

CUP

108-74

Application No. CUP-108-74  
 A. P. No. 130-221-01  
 Filing Date 5-24-74  
 Hearing Date 6-19-74  
 Technician BUTTERFIELD  
 Referred To FIRE  
ENGR.  
WATER  
TRAFFIC  
SANITARY DIST.

APPLICATION FOR **CONDITIONAL USE PERMIT**  
 CITY OF GARDEN GROVE

437-04-02

FEE:

KENNETH ZOMMICK                      10231 KINGS ST., LOS ALAMITOS                      (213)596-4578  
 Applicant                                      Mailing Address                                      Phone No.  
 \_\_\_\_\_  
 Agent    Mailing Address                                      Phone No.

**TO PERMIT**

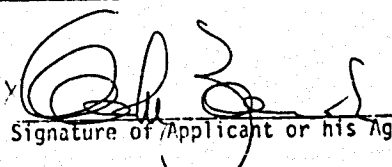
THE ESTABLISHMENT OF A PRIVATE PRE-SCHOOL AND ELEMENTARY SCHOOL TO BE CONDUCTED FROM EXISTING CHURCH FACILITIES IN THE R-1 ZONE. THE CITY HAS FILED AN EXEMPTION DECLARATION ELIMINATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT, BECAUSE THE PROPOSED USE IS CATEGORICALLY EXEMPT.

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

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Location of Property: South side Belgrave, West of Valley View at 5882 Belgrave.  
 Present Use of Property: Church  
 Adjoining Property Owned or Leased by Applicant: no

FINAL ACTION	
Denied _____	Approved _____
DWP _____	Withdrawn _____
Date _____	
Res. # _____	
Ord. # _____	
Dec. # _____	

  
 Signature of Applicant or his Agent  
 \_\_\_\_\_  
 Signature      Property Owner or his Agent  
 \_\_\_\_\_  
 No. CUP-108-74

Name of Applicant KENNETH ZEMMICK

Address 10231 KING ST. LOS ALAMITOS

Phone (213) 596-4578

Name of Applicant's Representative SAUL DE NEVE

Address S.D.A.

Phone S.A.A.

Applicant Interviewed By JB Application By JB

Date Filed 5/24 Hearing Date 6/19

PERTINENT FACTS:

PLANNING COMMISSION ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
 Denied \_\_\_\_\_  
 DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_  
 FWR \_\_\_\_\_  
 Date Appealed \_\_\_\_\_

CITY COUNCIL ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
 Denied \_\_\_\_\_  
 DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_  
 Returned to P. C. \_\_\_\_\_ Ord. No. \_\_\_\_\_

PLANNING COMMISSION RECONSIDERATION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
 Denied \_\_\_\_\_  
 DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_

CITY COUNCIL FINAL ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
 Denied \_\_\_\_\_  
 DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_  
 FWR \_\_\_\_\_ Ord. No. \_\_\_\_\_

ZONING ADMINISTRATOR ACTION

Approved  Hearing Date 6/19/74  
 Denied \_\_\_\_\_ DEC. NO. 409  
 Date Appealed \_\_\_\_\_

ADMINISTRATIVE ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
 Denied \_\_\_\_\_

LATER ACTION:

# Montessori Greenhouse

4001 HOWARD • LOS ALAMITOS, CALIFORNIA 90720  
(213) 430-4409 • CHARLES AND JOY TURNER, OWNERS



CUP 10874

REGISTRATION FOR ENROLLMENT. Please read and complete this form carefully.

Classes Offered: Preschool-Kindergarten--age 2 years-9 months through 5 years-9 months  
Primary (Full-day only)--age 5 years-9 months through 8 years-9 months

Program Hours: Full-day (9 A.M. to 3 P.M.) or Half-day (9 A.M. to noon)

Fees:

Registration (not refundable)	\$ 10	Half-day, Semester Payment	\$360
Full-day, Semester Payment	\$575	Half-day, Monthly Payment(Sept.-June)	\$ 75
Full-day, Monthly Payment(Sept.-June)	\$118	Extended Care, A.M. (from 7:30)	\$ 5 mo.
		Extended Care, P.M. (3:30-5:30)	\$ 10 mo.

REQUEST FOR PLACEMENT: I request that my child be enrolled as a student in the Montessori Greenhouse School for the academic term 197\_\_\_. I understand that this enrollment is made for the duration of the academic year. If the School does not enroll my child, the enclosed payment will be refunded; if I decide to withdraw my child as a candidate for enrollment, the School will retain only the Registration Fee.

CLASS LEVEL: Preschool\_\_\_\_ Primary\_\_\_\_  
FACILITY: We prefer 4001 Howard, Los Alamitos\_\_\_\_ / 5852 Belgrave, Garden Grove\_\_\_\_

SESSION PREFERRED: Full-day\_\_\_\_ Half-day\_\_\_\_  
ADMISSION DATE PREFERRED: (Month)\_\_\_\_, 197\_\_

EXTENDED CARE: No\_\_\_\_ Yes: A.M.\_\_\_\_ P.M.\_\_\_\_

PAYMENT PLAN: \_\_\_\_\_ By full semesters, on September 1 and February 1  
\_\_\_\_\_ By monthly installments: 10 equal payments per academic year, with the first and last payments due September 1, and subsequent payments due on the first day of each month thereafter, through May 1

Financial Policies: Tuition will be appropriately pro-rated for a child entering after the start of a semester. No refunds will be made for absences due to illness or family vacations, or for withdrawal during the last 30 days of school. If an enrollment must be terminated for any reason before the end of the academic year, parents are financially responsible for at least 30 days' notice to the School.

Late Payment: Monthly payments will be considered late if they arrive after the 5th day of the month due; semester payments, more than 5 days past the due date. Late charges will be computed as follows: 1 to 5 days late, \$5.00, with an additional \$2.00 per day thereafter. Lateness of 20 days will result in cancellation of enrollment.

Child's Name \_\_\_\_\_ Birthdate \_\_\_\_\_

Address \_\_\_\_\_ (City) \_\_\_\_\_ (Zip) \_\_\_\_\_  
(Street)

Telephone(Area ) \_\_\_\_\_ Sex: M/F Previous School \_\_\_\_\_

Father/Guardian Signature \_\_\_\_\_ Mother/Guardian Signature \_\_\_\_\_

Occupation & Business Phone \_\_\_\_\_ Occupation & Business Phone \_\_\_\_\_

Home Address if different from child's

AMOUNT ENCLOSED: \_\_\_\_\_ \$585 (Registration and Full-day Semester Payment)  
\_\_\_\_\_ \$370 (Registration and Half-day Semester Payment)  
\_\_\_\_\_ \$ 50 (Registration and Tuition Deposit)

Semester Payment Balance: \$535 or \$320

Monthly Payment: Balance due on first day of first month enrolled. Half-day: \$110 (covers first & last months) -

Full-day: \$196 (covers first & last months)

Check # & Date \_\_\_\_\_

# Montessori Greenhouse

4001 HOWARD • LOS ALAMITOS, CALIFORNIA 90720  
(213) 430-4409 • CHARLES AND JOY TURNER, OWNERS



## A BRIEF DESCRIPTION OF THE MONTESSORI METHOD

The Montessori approach to education was originated in the early 1900's by Maria Montessori, the first woman doctor in Italy. Her educational ideas grew out of her experiences, first as a physician with retarded children, and later as an innovative organizer of day care centers and schools for children of normal intelligence.

Among Montessori's original contributions are the identification of early childhood as a distinct period of life, with certain specific needs and characteristics of its own; the idea of "sensitive periods" during which a child is highly receptive to certain learnings; the development of child-sized furniture and equipment; an emphasis on concrete materials for the teaching of concepts; recognition of the importance of repetitive behavior associated with emerging mental abilities; and the basic design for an educational environment which fosters the development of individual autonomy and recognizes the interdependence of freedom and discipline.

A typical Montessori classroom contains children within a three-year age range (i.e. 3-to-6-year-olds, 6-to-9-year-olds, etc.), adults who guide rather than direct, and a wide variety of materials and activities which are structured in a sequential manner to facilitate natural development and to communicate concepts basic to a western, technological culture. The uniqueness of the Montessori approach to education is immediately apparent as each child chooses his own work; receives a teacher demonstration if needed, uses his chosen materials independently, and then returns them to their place on the shelf. A good Montessori environment attempts to nurture all aspects of a child's growth--physical, mental, social, and emotional.

"Children who have just entered a Montessori school are...exploring, watching, sensing, testing, manipulating, but usually without much skill or control. They are not yet what Montessori calls 'normalized.' After a span of time, the children can be seen gradually moving into...(a stage of) imitating the adult's behavior and the presentations of material. More control is seen in body movement. The children gradually become absorbed in their tasks and repetition of movement is observable. Some children take many months to move into this stage, some move quickly, and a great number don't evidence this absorption clearly until their second year in the school.

"The third and most exciting period for the child happens (as)...the child 'explodes' into understanding. All of his refined repetition culminates with intellectual enlightenment and suddenly the child reads or writes or adds with understanding of the process. This precious moment, unfortunately, must be waited for through a series of preparatory stages, which normally takes about three years." (1)

Montessori schools have long been established in many other countries, including Italy, Holland, and India. A new wave of American interest began in 1958, when Nancy McCormick Rambusch opened the Whitby School in Greenwich. Within a short time, Mrs. Rambusch founded the American Montessori Society in response to the overwhelming public demand for more information about Montessori education. The number of Montessori schools in the United States has since grown to more than 1300.

### *THE GREENHOUSE VERSION*

Once you begin to get acquainted with more than one Montessori teacher or school, you may begin also to realize that different individuals or schools interpret Montessori in different ways. There is no patent on either the Montessori name or, fortunately, the Montessori ideas. Although this makes possible a widespread application of Montessori's theories, it also allows for a great deal of public confusion as to what Montessori education is all about--since there can be as many versions of "the truth" as there are people involved with Montessori.

When a parent selects a school for his child, we feel it's vitally important that he understand and support the goals of that school. When conflicts exist between parental goals and school goals, the functioning of all concerned can be seriously impaired. Goal conflicts can create difficulties for the parents, for the teachers, and, worst of all, for the child himself.

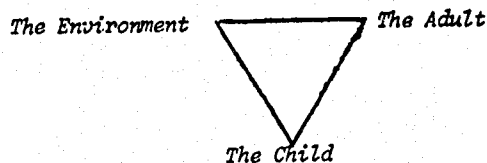
So we wish to make clear to all just how we read Montessori, in an effort to circumvent some of the confusion.

There are two nationally-known organizations which train teachers and certify schools as members. One is the Association Montessori Internationale (known as AMI), which is a European-based continuance of Maria Montessori's original teacher-training organization and is now headed by her son, Mario. The other group is the American Montessori Society (AMS), which was founded by Nancy McCormick Rambusch, the person who re-introduced the Montessori approach to America in 1958. At present, our Montessori-trained teachers are AMS certified, and our school is a member of AMS. Parents can join AMS, too--either by contacting our school or the American Montessori Society national office, 175 Fifth Avenue, New York 10010. Involvement in this growing national group can offer communication with others who are interested in the future of education in this country.

The Montessori Greenhouse was founded in the belief that one big goal underlies the whole of the Montessori approach. All of what Montessori herself said and did seems to support this aim: to promote the child's growth toward autonomy.

Montessori's concern about the world's problems led to her vision of the "ideal adult" as an informed person who could think for himself and do for himself, as well as take his share of social responsibility--in short, an autonomous being. She structured her method of education to attempt to produce such a person.

This structure has three major aspects which are interrelated, but can be identified for study and analysis:



### THE CHILD

Montessori's concept of what the child is like and of how he develops was strikingly different from the conventions of her time. Some of her ideas have to do with special needs during the period of childhood, some with special characteristics peculiar to childhood, and some with the nature of human development; but all show their influence in the structure of a Montessori classroom.

Essentially, Montessori avoids getting trapped in the heredity vs. environment (nature-nurture) controversy about human development, because she believed that both interact to influence growth. She seems to say that although an individual's genetic potential probably remains the same from birth, its limits are much wider than we realize and none of us is in danger of reaching those limits. She sees interaction with the environment as vital in helping the individual to make use of his potential. Thus an environment which not only stimulates but helps a child to formulate a cognitive framework upon which later learnings will be based is an essential ingredient of her method. (2)

Montessori's orientation towards the thought and behavior of the child is predominantly biological--not surprising, in view of her training as a physician. Because of it, she sees mental growth as an extension of biological growth, and governed by the same principles and laws. (Academic accomplishment, for example, is an outgrowth of perceptual development, which is in turn an outgrowth of motor development.) She designed her educational environment to provide what she saw as the best nourishment possible for a sequence of development she considered to be normative (common to all children).

In Montessori's time, a child was viewed as a "miniature adult," whose mind was like a "tabula rasa" (blank tablet). So two of Montessori's conceptions must have been quite startling, for she held that a child was different from an adult, identifying childhood as a different form of life, and voicing the idea that a child's mind was not blank, but developed, as did his body, according to an internal design. Education, then, should be concerned not with filling the child's head, but with providing him the means for unfolding his potential, for developing himself. In Montessori's view, a child has a natural tendency to learn; by nature, a human being grows, in mind as well as body. Thus her educational environment encouraged the child to exercise himself--in both mind and body, in accord with his natural tendencies to move and to experience, in order to grow.

Some specific differences between child and adult noted by Montessori include;

1. *The child is "process-oriented"*; his concern is primarily with the involvement of activity, through which he constructs himself. The adult, on the other hand, is more "product-oriented," in that he is generally more concerned with the outcome of his activity, through which he constructs his environment. (This is not to say that the adult does not also enjoy the process. But it's basically a question of motivation: a child may wash the dishes because he enjoys the sensation of the suds and the water and the feeling of doing a useful job; the adult washes the dishes because he wants them clean for the next meal.) Our classrooms contain many motives for purposeful activity. A child can involve himself in his activity to his heart's content, yet is given the opportunity to face the natural consequences of his behavior.

2. *The child's mode of learning is mostly through his movement and through his senses.* Montessori's environment leaves him free to move constructively and provides him with many object-stimuli, not only to look at, but to handle, listen to, smell, and even taste. The adult mode of learning by sitting quietly, watching, and listening is at cross-purposes with the natural tendencies of childhood.

3. *The child has periods of sensitivity* to various kinds of stimuli, and certain learnings occur with greatest ease if the means of learning is available at the right time, Montessori felt. One can learn the same thing later, but never with the ease (and sometimes the dexterity) of learning during the sensitive period. Speaking a language is a good example of this. The crucial aspects of the early-childhood period in relation to later development are only today beginning to be recognized by most people. Contemporary research seems to provide a great deal of support for many of Montessori's insights of sixty years ago.

Montessori also identified some special *needs* of the child which an educational environment must consider:

1. *A need for structure.* Adults have learned to sort out, almost unconsciously, the multitude of perceptions stimulating them from the outside. We have learned to recognize which perceptual clues are important to us at a given moment, and we disregard the rest. Children have not learned to sort. Montessori describes the child's world as a chaos of incoming impressions. Yet the child has a basic human need for order, and can be helped to find order in his surroundings. A classroom, then, has order--in the way things are arranged, with a certain place for everything, and in the way activities are structured. Each learning material isolates a single idea in order to call the child's attention to it; then he can use the idea to help him order his own experience. He learns to make comparisons, to discriminate, to judge, and to decide.

2. *A need for independence.* Montessori gave strong support to the child's natural tendency to want to do things for himself, recognizing that through independent exploration he both educates himself and begins to find satisfaction in his own competence. Thus in a Montessori setting the teacher guides, rather than directs; the materials embody a concept, rather than merely illustrate it, and are designed with built-in "controls of error" that lead a child to see his own mistake eventually and learn from it--rather than having his confidence damaged by some other person



pointing out what he did wrong. From a wide variety of desirable alternatives, the child is left free to choose his own activity--on the theory that he is neither verbal nor self-aware enough to say what he is ready for, but will be attracted to it when he sees it on the shelf. Self-awareness and self-discipline can really grow only in an atmosphere of freedom of choice.

Another crucial aspect of this freedom to choose one's own activity involves the opportunity to repeat an activity. Repetitive behavior in the child is recognized by both Montessori and Piaget as frequently the outward manifestation of an emerging cognitive ability and the need to realize that ability through action. Just as the child needed to practice pulling himself up to a standing position as he learned to walk, so he needs to perfect mental abilities in the same way--by repeating their exercise until he is sure.

3. *A need for success.* Although closely related to the other needs discussed, this one still must be mentioned in its own right. If a child consistently learns that he is "too little," his initiative to do and to learn may eventually be destroyed. Montessori education is often touted as a way for the child to "learn how to learn" In a very real sense, failure is impossible in this environment. Control of error is to some extent part of every material. Error itself is essentially regarded as immaturity which will disappear with time and experience. The child is actively encouraged to explore, and to become aware of cause-effect relationships. If something spills, one is shown how to clean it up. If a puzzle piece won't fit in one place, one tries it in another. If one's sum is not correct, he discovers it himself when he checks his work with the chart--and changes it if he wants to. Self-confidence is bound to flourish in such a setting, resulting in a strengthening of initiative.

## THE ENVIRONMENT

The purpose of the Montessori environment, with respect to the growth of abilities, is to offer the best possible nourishment for the realization of nature's pattern. With respect to the content of thought, the environment determines what will be learned, while nature provides the prerequisite capacities. The materials of a Montessori environment provide contact with some of the ideas basic to a western technological society, and an opportunity for esthetic experience. The principles of their design are simple:

- A. Isolate the concept to be learned.
- B. Embody the idea in a concrete material or action, so that it works the way the idea works.
- C. Provide a hierarchical pattern of progression.

In *The Hidden Hinge*, Rosa Packard writes: "One of the fundamentals that Montessori arrived at in her focus on human education was to define education as self-development in a prepared environment. Instead of speaking of 'subjects' and 'courses,' she spoke of four ways in which human beings deal with reality as the four main areas of educational work. These are *sensorial activity* (the strategies for observation), *practical life activity* (the strategies for work), *language* (the strategies of communication, and *mathematical reasoning* (the strategies of thinking in

quantitative relationships and symbols). The traditional fields of human study were not eliminated, but reorganized through these basic perspectives rather than given as isolated experiences." (3)

In terms of the child's development of an "order" framework, the practical life activities help him to order his movements, the sensorial to order his sense impressions, the language to order and define relationships, the mathematical to order his mental activity. Music, art, and specific physical activities enhance these basic orientations and promote esthetic growth through an understanding and appreciation of the works of mankind.

### THE ADULT

We are beginning to prefer the word *facilitator* to that of *teacher* in describing the adult role in our school. For we feel our job is to facilitate the child's healthy growth and development toward autonomy. A facilitator approaches the child in his totality, and tries to provide for the nurture of all his aspects--physical, emotional, social, and intellectual.

In a practical, everyday sense, here are some of the adult's functions at school:

1. To respect the child. In a very profound sense, we must accept and value each child's individual self, and through our example help him to learn respect for himself and for others.
2. To prepare the environment...from cleanliness and safety through content, the environment must meet child needs and provide the best nourishment possible.
3. To observe the child. In order to see what he needs, we must look carefully at what his behavior is telling us.
4. To program for growth. On the basis of observation, we plan what to offer next as we take an active role in fostering his development.
5. To model behavior. If we want children to function democratically, their adults must set the example and help them define the necessary limits. The teacher takes an active role in promoting social integration and protecting rights. He must be the authority in the class--but not the authoritarian.

Again from *The Hidden Hinge*: "The test is in the fruits: authority is open, dignified, and loving. Authoritarianism is closed, crass and hating, a misery often hidden under a cloak of righteousness and doing what's best for others. Authority can live and let live. Authoritarianism oppresses, and is oppressed--can kill the spirit of others (known as breaking their will), and can kill any sign of life in the self (mis-known as self-control). Religions, myths, folk tales and psychology have said this for centuries, but it requires a constant witness, for no man is totally free of this kind of murder, either as assassin or as victim.... The need for authority in communal life stems not from men's sins, but from their limitations."

--Joy Turner

- (1) Jane Nielsen, Handbook for the Montessori Teacher Training Program of Ithaca, 1973-74
- (2) David Elkind, "Piaget and Montessori," *Harvard Educational Review*, Vol. 37 No. 4
- (3) Rosa Packard, *The Hidden Hinge*, Fides Publishers, Inc. 1972



CUP 10874

Title Insurance and Trust Company

ORANGE COUNTY OFFICE  
 800 NORTH MAIN STREET SANTA ANA, CALIFORNIA 92702  
 TELEPHONE (714) 547-3333  
 MAY 22, 1974

**IMPORTANT**  
 When replying refer to  
 Our No. 541251

BANK OF AMERICA  
 9851 CHAPMAN AVENUE  
 GARDEN GROVE, CALIFORNIA  
 ATTN: ANN MICHIKA

Your No. 464-2667

SUPPLEMENTING OUR REPORT DATED AS OF 5/2/74, PLEASE ADD THE FOLLOWING"

TAX INFORMATION:

GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1973-1974.  
 TOTAL TAX \$1,068.92.  
 FIRST INSTALLMENT \$534.46 - PAID.  
 SECOND INSTALLMENT \$434.46 - PAID.  
 SPECIAL ASSESSMENT IN THE AMOUNT OF \$32.64 - PAID.  
 CHURCH EXEMPTION IN THE AMOUNT OF \$30330.

CODE: 18-107 AP NO. 130-221-01.

ALSO, PLEASE CORRECT THE LEGAL TO READ AS FOLLOWS:

LOT 9 OF TRACT 3557, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE,  
 STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 121 PAGES 35 TO 38  
 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
 OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN TRACT NO. 3624 RECORDED  
 IN BOOK 125 PAGES 31 TO 33 INCLUSIVE OF MISCELLANEOUS MAPS.

EXCEPTING THEREFROM ONE-HALF OF ALL THE MINERALS, GAS, OILS, PETROLEUM,  
 NAPHTHA AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, WITH  
 ALL NECESSARY RIGHTS IN CONNECTION WITH THE DEVELOPMENT THEREOF, AS  
 RESERVED IN THE DEED FROM THE ESTATE OF SUSANNA BIXBY BRYANT, DECEASED,  
 RECORDED JUNE 28, 1947, IN BOOK 1535, PAGE 97, OFFICIAL RECORDS, IN  
 THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

BY A QUITCLAIM DEED RECORDED JULY 13, 1959, IN BOOK 4795, PAGE 522,  
 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
 ORANGE COUNTY, ALL INTEREST AND RIGHTS WERE RELINQUISHED ABOVE A  
 DEPTH OF 500 FEET FROM THE SURFACE THEREOF.

JACK CONNOLLY  
 TITLE OFFICER

**TITLE INSURANCE  
AND TRUST**

Orange County Office  
800 North Main Street Santa Ana, California 92702 714 547-3333

**IMPORTANT**  
When replying refer to  
Our No. 541251

• **BANK OF AMERICA**  
9851 CHAPMAN AVE.  
GARDEN GROVE, CALIF.  
ATTN: ANNA MICHKA

Your No. 464-2667

In response to the above referenced application for a policy of title insurance, Title Insurance and Trust Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of MAY 2, 1974, at 7:30 a.m. JACK CONNOLLY Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereof is vested in:

**CONGREGATIONAL CONFERENCE OF SOUTHERN CALIFORNIA AND THE SOUTHWEST,  
A CORPORATION.**

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1974-1975, A LIEN NOT YET PAYABLE.
2. 1973-1974 TAXES TO FOLLOW.
3. AN EASEMENT ALONG THE EAST 10 FEET OF SAID LAND FOR DRAINAGE TO THE CITY OF GARDEN GROVE, AS SHOWN ON THE MAP OF SAID TRACT.
4. AN EASEMENT ALONG THE NORTH 30 FEET OF THE SOUTH 50 FEET OF THE WEST 30 FEET OF THE EAST 1010 FEET OF SAID LAND, TO THE MIDWAY CITY SANITARY DISTRICT FOR SEWER PUMPING PLANT PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT.

5. AN EASEMENT ALONG THE WESTERLY 20 FEET OF SAID LAND AND THE SOUTHWESTERLY CORNER OF SAID LAND TO THE CITY OF GARDEN GROVE FOR DRAINAGE PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT.

6. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, IN AN INSTRUMENT RECORDED IN BOOK 4928 PAGE 285, OFFICIAL RECORDS.

THE COVENANTS, CONDITIONS AND RESTRICTIONS REFERRED TO ABOVE PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

INSTRUMENTS DECLARING A MODIFICATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN BOOK 5191 PAGE 113, OFFICIAL RECORDS, AND IN BOOK 7520 PAGE 709, OFFICIAL RECORDS.

7. AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 4953 PAGE 30, OFFICIAL RECORDS, OVER THE SOUTH 20 FEET OF SAID LAND.

8. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 5028 PAGE 537, OFFICIAL RECORDS,  
 IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 FOR : PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
 AFFECTS : THE SOUTHERLY 6 FEET AND THE WESTERLY 6 FEET OF SAID LAND

9. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 5028 PAGE 433, OFFICIAL RECORDS,  
 IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION  
 FOR : PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
 AFFECTS : THE SOUTHERLY 10 FEET OF SAID LAND

10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$41,000.00  
 RECORDED : FEBRUARY 8, 1963 IN BOOK 6424 PAGE 579, OFFICIAL RECORDS  
 DATED : JANUARY 9, 1963  
 TRUSTOR : CONGREGATIONAL CONFERENCE OF SOUTHERN CALIFORNIA AND THE SOUTHWEST, A NON-PROFIT RELIGIOUS CORPORATION  
 TRUSTEE : BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION  
 BENEFICIARY: UNITED CHURCH BOARD FOR HOMELAND MINISTRIES, A NEW YORK CORPORATION

SAID DEED OF TRUST AFFECTS SAID LAND AND OTHER PROPERTY.

11. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$85,000.00  
RECORDED : MAY 20, 1965 IN BOOK 7527 PAGE 643, OFFICIAL  
RECORDS  
DATED : APRIL 30, 1965  
TRUSTOR : CONGREGATIONAL CONFERENCE OF SOUTHERN CALIFORNIA  
AND THE SOUTHWEST, A NON-PROFIT RELIGIOUS CORPORATION  
TRUSTEE : BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION,  
A NATIONAL BANKING ASSOCIATION  
BENEFICIARY: UNITED CHURCH BOARD FOR HOMELAND MINISTRIES, A NEW  
YORK CORPORATION

SAID DEED OF TRUST AFFECTS SAID LAND AND OTHER PROPERTY.

DESCRIPTION:

SEE ATTACHED.....

541251 - PAGE 4

**DESCRIPTION:**

LOT 9 OF TRACT NO. 3557, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 121, PAGES 35 TO 38 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN TRACT NO. 3624 RECORDED IN BOOK 125 PAGES 31 TO 33 INCLUSIVE OF SAID MISCELLANEOUS MAPS.

EXCEPT THEREFROM ONE-HALF OF ALL THE MINERALS, GAS, OILS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, WITH ALL NECESSARY RIGHTS IN CONNECTION WITH THE DEVELOPMENT THEREOF, AS RESERVED IN THE DEED FROM THE ESTATE OF SUSANNA BIXBY BRYANT, DECEASED, RECORDED JUNE 28, 1947, IN BOOK 1535, PAGE 97, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

BY A QUITCLAIM DEED RECORDED JULY 13, 1959, IN BOOK 4795, PAGE 522, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, ALL INTEREST AND RIGHTS WERE RELINQUISHED ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.



# Title Insurance and Trust Company

ORANGE COUNTY OFFICE  
800 NORTH MAIN STREET SANTA ANA, CALIFORNIA 92702  
TELEPHONE (714) 547-3333

MAY 21, 1974

**IMPORTANT**

When replying refer to

Our No. **541251**

**BANK OF AMERICA  
9851 CHAPMAN AVENUE  
GARDEN GROVE, CALIFORNIA  
ATTN: ANNA MYCHKA**

Your No. **464-2667**

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association Loan form Policy as follows:

**NONE.**

**ATA NOTES:**

**OUR A.L.T.A. POLICY, WHEN ISSUED, WILL CONTAIN C.L.T.A. INDORSEMENT NO. 100.**

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

**THE STREET ADDRESS OF SAID LAND IS:**

**5852 BELGRAVE AVENUE, GARDEN GROVE, CALIFORNIA.**

**PLEASE BE ADVISED THAT ITEM #5 IS NOW ELIMINATED.**

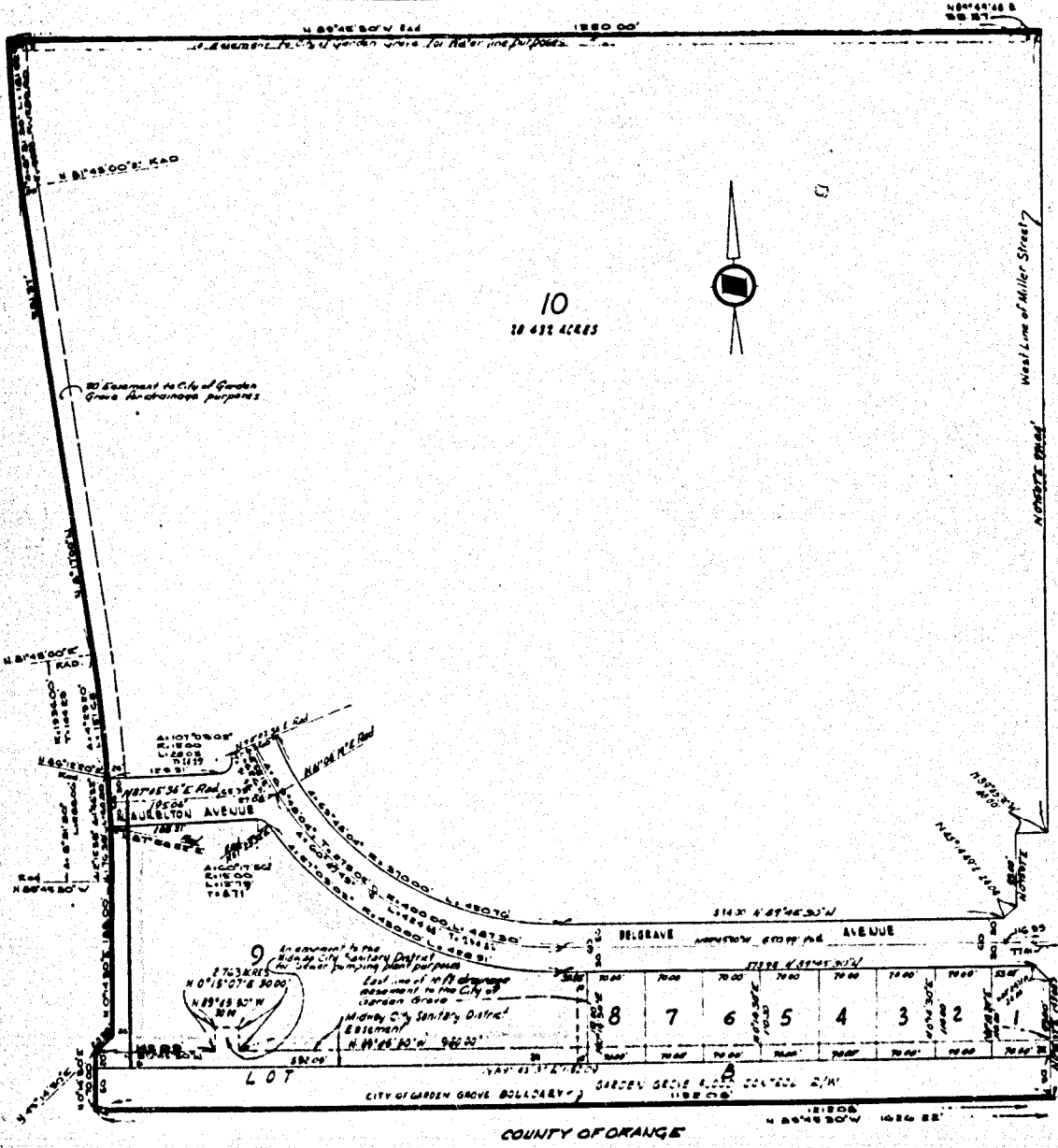
**JACK CONNOLLY  
TITLE OFFICER**

JJC/nk



TO 2nd 'vd

# TRACT N 3557



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

STAFF REPORT --- CASE DATA SHEET

CASE NO. CUP10874 APPLICANT: VENNETA ZOMICK TECH. B DATE 5/24

**A. PLAN CHECK:**

- |  |                                     |                          |                                     |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Legal Building Site?                            | <input checked="" type="checkbox"/> | A. P. NO.                | <u>130-221-01</u>                   |
| 2. Use O. K.?                                      | <input checked="" type="checkbox"/> | Planning Action Required | <u>CUP</u>                          |
| 3. Setbacks: Front                                 | <input checked="" type="checkbox"/> | Right Side               | <input checked="" type="checkbox"/> |
|  |                                     | Left Side                | <input checked="" type="checkbox"/> |
|  |                                     | Rear                     | <input checked="" type="checkbox"/> |
| 4. Parking: Required                               | <input checked="" type="checkbox"/> | Provided                 | <u>42</u>                           |
|  | <u>O.K.</u>                         | Design Okay?             | <u>O.K.</u>                         |
| 5. Placement of Buildings, Parking Areas Okay?     | <input checked="" type="checkbox"/> |                          |                                     |
| 6. Distance Between Buildings Okay?                | <input checked="" type="checkbox"/> |                          |                                     |
| 7. Relevant CC & R's, Easements, Deed Restrictions | <input checked="" type="checkbox"/> |                          |                                     |
| 8. Building Height Okay?                           | <input checked="" type="checkbox"/> |                          |                                     |
| 9. Landscaping Okay?                               | <input checked="" type="checkbox"/> |                          |                                     |
| 10. Underground Utilities Required?                | <u>NO</u>                           | Shown?                   | <u>NO</u>                           |
| 11. Signs Okay?                                    | <input checked="" type="checkbox"/> | Shown?                   | <u>NO</u>                           |
| 12. Walls Shown Okay?                              | <input checked="" type="checkbox"/> | Walls Required Okay?     | <input checked="" type="checkbox"/> |
| 13. Lighting Confined to Premises?                 | <u>O.K.</u>                         |                          |                                     |
| 14. Noise or Other Objectionable Emissions         | <u>NOISE</u>                        |                          |                                     |
| 15. Need for Sound Attenuation?                    | <u>NO</u>                           |                          |                                     |
| 16. Need for Street Lights?                        | <u>NO</u>                           |                          |                                     |
| 17. Park & Recreation Fee: \$                      | <u>NO</u>                           | Possible Reduction: \$   | <u>NO</u>                           |
| 18. Drainage Fee: \$                               | <u>NO</u>                           |                          |                                     |

**B. REQUEST OF APPLICANT:**

1. Rezone from \_\_\_\_\_ to \_\_\_\_\_
2. Site Plan
3. Conditional Use Permit  Unclassified Use Permit
4. Variances:

Section	To Permit
_____	<u>PRIVATE PRE-SCHOOL ELEMENTARY</u>
_____	_____
_____	_____

**C. FIELD CHECK:**

1. Surrounding Land Uses:
 

North	_____
West	_____
South	_____
East	<u>RESIDENTIAL</u>
2. Topography
 

Subject Property	_____
Adjoining "	_____
3. Noteworthy Features
 

_____	_____
_____	_____

**D. STAFF ANALYSIS:**

1. Report from Supervisor: \_\_\_\_\_

2. P. C. C. Evaluation

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

Case No. \_\_\_\_\_ Date \_\_\_\_\_

Case No. \_\_\_\_\_ Date \_\_\_\_\_

Case No. \_\_\_\_\_ Date \_\_\_\_\_

b. Previous Cases on Abutting Properties:

c. City-wide Precedents:

d. Other Historical Data:

*None*

4. STAFF COMMENTS:

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

5. CONDITIONS OF APPROVAL

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

## INTERDEPARTMENTAL CASE RESUME' SHEET

TO: TRAFFIC DATE: 5/28  
 CASE: CUP 108-74 ANALYST: BUTTERFIELD  
 APPLICANT: ZEMNICK  
 HEARING DATE: 6/19  
 REQUEST: CUP FOR PRIVATE SCHOOL.

RETURN TO LAND USE DIVISION ON OR BEFORE: 6/24

DEPARTMENT COMMENTS: Existing physical condition  
result in no additional comments or  
requirements from a traffic point of  
view

BY: [Signature]DATE: 6-18-74

INTERDEPARTMENTAL CASE RESUME SHEET

TO: TRAFIC DATE: 6-6-74

CASE: CUP 108-74 ANALYST: BUTTERFIELD

APPLICANT: KENNETH ZONICK

HEARING DATE: 6-19-74

REQUEST: C.U.P FOR PRIVATE SCHOOL (EXIST. FACILITIES)

PLEASE RETURN PLANS!

RETURN TO LAND USE DIVISION ON OR BEFORE: 6-7-74

DEPARTMENT COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

INTERDEPARTMENTAL CASE RESUME SHEET

TO: MASTER DATE: 5/28  
CASE: CUP 108.74 ANALYST: INTERFIELD  
APPLICANT: Zonnick  
HEARING DATE: 6/19  
REQUEST: CUP FOR PRIVATE SCHOOL.

RETURN TO LAND USE DIVISION ON OR BEFORE: ~~6/24~~ 6-7-74

DEPARTMENT COMMENTS: No. Conditions

L-9

RECEIVED  
MAY 23 1974  
MAIL ROOM

BY: M. J. Paul  
DATE: 6-14-74

RECEIVED

MAY 21 1974

DEVELOPMENT SERVICES

INTERDEPARTMENTAL CASE RESUME SHEET

TO: File DATE: 5/28

CASE: CUP 108-74 ANALYST: Zutterfield

APPLICANT: Zinnick

HEARING DATE: 6/19

REQUEST: CUP FOR PRIVATE SCHOOL

RETURN TO LAND USE DIVISION ON OR BEFORE: 6/24

DEPARTMENT COMMENTS:

no comment

BY: J. Beutler

DATE: 5-29-74

INTERDEPARTMENTAL CASE RESUME' SHEET

TO: ENGINEERING

DATE: 5/28

CASE: CUP 108.74

ANALYST: BUTTERFIELD

APPLICANT: COMMICK

HEARING DATE: 6/19

REQUEST: CUP FOR PRIVATE SCHOOL.

RETURN TO LAND USE DIVISION ON OR BEFORE: 6/24.

DEPARTMENT COMMENTS: No Comment

BY: [Signature]  
DATE: \_\_\_\_\_



CITY OF GARDEN GROVE



APPLICATION FOR:

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

MAY 28-74 11 017 M\*\*\*\*50.00

NAME OF APPLICANT: KENNETH ZOMMICK <sup>(213)</sup> TELEPHONE: 596-4578  
 MAILING ADDRESS: 10231 KINGS ST. LOS ALAMITOS, CALIF 90720  
 NAME OF RECORDED OWNER: SOUTHERN CALIFORNIA CONFERENCE OF THE UNITED CHURCH OF CHRIST TELEPHONE: 796-0108  
 MAILING ADDRESS: 424 NORTH LAKE AVE. PASADENA, CALIFORNIA 91101

STATUS OF THE APPLICANT (CHECK ONE)

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

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

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED:

THIS APPLICATION IS FOR A CONDITIONAL USE PERMIT AUTHORIZING THE OPERATION OF A PRIVATE PRE-SCHOOL AND ELEMENTARY SCHOOL BY CHARLES AND JOY TURNER, OWNERS AND OPERATORS OF THE MONTESSORI GREENHOUSE. THIS INTENDED USE IS BASICALLY A CONTINUATION OF ITS PAST USE AS A CHURCH SPONSORED PRE-SCHOOL. NO SIGNIFICANT CHANGES ARE CONTEMPLATED TO THE BUILDINGS OR GROUNDS. THERE IS A NEED FOR THE CONTINUATION OF A PRE-SCHOOL FOR THE CHILDREN LIVING IN THE SURROUNDING RESIDENTIAL AREAS.

SIGNATURE OF APPLICANT: [Signature] DATE: MAY 14, 1974

ACCEPTANCE BY LAND USE: [Signature] DATE: 5/20/74

ACKNOWLEDGMENT OF FEE PAYMENT: Carol Heath DATE: 5/28/74

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

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

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

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

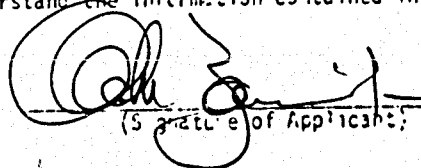
Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

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

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

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

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

  
\_\_\_\_\_  
(Signature of Applicant)



INTERDEPARTMENTAL CASE RESUME SHEET

TO: SQUADRY DISTRICT DATE: 6.6.74  
CASE: C.U.P 108.74 ANALYST: BUTZFIELD  
APPLICANT: KENNETH ZANNICK  
HEARING DATE: 6-19-74  
REQUEST: C.U.P FOR PRIVATE SCHOOL (EXIST. FACILITIES)

PLEASE RETURN PLANS!

RETURN TO LAND USE DIVISION ON OR BEFORE: 6.7.74

DEPARTMENT COMMENTS: This is in Midway city  
San Dist.

BY: Walter Bussell

DATE: 6/11/74

RECEIVED JUN 6 1974

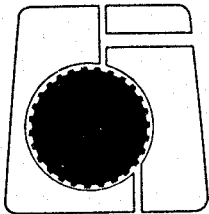
June 7, 1974

Mr. Kenneth Zornick  
10231 Kings Street  
Los Alamitos, California 90720

CONDITIONAL USE PERMIT NO. CUP-108-74

June 19, 1974

APPLICANT NOTIFIED



GARDEN GROVE

CITY OF  
GARDEN GROVE  
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY KENNETH ZOMMICK

FOR A CONDITIONAL USE PERMIT NO. CUP-108-74

REQUESTING the establishment of a private pre-school and elementary school to be conducted from existing church facilities in the R-1 zone. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed use is categorically exempt.

LOCATION: South side Belgrave, West of Valley View at 5882 Belgrave.

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE ZONING ADMINISTRATOR                      IN THE CITY COUNCIL CHAMBER, CITY HALL, 11391 ACACIA, GARDEN GROVE, CALIFORNIA, AT 3:00 P.M. ON JUNE 19, 1974.

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

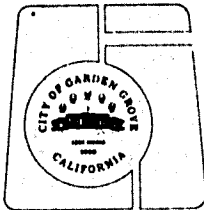
Exp 108-74

2.A.6-19-74

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18107	13022101	0	CONGREGATIONAL CONFERENC	OF SOUTHERN CAL AND THE	SOUTHWEST	5852 BELGRAVE AVE
			GARDEN GROVE, CAL	92645		
18107	13022102	0	PAQUIN, EPHREM N	5872 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13022103	0	PAUL, EARL K	5882 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13022104	0	ROSS REALTY	9411 CHAPMAN AVE	GARDEN GROVE, CAL	92645
18107	13022105	0	DRAIN, LLOYD V	5912 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13022106	0	BIONDO, ANTHONY J %JTD	5922 BELGRAVE AVE	GARDEN GROVE, CAL	92641
18107	13022201	0	PHILLIPS, WILLIAM G	12142 BAILEY ST	GARDEN GROVE, CAL	92645
18107	13022202	0	KUHNEL, STANLEY ET AL	RAMIREZ, MUEL	12162 BAILEY ST	GARDEN GROVE, CAL 92645
18107	13022203	0	BOSTICK, WILLIAM H	12791 POPLAR ST	GARDEN GROVE, CAL	92645
18107	13022204	0	GREGORY, MELVIN R %JTD	2303 E UNDERHILL AVE	ANAHEIM, CAL	92806
18107	13022205	0	LANGSTON, ARTHUR L %JTD	5582 RIVIERA WALK	LONG BEACH, CAL	92803
18107	13022206	0	HIRSCH, WILHELM ET AL	%MVD	5871 BELGRAVE AVE	GARDEN GROVE, CAL 92645
18107	13022207	0	BOUDREAU, WILLIAM C	1318 HILLS BROOK CT	WESTLAKE VILLAGE, CAL	
18107	13022208	0	COUTIS, CHARLES D %HWD	TAHOE RIVIERA PARK SP 73	LAKE TAHOE, CAL	95705
18107	13022209	0	DABBS, ARTHUR G %JTD	5911 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13022210	0	BIONDO, ANTHONY J	5922 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13022301	0	SUN, YUNG H %CPD	5011 BERKELEY AVE	WESTMINSTER, CAL	92683
18107	13022302	0	SUN, YUNG H %CPD	5011 BERKELEY AVE	WESTMINSTER, CAL	92683
18107	13023604	0	JETER, JOHN E	12162 TUNSTALL ST	GARDEN GROVE, CAL	92645
18107	13023605	0	VOORHEES, NEAL B	14036 BEACH BLVD	WESTMINSTER, CAL	92683
18107	13023606	0	CASTO, CARL E %JTD	12182 TUNSTALL ST	GARDEN GROVE, CAL	92645
18107	13023607	0	HALES, A C	12202 TUNSTALL ST	GARDEN GROVE, CAL	92645
18107	13023608	0	CARBONE, ROBERT L	12201 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023609	0	ROBB, CARL S	12181 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023610	0	FILIPI, LEONARD L	5591 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13023611	0	SNIPES, THOMAS O %JTD	12151 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023612	0	JONES, CHARLES R %JTD	12141 ST MARK	GARDEN GROVE, CAL	92645
18107	13023613	0	MC GURN, ANDREW D	12131 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023701	0	TAYLOR, THOMAS B %SMD	6041 DUDMAN DR	GARDEN GROVE, CAL	92645
18107	13023702	0	TAYLOR, PRENTIS H	12132 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023703	0	BERNSTEIN, MARTIN	12142 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023704	0	JONES, ARVILLE T	12152 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023810	0	SAENZ, DONALD S %NOD	5722 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13023811	0	CLOR, PATRICK J	5732 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13023812	0	WERNER, FRED K	5742 BELGRAVE AVE	GARDEN GROVE, CAL	92645
18107	13023813	0	HOLLOWAY, ROBERT E	12212 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13023814	0	RINEBARGER, HARRIET A	%NOD	12202 ST MARK	GARDEN GROVE, CAL 92641
18107	13023815	0	ALLEN, KENT B %JTD	12182 ST MARK ST	GARDEN GROVE, CAL	92641
18107	13039109	0	KRINSKY, OSCAR %CPD	1450 LA PERLA AVE	LONG BEACH, CAL	90815
18107	13039110	0	KRINSKY, OSCAR	1450 LA PERLA AVE	LONG BEACH, CAL	90815
18107	13039209	0	BIOLOS, DAVID %JTD	507 S EUCLID ST #140	SANTA ANA, CAL	92704
18107	13039210	0	BIOLOS, DAVID %JTD	507 S EUCLID ST #140	SANTA ANA, CAL	92704
18107	13039218	0	SOUTHERN CALIFORNIA	SAVINGS & LOAN ASSN %CRD	9100 WILSHIRE BLVD	BEVERLY HILLS, CAL 90212
18107	13084126	0	ERNST, PAUL T	5721 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084127	0	NYHUIS, PETER A	5731 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084128	0	HEDGE, ROBERT W	YOUNG, EUGENE G %UMD	5741 HUNTLEY AVE	GARDEN GROVE, CAL 92645

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18107	13084129	0	STOBAUGH, DON L	5751 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084130	0	CLAY, STEWART E	5761 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084131	0	MC MULLEN, JOHN B	5771 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084132	0	ROBINSON, MARY D %WS	5781 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084133	0	STECKLER, BILLY R	5791 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084134	0	VUITEL, CHARLES A %JT	VAN RYN, CASPER J P %JT	5801 HUNTLEY AVE	GARDEN GROVE, CAL 92645
18107	13084135	0	HEINLEIN, JOHN H	5811 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084136	0	MC HENRY, ARTHUR S	5821 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084207	0	SCATTERGOOD, WILLIAM J	5732 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084208	0	RICE, EDWARD E	5742 HUNTLEY DR	GARDEN GROVE, CAL	92645
18107	13084209	0	GRAY, DENNIS L JR %JT	5752 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084210	0	ROE, COLLINS M	5762 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084211	0	SIRAGUSA, ANGELO J %JT	5772 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084212	0	GARCIA, CHRISTOPHER F	5782 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084213	0	MC CAFFREY, WAYNE G	5792 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084214	0	BROWN, BERNARD E	5802 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084215	0	MILES, DALE	5812 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084216	0	WAECHTER, WILLIAM F	5822 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13084217	0	MARTIN, KENT L	5832 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085101	0	YAKAL, JOSEPH P	5831 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085102	0	BURKE, JOHN F	5841 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085103	0	PENNELL, VERNE %JT	5851 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085104	0	LAWSON, ALVIN H	5861 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085105	0	BECKTEL, PATRICK W	5871 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085106	0	KERBY, JOHN E	5881 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085107	0	SOLTIS, STEPHEN J	5891 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085108	0	CHADWICK, JAMES B	5901 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085109	0	ADAMS, BEVERLY B	5911 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085201	0	WALKER, LONDA C	5842 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085202	0	ATCHISON, JOHN T 3RD	5852 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085203	0	O BRIEN, JAMES P	5862 HUNTLEY AVE	GARDEN GROVE, CAL	92645
18107	13085204	0	BLOCH, JOSEPH S	12261 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13085205	0	SHAW, NEIL R	12271 ST MARK ST	GARDEN GROVE, CAL	92645
18107	13085325	0	STEPHENS, ARTHUR R	12262 ST MARK ST	GARDEN GROVE, CAL	92641





GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

June 14, 1974

Mr. Kenneth Zommick  
10231 Kings Street  
Los Alamitos, California 90720

Dear Mr. Zommick:

Re: Conditional Use Permit No. CUP-108-74

We are attaching for your information a copy of the Staff Report submitted to the Zoning Administrator in connection with the subject case. This matter will be considered on June 19, 1974, at 3:00 p.m., in the Council Chamber of the City Hall.

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

Very truly yours,

*Thomas G. Merrell*

Thomas G. Merrell  
Land Use Manager

Encl.

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: CONDITIONAL USE PERMIT NO. CUP-108-74  
APPLICANT: KENNETH ZOMMICK  
LOCATION: SOUTH SIDE OF BELGRAVE, WEST OF VALLEY VIEW  
HEARING DATE: JUNE 19, 1974  
ANALYST: DON BUTTERFIELD

REQUEST: The applicant, Kenneth Zommick, is seeking approval of a Conditional Use Permit to permit the establishment of a private pre-school and elementary school to be conducted from existing church facilities in the R-1 zone.

BACKGROUND: Subject church site was created by land division in 1959. A variance (V-111-69) for required church parking and front yard setbacks was approved by the Planning Commission in 1964.

PROPOSAL: The proposed pre-school and elementary school will be utilizing existing church facilities in which to conduct their operation. The operators of this "Montessori" school are Charles and Joy Turner who currently operate the Montessori Greenhouse. This intended use is basically a continuation of the existing church-sponsored pre-school. No significant changes are contemplated to the buildings or grounds. The classes offered are as follows: Pre-school Kindergarten, age 2 years, 9 months through 5 years, 9 months; Primary (full day), age 5 years, 9 months through 8 years, 9 months.

SITE CONSIDERATIONS: As mentioned above, existing facilities will be used to accommodate the proposed use. Briefly, these include portions of the existing chapel building and portions of the existing church school building. A 42-space parking lot provides ample parking for both teachers and parents who would be dropping off and picking up their children. Adjacent to the parking lot there is an existing playground area that contains approximately 2400 square feet of usable play area. Said area is enclosed with chain link fencing but does not contain self-closing, self-latching gates.

INTERDEPARTMENTAL COMMENTS:

Sanitary District: Property is in Midway City Sanitary District.

All other reporting agencies had no comments.

STAFF EVALUATION AND RECOMMENDATIONS: The surrounding area is almost entirely residential and has a large population of younger families and young children. A facility such as proposed herein would be compatible with the area and this would be a logical place for its location. The Municipal Code requires that private schools must process a Conditional Use Permit and be approved by the Zoning Administrator prior to their establishment. Regulations setting forth the above are contained in Municipal Code Section 9204. The staff has reviewed the proposed development in relation to the criteria established by Municipal Code Section 9219.4 entitled "Purpose of Conditional Use Permit." All these criteria appear to have been satisfactorily complied with in spirit and intent. Recommend approval.

If CUP-108-74 is approved, the following conditions of approval are suggested:

1. Entrance/exit points in the existing chain link fencing around the play area shall be equipped with self-closing, self-latching gates.
2. Approval of this CUP shall commit any owner of the subject development to the use proposed by the applicant. Any change in the use described as a "Private Pre-School and Elementary School" shall require the approval of a new Conditional Use Permit application.

ZONING ADMINISTRATOR MINUTES - JUNE 19, 1974

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-108-74

The Zoning Administrator announced the subject application, initiated by Kenneth Zommick, requests approval of a Conditional Use Permit to allow the establishment of a private pre-school and elementary school to be conducted from existing church facilities in the R-1 zone. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed use is categorically exempt. The property is located on the south side of Belgrave Avenue west of Valley View Street, at 5882 Belgrave Avenue.

(CONTINUED ON NEXT PAGE)

The Land Use Manager stated the case has been advertised and no correspondence received. He described the property location, and indicated Staff feels the use is compatible with adjoining single family dwellings and will provide a service to the area. The applicant does not contemplate the construction of new buildings, but wishes to use existing buildings for the pre-school operation.

The Zoning Administrator declared the public hearing open.

Mr. Kenneth Zommick, 10231 Kings Street, Los Alamitos, appeared as applicant and stated they will be utilizing the existing facility, and it is an ideal situation for the people living in the vicinity. They will comply with recommendations contained in the Staff Report.

In response to questioning by the Zoning Administrator, Mr. Zommick indicated that the Church will discontinue their day school as of June 15th and the purchase of the property is in escrow.

The Land Use Manager questioned if the Church will continue to operate in this facility, and Mr. Zommick stated the Church use will be discontinued after the purchase is completed. Mr. Merrell then indicated this might prohibit the proposed use, since it must be in conjunction with a Church operation.

Discussion followed, during which Mr. Zommick indicated they would like to start a Montessori school operation on the property almost immediately. The Zoning Administrator indicated the legal notice on this proposal might be incorrect, and declared a recess in order to confer with Staff on the question.

RECESS: At 3:20 p.m., the Zoning Administrator declared a recess.

RECONVENE: At 3:25 p.m., the meeting reconvened with the Zoning Administrator and Land Use Manager in attendance.

After clarifying that there will no longer be Church services held on the subject property, the Zoning Administrator declared the public hearing would continue.

Reverend Richard Moore, Pastor, United Church of West Garden Grove, appeared and stated they will combine with Faith Community Church and they have moved out their equipment. Their property is in escrow and Mr. Zommick will be the new owner.

Mr. Charles Turner appeared and stated he would be the manager of the proposed Montessori School. This will be public education from the Montessori approach and will meet the State Board of Education requirements. The teachers will have State credentials.

The Zoning Administrator stated after discussion with Staff, they are concerned about the exact terminology of the legal advertisement on this proposal and whether it meets the intent and purpose of the Municipal Code. It is permissible to take public testimony at this hearing, but after closing the hearing, it will be necessary to consult the City Attorney for his opinion on the legality of the advertisement. It is possible that re-advertisement will be necessary, and this will be done at the earliest date possible.

Reverend Moore reappeared and described the Church's operation of the day school. He noted their use has always been compatible to the neighborhood and renders a service to the surrounding area. The property is constantly used by neighborhood children as a play area, and it could become a problem if this building is unoccupied for some time.

There being no further response from the audience, the Zoning Administrator declared the public hearing closed, noting that Staff would consult with the City Attorney immediately concerning the legality of the advertisement.



GARDEN GROVE

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

July 5, 1974

Mr. Kenneth Zommick  
10231 Kings Street  
Los Alamitos, California 90720

Dear Mr. Zommick:

Re: Conditional Use Permit No. CUP-108-74

The Zoning Administrator of the City of Garden Grove approved the above-mentioned request on July 5, 1974.

The effective date of this action is July 12, 1974 unless an appeal has been received by the City Clerk prior to that date.

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

You are further advised that unless the approval of your request is exercised within one year, the subject case will expire on July 12, 1975.

Further information regarding the consummation of the conditions as outlined in the attached Decision can be received from the Building and Land Use Divisions of the Development Services Department, telephone (714)-638-6771 and 638-6831.

Very truly yours,

Thomas G. Merrell  
Land Use Manager

Encl: Decision No. 409

ZONING ADMINISTRATOR

DECISION NO. 409

CONDITIONAL USE PERMIT NO. 108-74

KENNETH ZOMMICK

July 5, 1974

This is a conditional use permit pertaining to property located on the south side of Belgrave Avenue, west of Valley View Street, at 5882 Belgrave.

A public hearing was held on June 19, 1974 and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a conditional use permit for the establishment of a private preschool and elementary school to be conducted from existing church facilities in the R-1 zone. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed use is categorically exempt.

The applicant has stated that he proposes to establish a Montessori School in the existing building formerly occupied by a church. The church had sponsored a pre-school operation from the site but it has been discontinued. The church has merged with another church in the city of Garden Grove and has vacated the premises. The Montessori School will be similar to the pre-school except that it will expand the age group to include the first three years of elementary grade school.

The information submitted on the subject case indicates that the church group that developed the site has now vacated the property. They have offered the site for sale and the applicant has made an offer for the purpose of conducting a Montessori School. The property is zoned R-1 which permits churches; pre-schools or day care nurseries when integrated with a church program and subject to a Conditional Use Permit; schools, private and parochial schools subject to a Conditional Use Permit. It may be seen that the subject request is a permitted use in the R-1 zone subject to the approval of a Conditional Use Permit.

It became evident during the hearing process that while the case was advertised as a private pre-school and elementary school to be conducted from property that had been used for church purposes. Both uses are permitted uses subject to the same showings necessary for the approval of a Conditional Use Permit. The same procedure and findings would be necessary for the determination of approval. It is therefore reasonable to assume that the applicant's request may be considered on this application.

The testimony presented indicated that a pre-school had been conducted from the property for some period of time with no adverse effects. The property has been developed for church or school uses and therefore, the subject request is in keeping with the development of the site. Adequate parking and recreational facilities are available with provisions being provided to assure protection of adjoining residential properties. It would therefore appear that the applicant has provided the necessary showings for approval of a Conditional Use Permit as outlined in Municipal Code Section 9219.4.

In consideration of the evidence presented and after a review of the criteria established for the approval of Conditional Use Permits, it is hereby determined that Conditional Use Permit No. CUP 108-74 should be and is hereby approved subject to the following conditions:

1. Entrance/exit points in the existing chain link fencing around the play area shall be equipped with self-closing, self-latching gates.
2. Approval of this CUP shall commit any owner of the subject development to the use proposed by the applicant. Any change in the use described as a Private School ages 2 years, 9 months through 8 years 9 months shall require the approval of a new Conditional Use Permit application.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for the subject case is July 12, 1974.

R-1

968-0107 home  
893-2734 schoolPUBLIC CONTACT LOG Office  Field

CUP-108-74    Montessori School    Charles Turner

Date:	Remarks:
8/16	Special events permit issued to allow Temporary sign. School is on site of a church; however code limits R-1 sign to 1 <sup>#</sup> , except churches which can have 2-20 <sup>#</sup> signs.
8/26	spoke w' TM - he says let CUP govern signs. Turner should submit proposal for sign(s) (unobtrusive, not to exceed 20 <sup>#</sup> total) for processing thru ZA. RL
8/26	spoke w' Mr. Turner, explained that he could request permission to erect a small pole sign (and a small wall sign) and the request would be processed thru the ZA. He asked if permission could be obtained to rent the church sanctuary to a congregation, I informed him that request would also be processed thru ZA. In order to explain process to him I asked if we could make an appointment for Sept 5 AM. We are to call him to verify time. I told him we would appreciate it if he could wait until 9/5 to submit info. I did <u>not</u> tell him exactly what he will need. Caution: His temporary 2'x5' sign is plywood and does not comply w' sign code. I told him but we should remind him. RL
9/5	discussed with Mr. Turner his request to use Church Hall as assembly facility - will submit CUP app. for use & include sign problems RL