE SPACE PROVIDE ~~LOUNGE~~
ADDITIONAL ROOM IN RECREATION HALL.

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. Describe 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

Belmont J. San Chey by

AUTHORIZED AGENT

Ray W. Liker

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.

<u>Name</u>	<u>Address</u>	<u>Lot -Block No.</u>
<u>Property on 1 side is proposed freeway</u>		
<u>Property on 2 side belong to same owner.</u>		

(Attach additional sheet if necessary)

ACKNOWLEDGEMENT OF FEE PAYMENT

By: [Signature]
Collections Office

ACCEPTED BY PLANNING COMMISSION

By: [Signature]

Date: 4-4-63

PROCEDURE FOR FILING AN APPLICATION FOR
ZONE VARIANCE, CONDITIONAL USE PERMIT,
AND UNCLASSIFIED USE PERMIT.

FILING FEE: \$40.00

The application furnished by the Secretary of the Planning Commission must be filled out completely and returned to the Secretary at least 21 days in advance of the meeting at which the application will be considered.

If the applicant be other than the legal owner of the property involved, a supplement, approved by the City Attorney, must be attached to the application, signed by the owner and notarized in which the owner appoints the applicant as his agent for the purpose of consummating the variance, conditional use permit or unclassified use permit, and in which the owner agrees to accept and fulfill any and all requirements which may be imposed as conditions to the variance, conditional use permit or unclassified use permit.

In addition, the applicant must provide:

1. Three (3) Black Line prints of a plot plan, 17" x 22" dimensionally, to a reasonable scale, showing the details of that which is proposed that requires the variance, conditional use permit or unclassified use permit, and
2. Three (3) Black Line prints of an area map meeting the following requirements:
 - a. Size 17" x 22" with a border as shown in Diagrams "A" & "B" below.
 - b. Scale, preferably 1" equals 100', but not less than 1" equals 200'.
 - c. North arrow.
 - d. All of the area within a 300' radius of the exterior boundaries of the subject property.
 - e. A line drawn to represent said 300' radius.
 - f. The boundaries of the subject property darkened, or the whole parcel may be shaded.
 - g. Each LOT and TRACT NUMBER and ASSESSOR'S BOOK, PAGE and PARCEL NUMBER, of each parcel included within the 300' radius.
 - h. Zoning of all parcels.
 - i. Streets, their names and widths.
 - j. A title block in the lower right hand corner as shown below containing the words "ZONE VARIANCE", "CONDITIONAL USE PERMIT", or "UNCLASSIFIED USE PERMIT" followed by:
 1. Generalized legal description of the property involved.
 2. Name, address and telephone number of applicant and/or the owner.
 3. Scale of the map.
 4. Date.
 5. A blank space for the case number.
 6. Name of person who prepared the map.
3. The map may include any information which in the opinion of the applicant would be helpful, or of interest to the Planning Commission.
4. Three (3) Black Line copies of the proposed plot plan and area map shall be filed with the Secretary of the City Planning Commission. Both such maps may be placed on the same 17" x 22" sheet, space permitting.

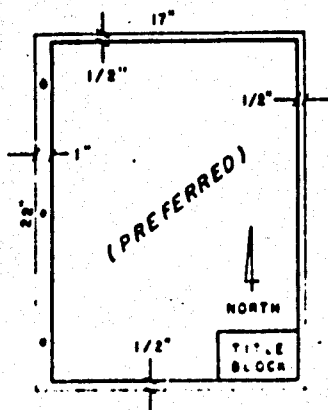


DIAGRAM "A"

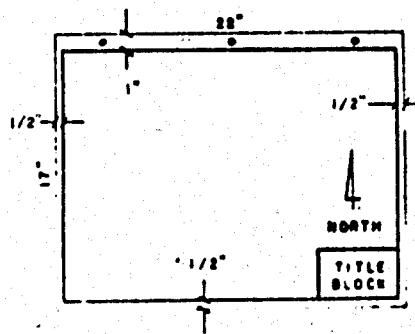
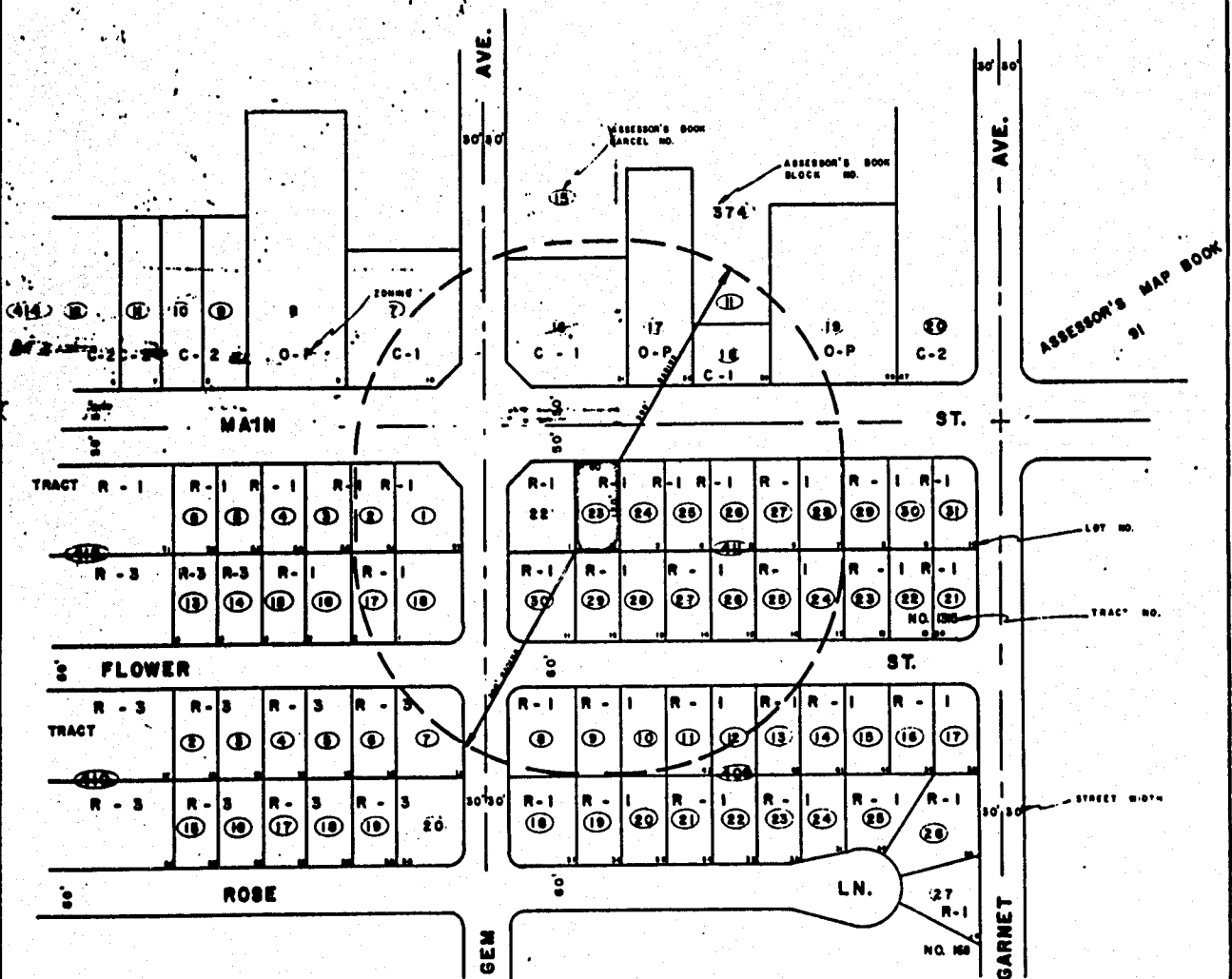
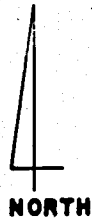


DIAGRAM "B"

GUIDE FOR
AREA MAP



ASSESSOR'S MAP BOOK
91

RESERVE THIS SPACE
FOR PLANNING DEPARTMENT USE

TITLE..... IZONE RECLASS VARIANCE, SITE PLAN, ETC	
GENERAL DESCRIPTION OF PROPERTY	
J. COE (OWNER)	
102 MAIN ST GARDEN GROVE IN 7M-3A	
MAP PREPARED BY W. FRENCH AIA	
12345 ELM ST GARDEN GROVE	
SCALE 1" = 100'	DATE 1-18-68
CASE NO.	

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

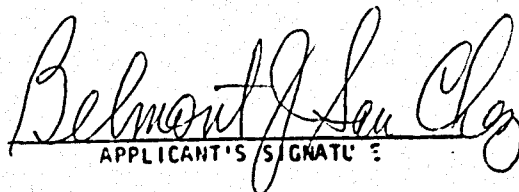
Section 9219.10: EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE OR CONDITIONAL USE PERMIT. TIME FOR APPEAL. The order of the Planning Commission in granting or denying a variance or conditional use permit shall become final and effective ten (10) days after the date of notification to applicant unless within such ten (10) 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 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 9223: PERMITS OR VARIANCES MAY BE REVOKED. The Planning Commission may, after a public hearing held in the manner prescribed in Article 9 governing variances and conditional use permit, revoke or modify on any one or more of the following grounds any conditional use permit or variance previously issued.

- (1) That the approval was obtained by fraud.
- (2) That the use for which such approval was granted is not being exercised.
- (3) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
- (4) That the conditional use permit or variance is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any Statute, Ordinance, Law or Regulation.
- (5) That the use for which the approval was granted was so exercised as to be detrimental to the public health, or safety, or so as to constitute a nuisance.

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

I HEREBY CERTIFY that I have read and understand the provisions of the Zoning Ordinance, as shown above.


APPLICANT'S SIGNATURE