

SPA-124-67

DA 12 '67

CASE NO SPA-124-67

DA 12 '67

* Name of Applicant DANIEL L. EVANS & ASSOC. *
 * Address 11933 BEACH BLVD STANTON
 SEND COPIES OF NOTES, RUMIN & TOWER TO JOHN MURPHY
 670 TO PROPERTY 811 N. BRIDGWAY Phone
 OWNERS REP. S. H. 92702 FILE # 5356-02-51
 Name of Applicant's Representative JOE F. FURR
 Address 9161 G.G. BLVD.
 Phone 537-3186
 Applicant Interviewed By RFM Application By RFM
 Date Filed 11-15-67 Hearing Date P.C. 14 DEC '67

PERTINENT FACTS:

① TITLE REPORT TO FOLLOW BY 17 DEC '67.
 " " IN. RFM

<p>PLANNING COMMISSION ACTION <i>12/14/67 continued</i></p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>1/14/68</u> Denied _____ DWP _____ RES. NO. <u>2187</u> FWR _____</p> <p>Date Appealed _____</p>	<p>CITY COUNCIL ACTION <i>with added condition</i></p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>2/6/68</u> Denied _____ DWP _____ RES. NO. <u>3460-68</u></p> <p>Returned to P. C. _____ Ord. No. <u>995A + 995</u></p>
<p>PLANNING COMMISSION RECONSIDERATION</p> <p>Approved _____ Hearing Date _____ Denied _____ DWP _____ RES. NO. _____</p>	<p>CITY COUNCIL FINAL ACTION</p> <p>Approved _____ Hearing Date _____ Denied _____ DWP _____ RES. NO. _____ FWR _____ Ord. No. _____</p>
<p>ZONING ADMINISTRATOR ACTION</p> <p>Approved _____ Hearing Date _____ Denied _____ DEC. NO. _____</p> <p>Date Appealed _____</p>	<p>ADMINISTRATIVE ACTION</p> <p>Approved _____ Hearing Date _____ Denied _____</p>

LATER ACTION:

CITY OF GARDEN GROVE

TO: **Building, Planning and Public Works** DATE **5-15-68** 196
Departments

SUBJECT: _____
REFERENCE: _____

FOR YOUR APPROVAL/SIGNATURE
 AS YOU REQUESTED
 PLEASE RETURN/HANDLE
 PLEASE ACKNOWLEDGE

Attached for your information is copy of Agreement between Dantel
L. Evans et al and City of Garden Grove in connection with
SPA 124-67.

The Agreement has been fully executed and is being sent for
recording.

FROM *Gwen*
Gwen Wiesner, City Clerk/rs

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SPA 124-67

A G R E E M E N T

THIS AGREEMENT is entered into this 14th day of May, 1968, by and between DANIEL L. EVANS, LEWIS E. WILLIAMS, R. ALLEN LOWE and WILLIAM H. CAMPBELL, hereinafter sometimes referred to as DEVELOPERS, and the City of Garden Grove, a Municipal corporation, hereinafter sometimes referred to as the CITY.

WHEREAS, DEVELOPERS are proposing to develop and construct a mobile home park on property located at the northwest corner of the intersection of Garden Grove Boulevard and West Street, in the City of Garden Grove, on property described in Exhibit "A" which is attached hereto and made a part of this agreement, and

WHEREAS, the record title owner of the property is MARY I. THOMSON, and

WHEREAS, DEVELOPERS have leased the subject property for a period of sixty-five (65) years, and

WHEREAS, the Planning Commission of the City of Garden Grove, on January 11, 1968, by resolution number 2187 recommended approval of SPA 124-67, which pertains to the subject property, subject to various conditions, and

WHEREAS, the City Council of the City of Garden Grove on February 6, 1968, February 27, 1968, March 5, 1968, and March 26, 1968, considered the proposed development under SPA 124-67, and

WHEREAS, there is a substantial drainage problem pertaining to the development of the subject property, and

WHEREAS, the ultimate solution to the drainage problem is not currently financially feasible for either the DEVELOPERS or the CITY. However, an interim solution of the drainage problem

is feasible providing a portion of the subject property is utilized as a drainage detention basin, and

WHEREAS, the parcel of property to be utilized as a drainage detention basin is described in Exhibit "B", which is attached hereto and is made a part of this agreement, and

WHEREAS, at the meetings of March 5, 1968, and March 26, 1968, the Garden Grove City Council approved in principle the interim drainage solution plans utilizing a drainage detention basin, and

WHEREAS, the DEVELOPERS desire to immediately proceed with financial arrangements in furtherance of development of the subject property, and

WHEREAS, complete and final engineering studies and plans are not yet available for the development of the subject property, and

WHEREAS, the City of Garden Grove desires to cooperate in every way possible with the DEVELOPERS in furtherance of their plans for development of the subject property.

NOW, THEREFORE, the parties do hereby agree as follows:

I

The CITY agrees to the following:

A. To permit a delay in the construction of street improvements and street trees as required by the Garden Grove Municipal Code, on Garden Grove Boulevard, for the full and entire frontage of the subject property, described in Exhibit "A", and on West Street between Garden Grove Boulevard and approximately Acacia Avenue until completion and construction of the ultimate and final storm drain solution.

B. To permit delay in the installation of required on-site landscaping and sprinklers within the southerly five feet of the

subject development until completion and construction of the ultimate and final storm drain solution.

C. To waive the appropriate development fees for the area included in the drainage detention basin until such time as that property is developed for a use other than drainage detention basin.

D. To adopt as soon as possible the necessary ordinance approving SPA 124-67 pertaining to the subject property.

II

The DEVELOPERS agree to the following:

A. That prior to obtaining a building permit from the City of Garden Grove for initial construction of the mobile home park project, they shall:

(1) Dedicate or cause to be dedicated for public street purposes all of the required right of way to widen Garden Grove Boulevard and West Street to their ultimate precise planned widths abutting the subject development.

(2) Dedicate or cause to be dedicated for public street purposes those portions of the extensions of Stanford Avenue and Morgan Lane as shown on the approved development plan submitted for the proposed project.

(3) Provide appropriate detailed professional engineering studies and plans for proper construction of all public streets abutting the proposed development. The aforementioned plans shall be subject to approval by the Director of Public Works of the City of Garden Grove. The DEVELOPER shall not be required to furnish or provide any further or additional engineering services or plans even though the City should change the plan of streets in the area of the project prior to the final development of the property described in Exhibit "B".

(4) Provide appropriate detailed professional engineering studies and plans for adequate handling of water drainage, originating within the proposed development and that water drainage accepted on to the property as set forth in subparagraph (1) of paragraph B. below. The aforementioned plans shall be subject to the approval of the Director of Public Works of the City of Garden Grove. Further, the DEVELOPERS agree to permit the Director of Public Works, or his agents, or his employees, to provide construction inspection of on site construction relating to the drainage detention basin and the inlets and outlets.

(5) Conform in all respects to the requirements of Garden Grove Planning Commission Resolution number 2187.

(6) The DEVELOPERS shall provide to the CITY an easement grand deed covering the portion of the subject property which shall be used for purposes of the drainage detention basin. The description of this parcel is set forth in Exhibit "B". This easement grant deed shall grant to the CITY the right to use the surface of the described property for purposes of storing, collecting and draining sheet flow rain water and the construction of any facilities necessary therefore. This easement grant deed shall be executed by the record title owner of the subject property and shall be approved by the City Attorney of the City of Garden Grove. This easement grant deed shall be for a period of five (5) years, or upon the construction of the ultimate final storm drain facilities, whichever event shall first occur. The CITY shall quitclaim back to the land owners all rights acquired by the easement grant deed upon the expiration of a five year period or upon the completion of the ultimate and final construction

of the drainage facility, whichever event first occurs.

(7) The DEVELOPERS shall grant to the CITY and they do by this agreement hereby grant to the CITY an assignment of their lease rights in the subject property, which is described in Exhibit "B", granting to the CITY the right to use the surface in identically the same manner as that set forth in paragraph (6) above. Upon the completion of the ultimate and final construction of the permanent drainage facilities, the CITY shall grant back to the DEVELOPERS, or whoever may own the lease rights in the subject property at that time the assigned rights received by the CITY hereunder.

B. That as a part of their initial construction of the mobile home park project the DEVELOPERS agree as follows:

(1) To accept water drainage from public streets on the subject property near the intersection of West Street and Acacia Avenue, and at the southerly terminus of Morgan Lane as shown on the tract map for tract 3246.

(2) To construct and maintain a fence or concrete block wall not less than five feet in height around the entire perimeter of the drainage detention basin area.

(3) At the time of constructing the fence or block wall surrounding the drainage detention basin area, to clear, grub and remove all trees from the dedicated right-of-way in which the improvements will be delayed as set forth in this agreement.

C. To maintain the drainage detention basin area and appurtenances in the manner in which they were constructed, until such time as the ultimate and final storm drain solution is provided, or until December 31st, 2033, which is the date DEVELOPERS' lease terminates, whichever event first occurs.

D. To drain or to pump the drainage detention basin upon directive to do so by the Director of Public Works of the City of Garden Grove. Said directive may be given at any time that, in the opinion of the Director of Public Works of the City of Garden Grove, the water may be a hazard to public health, safety or welfare.

E. That upon such completion of the ultimate and final storm drain facilities the DEVELOPERS shall:

(1) Forthwith complete the construction of all street improvements, street trees and on site landscaping, which have been delayed under the provisions of Section I, paragraphs A. and B. above, and comply with all appropriate Municipal Code requirements of the City of Garden Grove. The CITY shall not require any bond or other security from the DEVELOPERS to insure performance hereunder, until the DEVELOPERS obtain a permit for the construction of the delayed improvements at which time appropriate bonds will be required pursuant to the Municipal Code.

(2) Forthwith refill the drainage detention basin to a grade approximating the level of adjoining development and street grades.

F. The DEVELOPERS agree that in the construction and development of the subject property described in Exhibit "A" they shall comply with all laws, regulations and ordinances of the State of California and the City of Garden Grove.

III

The parties to this agreement agree that this agreement shall be binding upon their heirs, legatees, devisees, assignees, administrators, executors and successors in interest of all of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have signed this

agreement the day and year first above written.

CITY OF GARDEN GROVE, a
Municipal corporation,

By: *Reese Ballard*
Mayor

ATTEST:
Queen Wiesner
City Clerk

APPROVED AS TO SUBSTANCE

Charles R. Handy
Director of Public Works

William R. [Signature]
City Attorney

DEVELOPERS:

Daniel L. Evans
DANIEL L. EVANS

Lewis E. Williams
LEWIS E. WILLIAMS

R. Allen Lowe
R. ALLEN LOWE

William H. Campbell
WILLIAM H. CAMPBELL

TO 447 C
(Individual)

(TI)

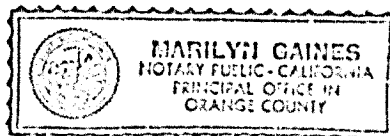
STATE OF CALIFORNIA }
COUNTY OF Orange } SS.

On April 30, 1968, before me, the undersigned, a Notary Public in and for said State, personally appeared DANIEL L. EVANS, LEWIS E. WILLIAMS, R. ALLEN LOWE and WILLIAM H. CAMPBELL

known to me to be the person s whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature: *Marilyn Gaines*



My Commission Expires February 28, 1970

STAPLE HERE

EXHIBIT "A"

The east half of the southeast quarter of the southeast quarter of Section 33, Township 4 South, Range 10 West, per map recorded in Book 51, Page 10 of Miscellaneous Maps of Official Records of the County of Orange, State of California.

EXHIBIT "B"

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 50 FEET OF SAID SECTION, DISTANT WESTERLY THEREON 20.00 FEET FROM THE WESTERLY LINE OF THE EASTERLY 40 FEET OF SAID SECTION; THENCE NORTHEASTERLY IN A DIRECT LINE TO A POINT IN SAID WESTERLY LINE DISTANT NORTHERLY THEREON 20.00 FEET FROM SAID NORTHERLY LINE; THENCE NORTH $0^{\circ}22'08''$ WEST, ALONG SAID WESTERLY LINE 481.48 FEET; THENCE SOUTH $39^{\circ}26'49''$ WEST, 39.04 FEET TO A LINE PARALLEL WITH AND 65 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID SECTION; THENCE SOUTH $0^{\circ}22'08''$ EAST ALONG SAID PARALLEL LINE 218.00 FEET; THENCE SOUTH $89^{\circ}39'27''$ WEST, 126.37 FEET; THENCE SOUTH $44^{\circ}37'54''$ WEST, 93.30 FEET; THENCE SOUTH $89^{\circ}39'27''$ WEST, 314.00 FEET; THENCE SOUTH $0^{\circ}23'40''$ EAST, 141.46 FEET; THENCE SOUTH $44^{\circ}37'58''$ WEST, 57.96 FEET TO A LINE PARALLEL WITH AND 55 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID SECTION; THENCE WESTERLY ALONG SAID LAST-MENTIONED PARALLEL LINE 50.00 FEET TO THE WESTERLY LINE OF SAID EAST HALF; THENCE SOUTHERLY ALONG SAID LAST-MENTIONED WESTERLY LINE 5.00 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 50 FEET OF SAID SECTION; THENCE EASTERLY ALONG SAID LAST-MENTIONED NORTHERLY LINE TO THE POINT OF BEGINNING.

DEVELOPMENT AGREEMENT FOR SITE PLAN AMENDMENT 124-67

5/14/68
Mr. Lapham advised that a final form agreement has been worked out on subject case which could be executed on behalf of the City, pending Council's approval of minor modification to the site plan, and building permits on the development could be issued immediately.

The Public Works Director advised one condition of approval on this site plan was a block wall around the perimeter of the development; however, in designing the drainage system it was found necessary to leave out a segment of the block wall on West Street and another segment on Garden Grove Boulevard to permit the water to flow into the retaining basin and then out. It is proposed that these segments be replaced by a chain link fence. The developer has given a letter to the City stating that after the need for the drainage has been dissolved, they will fill in these gaps with the block wall. Further, the City does have an easement deed of five years duration on the drainage.

Pursuant to Staff recommendation, Councilman Lake moved, seconded by Councilwoman Barr, that minor modification to Site Plan Amendment 124-67 utilizing chain link fencing for a segment of the perimeter wall on West Street and on Garden Grove Boulevard, be approved. Said motion carried by the following vote:

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

SPA 124-67
C. 7.

ORDINANCE NO. 995

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

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

SECTION 1:

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

Section 9203.20.105

SPA 124-67 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-3 zone as shown thereon. Zone Map Part C-10 is hereby amended accordingly.

SECTION 2:

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

The foregoing Ordinance was approved and adopted by the City Council of the City of Garden Grove on the 9th day of April, 1968.

GEORGE B. HONOLD
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

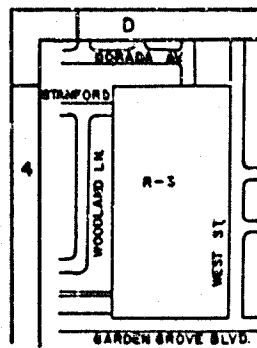
GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, GWEN WIESNER, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on April 2, 1968, and had its second reading on April 9, 1968, and was adopted by the following vote, to wit:

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

GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE



NORTH

VISUAL SCALE
IN FEET



ZONE MAP
PART C-10

4/9/68

ORDINANCE NO. 995 was presented for second reading and the title read in full, being an ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment 124-67, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Lake moved, seconded by Councilman Schmit, that Ordinance No. 995 be passed and adopted. Said motion carried by the following vote:

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

SPA 124-67

ORDINANCE NO. 995 was introduced for first reading and the title read in full, being an Ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment 124-67, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

4/2/69

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Lake moved, seconded by Councilman Schmit, that Ordinance No. 955 be passed to second reading. Said motion carried by the following vote:

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

C. 7.
SPA 124-67

ORDINANCE NO. 995-A

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

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

SECTION 1:

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

Section 9203.20.105

SPA 124-67 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-3 zone as shown thereon. Zone Map Part C-10 is hereby amended accordingly.

SECTION 2:

This is an urgency ordinance which is required for the immediate preservation of the public health, safety and welfare of the citizens of the City of Garden Grove, for the following reason:

That it is necessary that this amendment be effective immediately in order that the property may be developed as soon as possible and the revenue derived therefrom be immediately available to the City of Garden Grove so that the City may meet its current necessary expenses.

SECTION 3:

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

The foregoing Ordinance was approved and adopted by the City Council of the City of Garden Grove on the 2nd day of April, 1968.

GEORGE B. HONOLD
MAYOR OF THE CITY OF GARDEN GROVE

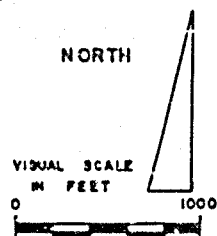
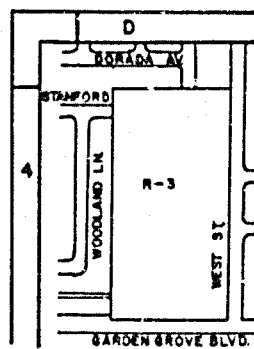
ATTEST:

GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, GWEN WIESNER, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and read in full and passed as an urgency ordinance at a regular meeting of the City Council of Garden Grove held on April 2, 1968, by the following vote, to wit:

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



ZONE MAP
PART C-10

38A 124-67

4/2/68

ORDINANCE NO. 995 A was introduced as an Urgency Ordinance, amending Article IX of the Municipal Code as proposed by Site Plan Amendment 124-67, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

After reading of the Ordinance in full, Councilwoman Barr moved, seconded by Councilman Lake, that Ordinance No. 955A be passed and adopted. Said motion carried by the following vote:

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

SPA 124-67

REPORT FROM CITY ATTORNEY INRE DRAINAGE EASEMENT IN CONNECTION WITH
SITE PLAN AMENDMENT 124-67

4/2/68

Mr. Pool advised the Council that the owner of the property involved in SPA 124-67 is not willing to grant a drainage easement across the property for a period of time beyond five years, and recommended that in his opinion the five year grant of the easement should be satisfactory to eliminate any problems in connection therewith.

It was moved by Councilman Ballard, seconded by Councilwoman Barr, and carried by unanimous vote on roll call, that the five year grant be authorized.



RECEIPT

DATE Mar. 28 1968No. 68828RECEIVED FROM Campbell, Lane & WilliamsADDRESS 11933 Beach Blvd, (Daniel L. Evans & Associates)
AtlantaTHE SUM OF Twenty-five and no/100 DOLLARS \$ 25.00FOR Emergency Ordinance to approve SPA
124-67

CASH	MONEY ORDER	CHECK	<input checked="" type="checkbox"/>
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VALIDATION MAR 20-68 11-092 11***#25.00

GENERAL LEDGER NO.

ACCOUNT NUMBER 112-96-131-801

FINANCE DEPARTMENT USE ONLY

CITY OF GARDEN GROVE, CALIF.

BY R. Silva City Clerk's Office

DEPARTMENT

FORM NO. 142-1-62

CITY OF GARDEN GROVE
Mar 28 1 42 PM '68

March 28, 1968

Honorable Mayor and City Council
CITY OF GARDEN GROVE
Garden Grove, California

Gentlemen:

We are informed that the City of Garden Grove cooperates with land developers to the extent that in re-zoning matters it is possible to issue immediate re-zoning through the passage of an emergency ordinance. It is respectfully requested that the ordinance creating R-3 zoning at the Northwest Corner of Garden Grove and West Street be adopted with an urgency clause.

We will pay any charges which are involved as a result of this action.

Respectfully submitted,

DANIEL L. EVANS AND ASSOCIATES


Daniel L. Evans

DLE:bdm

COUNCIL MINUTES 3/26/68

DEVELOPMENT AGREEMENT FOR SITE PLAN AMENDMENT 124-67

Mr. Lapham advised that in the preparation of the formal agreement covering development conditions in SPA 124-67, a question has arisen concerning the bond requirements to guarantee future construction of street improvements and street trees on Garden Grove Boulevard for the full frontage of the subject property, and on West Street between Garden Grove Boulevard and approximately Acacia Avenue. The developer proposes that the agreement would be executed by the four principals involved, and they are requesting that the bond requirement be waived.

Mr. Pool advised that the approximately two and one half acres along Garden Grove Boulevard being deleted from this development could not subsequently be developed without the required offsite improvements as required by the City's Municipal Code. There is a question of the termination of such an agreement or contract, because future storm drain construction in this area has not yet been determined and the acreage deleted from the project has been designated as a drainage detention basin, pending storm drain construction.

Mr. H. Clay Reavis addressed the Council on behalf of the applicant and stated the proposed development agreement for Site Plan Amendment 124-67 is satisfactory to his clients with the one exception noted by Mr. Lapham. The lack of a termination date for such a bond would present a problem, and his client would no doubt have to place cash in the bank as a pledge for the bond. The City would still retain controls of the property being used as the detention basin inasmuch as building permits would be required for any construction thereon. The offsite improvements could be required at the time of issuance of building permits for development of the property. Mr. Reavis requested Council authorization to eliminate the necessity of the bond, and authorize the City Attorney to work out the security for the future conformance desired for the offsite improvements.

Mr. Dan Evans, applicant in the case, addressed the Council and confirmed that the proposed development agreement is satisfactory to them with the one exception as noted. He suggested that the development agreement can be recorded as a type of covenant to go with the land, which agreement will be executed by the four principals involved in the project.

In answer to a question from Mayor Honold, Mr. Pool responded that he feels the agreement can be recorded as a covenant on the property, and he further suggested that a drainage easement over the 2-1/2 acres be obtained by the City from the developer.

Councilman Lake moved, seconded by Councilman Ballard, that authorization be granted to delete the bonding requirement in connection with S. P. A. 124-67 for future construction of street improvements and street trees on Garden Grove Boulevard for the full frontage of the subject property, and on West Street between Garden Grove Boulevard and approximately Acacia Avenue, on the basis that the agreement will be executed by the four principals for the applicant and subsequently recorded, and on the basis that the applicant attempt to secure a drainage easement across the property as recommended by the City Attorney. Said motion carried by the following vote:

AYES: COUNCILMEN: BALLARD, FARR, LAKE, SCHMIT, HONOLD

OTHER MATTERS
INRE:

SITE PLAN NO. S.P.A.-124-67
DANIEL EVANS
MARCH 14, 1968

Secretary Martin stated the subject case was an application for a mobile home park and the matter was approved by the Commission and recommended to the Council who approved the application with a variety of conditions, one of which is the issue of drainage be resolved to the satisfaction of the City Council. Subsequently the applicant has received the approval of the Council of a

particular scheme for resolving that issue. The Planning Commission inserted the condition that modifications to the plan resulting from solving the drainage problem would require the Commission's approval. Secretary Martin described one of the two drawings received from the applicant. This shows an interim arrangement for the park, indicating the area set aside from the park to provide for the drainage basin. He was concerned in that the Commission's review of the revised drawing that the intention of the Commission is that ultimately the entire site is developed as a trailer park. The southerly half of the park has been redesigned and the design has improved circulation and has been expanded to include the total property, whereas the original held out a portion of the property. It would be the Staff's recommendation that the Commission accept this redesigned site plan within the scope of the original resolution on the matter.

It was moved by Commissioner Burton, seconded by Commissioner McCleary, that the redesigned site plan be approved.

Said motion was carried by unanimous vote.

COUNCIL MINUTES 3/5/68

STATUS REPORT - DRAINAGE PLAN FOR SITE PLAN AMENDMENT 124-67

In accordance with City Council's directive of February 27, 1968, Mr. Lapham advised that the developer of Site Plan Amendment 124-67 submitted plans for developing a drainage plan as required by City Council action on said case. Mr. Handy advised the first plan as submitted by the developer was incomplete and unacceptable from the Staff's standpoint; however, they do recommend that Plan B be approved in principle, subject to consummation of agreements between the City and the developer, or owner, on conditions of development for the property. Mr. Handy continued by explaining the plans to the Council.

Mr. Dan Evans, representative of the applicant in SPA 124-67, addressed the Council and stated they favor the first plan, but will proceed under Plan B if so approved by the Council. He does desire the record reflect that the property to the west of that included in Site Plan Amendment 124-67 was constructed under County jurisdiction one foot above the grade of their property. Mr. Evans asked for clarification that the changes to the original plans designated on Plan B would be considered minor changes and not require further public hearings before the Planning Commission and the City Council. Mr. Martin advised it was his interpretation that further public hearings would not be required due to the changes as shown on Plan B, but that it would require review by the Planning Commission.

Councilman Lake moved, seconded by Councilman Schmit, that the City Council does hereby approve in principle the concept of Plan B for developing a drainage plan for Site Plan Amendment 124-67, said approval being contingent upon the consummation of an agreement between the City and the developer, or owner, on conditions of development for the property.

Councilman Ballard requested to know if Mr. Walter Beck had any comments to make concerning the proposed Drainage Plan B.

Mr. Walter Beck addressed the Council and discussed what he interprets to be the lack of availability of the plans and any accompanying details, and further suggested that if the site plan has been changed, the matter should be brought up for new public hearings.

The foregoing motion carried by the following vote:

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

CITY OF GARDEN GROVE

DATE 5-29-68

MEMO SLIP

TO File

- For your info/comments
- For your approval/signature
- Please call/ret'd your call
- Please see me
- As you requested
- Please handle/file

Please Return

See Agreements #55 folders for final Drainage Agreement
between Daniel Evans & Assos. and City.

mr

Draft

A G R E E M E N T

THIS AGREEMENT made and entered into this _____ day of _____ 1968, by and between Daniel L. Evans, hereinafter designated as the Developer and the CITY OF GARDEN GROVE, a body politic of the State of California, hereinafter designated as the City.

WHEREAS, the Developer is proposing to develop a mobile home park on property at the northwest corner of Garden Grove Boulevard and West Street in the City on property more particularly described as follows: The east half of the southeast quarter of the southeast quarter of Section 33, Township 4 South, Range 10 West, per map recorded in Book 51, Page 10 of Miscellaneous Maps of Official Records of the County of Orange, State of California, and

WHEREAS, the Developer is proposing to lease the subject property for a period of 65 years, and

WHEREAS, the Planning Commission of the City, on January 11, 1968, by Resolution No. 2187, recommended approval of SPA 124-67 subject to various conditions, and

WHEREAS, the City Council of the City on February 6, 1968, February 27, 1968, and March 5, 1968, considered the proposed development under SPA 124-68, and

WHEREAS, the subject property as it now exists is encumbered with a drainage problem, and

WHEREAS, the ultimate solution to this drainage problem is not currently financially feasible for either the Developer or the City, however, an interim solution is feasible provided a portion of the subject property is utilized as a drainage detention basin, and

WHEREAS, at their meeting of March 5, 1968, the City Council approved in principle the concept of the interim drainage plan utilizing a drainage detention basin as proposed by the developer, and

WHEREAS, the Developer desires to immediately proceed with his processing of loans and final lease arrangements in furtherance of his development plans, and

WHEREAS, complete engineering studies and plans are not yet available for the development of the subject property, and

WHEREAS, the City wishes to cooperate in any way possible with the Developer in furtherance of his plans for development of the subject property;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES ESTABLISHED ABOVE, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

A. THE CITY AGREES:

1. To permit a delay in the construction of street improvements and street trees required by the Municipal Code, on Garden Grove Boulevard for the full frontage of the subject property and on West Street between Garden Grove Boulevard and approximately Acacia Avenue until completion of the ultimate storm drain solution;

2. To permit delay in the installation of required onsite landscaping and sprinklers within the southerly five feet of the subject development until completion of the ultimate storm drain solution;

3. To waive the appropriate development fees for the area included in the drainage detention basin until such time as that property is developed for some use other than drainage detention;

4. To adopt the necessary ordinance to approve SPA 124-67.

B. THE DEVELOPER AGREES:

1. That prior to obtaining a building permit from the City for initial construction of the project he shall:

a. Dedicate or cause to be dedicated for public street purposes all of the required right-of-way to widen Garden Grove Boulevard and West Street to their ultimate Precise Planned widths abutting the subject development;

b. Dedicate or cause to be dedicated for public street purposes those portions of the extensions of Stanford Avenue and Morgan Lane as shown on his approved development plan;

cut
c. Post bond in a form satisfactory to the City in the amount of \$16,850.00 to guarantee the future construction of street improvements and street trees delayed under paragraph A, 1. above;

d. Post bond in a form satisfactory to the City in the amount of \$800.00 to guarantee the future installation of onsite landscaping delayed under Paragraph A, 2. above;

e. Provide appropriate detailed professional engineering studies and plans for proper construction of all public streets abutting the development. Said plans shall be subject to approval, in all respects, by the City's Director of Public Works;

f. Provide appropriate detailed professional engineering studies and plans for properly handling drainage originating within the development and that drainage accepted onto the property as set forth in Paragraph B, 2., a. below. Said plans shall be subject to approval, in all respects, by the City's Director of Public Works. The Developer further agrees to permit the Director of Public Works to provide construction inspection and control for onsite construction relating to the drainage detention basin and inlets and outlets therefor;

g. Conform in all respects to the requirements of Planning Commission Resolution #2187 which recommended approval of SPA 124-67.

2. That as a part of his initial construction of the mobile home park project he shall:

a. Accept drainage from public streets onto the subject development property near the intersection of West Street and Acacia Avenue and at the southerly terminus of Morgan Lane as shown on Tract #3246;

b. Construct and maintain a fence or concrete block wall not less than 5 feet in height around the entire perimeter of the drainage detention area;

c. At the time of construction of the fence or block wall surrounding the drainage detention area, to clear and grub and remove all trees from the dedicated right-of-way in which improvements will be delayed.

3. To maintenance provisions as follows:

a. To maintain the drainage detention basin and appurtenances in the manner in which they were constructed until such time as the ultimate storm drain solution is provided or until the Developer's lease expires, whichever ever first occurs;

b. To immediately drain or pump dry the drainage detention basin upon directive so to do by the Director of Public Works of the City. Said directive may be given at any time that, in the opinion of the Director of Public Works, a hazard to public health, safety or welfare exists.

4. That upon completion of the ultimate storm drain solution, he shall:

a. Forthwith complete the construction of all delayed street improvements, street trees and onsite landscaping, delayed under Paragraphs A, 1. and A, 2. above, and comply with all appropriate Municipal Code requirements relating thereto;

b. Forthwith refill the drainage detention basin to a grade approximating the level of adjoining development and street grades.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement the day and year hereinabove set forth.

CITY OF GARDEN GROVE

By _____
MAYOR

ATTEST:

CITY CLERK

DANIEL L. EVANS

COUNCIL MINUTES 2/27/68

REQUEST FOR REVIEW OF REQUIRED DRAINAGE PLAN -SITE PLAN AMENDMENT 124-67

Mr. Lapham reviewed Council action of February 6, 1968 that Site Plan Amendment 124-67 could not be consummated until Council approved the drainage plan for the property located at West Street and Garden Grove Boulevard. He stated the City has received letters from Mr. Daniel Evans, applicant, and Nat Neff Engineering Company concerning the problem. Mr. Neff's letter outlined two items which he states will prevent back-up of flood waters on Garden Grove Boulevard, and Mr. Evans feels the problem has been solved. Some information was submitted to the Public Works Director on Friday, February 23, 1968, but he has not had sufficient time to review the material and report thereon, according to Mr. Lapham.

Councilman Schmit questioned how long the Staff Report would take, and Mr. Handy replied he feels more information is required to make a comprehensive report and he is not in position to indicate whether applicant's Engineer's Report is sufficient.

Councilman Lake felt they cannot take action until a report is submitted by the City's Engineer. Mr. Handy stated a letter has been prepared to be submitted to Mr. Neff, asking for more information.

Mr. Dan Evans appeared before the Council, stating he felt they had fully complied with Council's wishes in the matter. The Staff is fully aware of the flooding problem in the entire area, and he was not required to solve the entire problem, only that in the immediate area of the property to be developed. He felt his Engineer's report answered the problem of how they would handle upstream flooding and not create a damming effect. They have made costly engineering studies of the area to determine a solution. They have spent much time trying to start the project and they seem to be making no progress. Based upon Mr. Neff's statement, he would like Council to approve the project.

Councilwoman Barr stated it was incumbent on the developer not to worsen the flooding in that area, and this was included in approval of the project.

Councilman Lake stated perhaps the plans are fine, but Council could not be sure unless they receive their own Engineer's report.

After discussion between Council members, Mr. Evans, and Mr. Handy, Mr. Handy repeated that more time would be required to research the information submitted by applicant's engineer, and he feels he could submit a progress report at the March 5, 1968, Council meeting and hopefully, a final report.

Councilman Lake moved, seconded by Councilman Ballard, that decision on drainage plan for Site Plan Amendment 124-67 be deferred one week pending Staff report. Said motion carried by the following vote:

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

DEVELOPMENT
By
CLEWD INC.

Prado Verde

14081 MAGNOLIA AVE.
WESTMINSTER, CALIF. 92683

(714) 997-2613
(714) 993-5135

RECEIVED
CITY OF GARDEN GROVE

FEB 23 11 42 AM '68

*Presented to
Council # 2/29/68.
Deferred to 3/5/68*

February 23, 1968

*see minutes of
3/5 for approval
action*

Honorable Mayor and Members of the Council
CITY OF GARDEN GROVE

Gentlemen:

At considerable expense, we have obtained an engineering study of the area which contributes drainage to the subject property at West and Garden Grove Boulevard. This study indicates drainage deficiencies at two (2) locations north and east of our property.

Based upon the studies and the certificates of our engineers, we propose to construct drainage facilities which are adequate to pick-up storm drainage water at the easterly boundary of our property and discharge the same to the south westerly corner of the subject property. We respectfully request that the City Council give approval to the drainage plan and permit us to proceed without delay with the development of the subject property.

Respectfully submitted,

DANIEL L. EVANS ASSOCIATES

Daniel L. Evans
By: Daniel L. Evans

DLE:bk

CITY OF GARDEN GROVE

MEMO SLIP

DATE 2-23-68

10:12

TO Gwen

- | | |
|--|---|
| <input type="checkbox"/> For your info/comments | <input type="checkbox"/> Please see me |
| <input type="checkbox"/> For your approval/signature | <input type="checkbox"/> As you requested |
| <input type="checkbox"/> Please call/ret'd your call | <input type="checkbox"/> Please handle/file |
| <input type="checkbox"/> Please Return | |

Ray Mercado called and said Dan Evans would like that
matter on the Agenda, and Ray will have the information
here around noon.

mr



NAT NEFF ENGINEERING CO.

13157 BROOKHURST ^{RECEIVED} GARDEN GROVE, CALIFORNIA 92640 • PHONE: 714-834-3641
CITY OF GARDEN GROVE

FEB 23 11 42 AM '68

February 22, 1968

Dan Evans & Associates
11933 Beach Boulevard
Stanton, California

Dear Sirs:

The Study of the storm water runoff in the area bounded by Chapman Avenue, Garden Grove Boulevard and Harbor Boulevard and West Street was accomplished by using the current Orange County flood control data for a ten (10) year storm.

The study shows that the concentration of storm water at a point in Buarc Street south of Lampson greatly exceeds the capacities of the existing streets in that area by as much as 50 cfs, by using the County's methods. The overloading of the existing street areas at this point causes the storm water to leave the street right-of-way and sheet flow across the property in a south-westerly direction, eventually finding its way into the dip on West Street at Acacia Avenue. This sheet flow materially decreases the time of its arrival at the West Street dip and that way decreases the peak flow at that point. The proposed development of the 20 Acres immediately to the West of West Street and north of Garden Grove Boulevard has proposed to accept the flows as computed for a ten (10) year storm, by the construction of a twenty-five (25') foot wide lined drainage channel, across their property.

The project also agrees to arrange their grades in a manner that will allow sheet flow across their property in the event the channel capacity is exceeded.

The construction of these two items will prevent any back-up of flood waters, by the project to the East of West Street.

Sincerely,

NAT NEFF ENGINEERING CO.



Nat H. Neff

NHN:mf

CITY OF GARDEN GROVE

MEMO SLIP

DATE 2/21

TO GW

- For your info/comments
- For your approval/signature
- Please call/ret'd your call
- Please see me
- As you requested
- Please handle/file

Please Return

Joe Furr telephoned this afternoon asking that Dan Evans
case (drainage plan, etc.) be listed on City Council Agenda
of 2/27. Time is critical for them and they will be some-
thing over to the City staff for review.

GW

February 20, 1968

Rutan and Tucker
811 North Broadway
Santa Ana, California 92702

Attention: Mr. John Vincent

Gentlemen:

We are enclosing for your information a copy of Resolution No. 3460-68, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DECLARING ITS INTENTION TO APPROVE SITE PLAN AMENDMENT 124-67.

Also enclosed is a copy of Planning Commission Resolution No. 2187.

As you are probably aware, Ordinance consummating this case cannot be processed until conditions outlined in Council Resolution No. 3460-68 have been resolved. Therefore, you will be unable to proceed with any building plans until that time.

If you have any questions, please do not hesitate to call on us.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

GW:mr
Enclosures

cc: Daniel L. Evans & Associates

11933 Beach Blvd, Stanton

*Paused
2-20-68*

RESOLUTION NO. 3460-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DECLARING ITS INTENTION TO APPROVE SITE PLAN AMENDMENT 124-67

WHEREAS, the applicant, Daniel L. Evans, requests approval of a site plan for the construction of a mobile home park and rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street; and

WHEREAS, the City Planning Commission pursuant to its Resolution No. 2187 recommended approval of said site plan on January 11, 1968; and

WHEREAS, a public hearing was held by the City Council on February 6, 1968, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That Site Plan Amendment 124-67 be approved as recommended by the Planning Commission with the added conditions that the developer submit hydraulic calculations signed by a registered engineer substantiating his method of handling the surface drainage; that the Department of Public Works review the calculations and submit a comprehensive report on the drainage plan to the City Council; that this case not be consummated until the City Council approves the drainage plan for the development.

That the City Attorney is hereby directed to prepare the necessary ordinance to incorporate this amendment in the Municipal Code when he has been advised by the City Administrator that it is in order to proceed.

That the City Clerk is hereby directed to forward copies of this Resolution to all pertinent parties.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE
CITY OF GARDEN GROVE this 13th day of February, 1968, by the following
vote, to wit:

AYES: COUNCILMEN: BALLARD, BARR, LAKE, SCHMIT, HONOLD

NOES: COUNCILMEN: NONE

ABSENT: COUNCILMEN: NONE

/s/ George B. Honold

MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, GWEN WIESNER, City Clerk of Garden Grove, do hereby certify that the foregoing
Resolution was introduced and adopted at a regular meeting of the City Council of
Garden Grove held February 13, 1968.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal
of the City of Garden Grove this 13th day of February, 1968.

/s/ Gwen Wiesner

CITY CLERK OF THE CITY OF GARDEN GROVE

COUNCIL MINUTES 2/13/68

RESOLUTION NO. 3460-68 was presented and the title read in full, being A
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
DECLARING ITS INTENTION TO APPROVE SITE PLAN AMENDMENT 124-67.
There being no request to the contrary, reading in full of said Resolution
was waived, after which Councilman Ballard moved, seconded by Council-
woman Barr, that Resolution No. 3460-68 be passed. Said motion carried
by the following vote:

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

COUNCIL MINUTES 2/6/68

PUBLIC HEARING - SITE PLAN AMENDMENT 124-67

Site Plan Amendment 124-67, initiated by Daniel L. Evans and Associates, requesting rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street, and approval of a site plan for the construction of a mobile home park.

The City Planning Commission, pursuant to Resolution No. 2187, recommended approval of SPA 124-67 on January 11, 1968.

Pursuant to Legal Notice published on January 26, 1968, a public hearing on the case was ordered by the City Council to be held this date.

The Planning Director and the Assistant Planning Director described the existing land uses, zoning, and General Plan designations of the subject area as indicated on the display maps, after which they explained the recommendations of the Planning Commission forwarded to the City Council by Resolution No. 2187, and other related material.

Mr. Lapham submitted Staff Report dated February 6, 1968, and advised that said report states in part that the developer's engineer and the Public Works Department have not arrived at a mutually acceptable solution to the drainage. Thus, the Staff recommends that if the Council concurs with Planning Commission Resolution No. 2187, the following conditions be added: 1) That the developer submit hydraulic calculations, signed by a Registered Engineer, substantiating his method of handling the surface drainage; 2) That the Department of Public Works review the calculations and submit a comprehensive report on the drainage plan to the City Council; and 3) That this case not be consummated until the City Council approves the drainage plan for the development.

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

Mr. Robert Garstang appeared before the Council and stated he owns the property located at 11841 Garden Grove Boulevard, although he is a resident of Downey. He regrets that he was unable to attend the Planning Commission hearings on his matter, because he questions whether this is the highest and best use of this property. He prefers to see apartments or a much more permanent type of construction on the site. Also he is sorry to hear, if this is going to be the case, that the developer would be allowed

to build the trailer park right out to Garden Grove Boulevard. Should approval be granted, he suggests the frontage on Garden Grove Boulevard be allocated for commercial use. Mr. Garstang questioned whether this case will have a termination period if not exercised, or whether if approved the developer will have an indefinite period of time in which to construct the project. He concluded his remarks by reiterating his opposition to the case.

Mr. Corb Christie, 12686 Morgan Lane, appeared before the Council and stated in his opinion the problem of drainage should be resolved before any zoning change is made, whether for a trailer park or otherwise. On that basis he is opposed to the case under consideration.

Mr. Walter Beck, 12812 West Street, appeared before the Council and stated he lives across the street from the property under consideration. His property floods even during light rains, due to lack of drainage facilities in the area, according to Mr. Beck. It is his feeling that the Council added to this problem by the approval of Site Plan Amendment 103-68. Mr. Beck submitted a letter from Mrs. Harkins of 12041 Dunklee Lane, in which questions were raised concerning drainage problems in the area. He continued by discussing existing zoning in the area, and recommended that the site under consideration could be developed as R-1. He understood the Police and Fire Departments recommended that Morgan Lane should be extended. With the conversion of the property, more than two thirds of the site will be put under cover of asphalt or trailer homes, and this will add to the run-off water rather than solve it. As it is now, more than 30% of the water will be absorbed by the sandy loam.

Mr. Beck urged that topographical figures be developed and a plan for draining the property be presented prior to further consideration of the case. The problem has been added to upstream, and he feels this situation is unfair to the residents of the immediate area. Mr. Beck concluded by respectfully requesting that the property under consideration not be rezoned until some determination is made concerning the drainage problem.

Mrs. Edith Campbell, 12892 Woodland Lane, appeared before the Council and stated they have a drainage problem in their area also. They have studied the plan submitted by the applicant and feel he has attempted to meet the City's requirements. The suggestion was offered that apartments be constructed on the site. Mrs. Campbell feels they would cover as much of the site as would a mobile home park, and this would offer no solution to the drainage problem. In her opinion, the homeowners with back yards immediately adjacent to this property would much prefer the mobile home park to two-story barrack-type apartments. Trailer living has become a way of life, and generally speaking the residents are an asset to the community.

Mrs. Ruyffelaere, 12011 Acacia Street, appeared before the Council and suggested that the drainage problem be resolved prior to rezoning of the site under consideration.

Mr. Daniel L. Evans appeared before the Council as applicant, and stated they selected Garden Grove for their development because they are interested in a large parcel of ground. They have a similar development in Westminster on twenty acres, and they firmly believe that an interim use such as proposed preserves a large parcel of ground in the community for a future higher use. Their interest is to hold the property and to justify the taxes, which will increase from \$3,800.00 to \$18,000.00 with this development. In proposing the plan to the City, they have excessive street frontage with 1315' on West Street and 600' on Garden Grove Boulevard.

Mr. Evans stated in addition to public dedications they propose the use of private property 25 feet in width to carry off water which is not a bus-

community will amount to approximately \$75,000.00, including paving of streets, construction of storm channel and water improvements. They recognize however, that there are problems in this project. They have been assured by their Engineer that the drainage plan will take care of all small flows, and that the retention proposed in the channel equals retention the property now has. There is proposed a saturation system within the channel to drain off the water which is equal to the area now being saturated, and to control the flow of water on to Garden Grove Boulevard which is equal to the flow now after it dams up on the property, goes through the neighbors' back yards, and ends up on the streets. He feels that their program will provide relief for the people to the west and north. Therefore, with the construction of this system, they believe that as one property owner they are more than sharing their burden of the drainage problem. They propose to participate in the solution of the drainage problem which extends far beyond the boundaries of their property, and pledge their support in any way.

Mr. Evans continued that he has suggested that perhaps the Special Assessment District under the 1911 Act for the construction of a storm sewer might be the solution. Meanwhile, however, they would like to use the property. He feels they could develop the property as R-1, R-3, or C-2 without the necessity of correcting the drainage problem, however they do wish to develop their mobile home park, and reiterate that they will carry their share in helping to solve the drainage problem. Before closing, Mr. Evans displayed rendering of their mobile home park being developed in the City of Westminster, where they will have a Spanish motif, first class construction, and an adult park catering to 24' wide coaches.

Mrs. Louis Anderson, 12922 Woodland Lane, appeared before the Council and stated her property abuts the subject property. She is particularly concerned that the property as it is now has become a health and safety hazard. It has been used as a dumping ground for old washing machines and other trash. She feels it is also being used as a camp for unsavory characters. Mrs. Anderson stated she is very much in favor of a nice dignified mobile home park.

Mr. Fred Ebeling, 13031 Nelson Street, appeared before the Council and stated he feels it is incumbent upon this City Council to look after some of the older homeowner's rights in the community. He feels the requested zone change, which requires certain topographical changes in the subject property, might possibly cause adjoining property owners some difficulty. He feels they should be assured that the proposed development will not create additional water problems.

Mr. Beck addressed the Council and spoke in rebuttal to the testimony offered by Mr. Evans. He stated he fails to understand from the statements made by the applicant how he will be relieving the drainage problems in the area. In his opinion, they will be putting even more water into the streets after development of the site, instead of reducing it.

Mr. Nat Neff spoke briefly concerning the drainage plans, after which Mr. Ray Mercado, representative of Nat Neff & Associates, addressed the Council and stated some studies have been presented to the Public Works Department, but that said information is not as yet public information. They are going forward in an effort to resolve the problems, and they feel they have a solution. When the problem has been resolved to the mutual satisfaction of the applicant and the City's Public Works Department, it will then be released as public information.

Mr. Beck expressed his feelings that a decision should not be made on

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

Discussion was held with Council members and Mr. Handy concerning the question raised in Mrs. Harkins' letter. Mr. Handy felt the question related to cul-de-sac or stub street, and he attempted to answer the matter at the Planning Commission hearing.

Councilman Ballard stated for clarification that if he votes on a zone change, it will be contingent on a problem being taken care of, and when the feeling is expressed that the problem should be taken care of first and the zone change made later, he disagrees with that approach. An applicant might be placed in the position of having expended several thousands of dollars to take care of a problem, and then be denied rezoning. He feels it has to be on a contingency basis. He feels in the case under consideration, the problem must be solved but not eliminated. He doubts that the City Council can require that the property under consideration remain vacant so that it can absorb the water. Mr. Ballard stated in his opinion, so long as the applicant does not increase the problem, he has the right to develop the property.

There being no further questions from Council members, the hearing was declared closed.

Councilman Ballard moved, seconded by Councilwoman Barr, that contingent upon the applicant improving the drainage situation in the area, Site Plan Amendment 124-67 be approved as recommended by the Planning Commission subject to the requirements of Planning Commission Resolution No. 2187, and that the City Attorney be hereby directed to prepare appropriate Council Resolution of approval and amendment to the Municipal Code as proposed by SPA 124-67.

Mr. Lapham recommended that the Staff be given the opportunity to bring back into the City Council the comprehensive report based on the drainage plan as submitted by the applicant's engineer to the City's Public Works Director, so there would be no question of whether it had been appropriately reviewed and entered as a matter of public record.

Councilman Schmit spoke in support of the City Administrator's recommendation and further review of the applicant's final drainage plans.

Councilman Ballard and Councilwoman Barr expressed the feelings that they felt ill-qualified to judge the merits of the plans and, therefore, must rely on the judgment of the engineers.

Councilman Lake moved, seconded by Councilman Schmit, that the original motion be amended to require approval by the City Council of the drainage plan for SPA 124-67. Said motion carried by the following vote:

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

The amended motion as follows: That Site Plan Amendment 124-67 be approved as recommended by the Planning Commission with the added conditions that the developer submit hydraulic calculations, signed by a Registered Engineer, substantiating his method of handling the surface drainage; that the Department of Public Works review the calculations and submit a comprehensive report on the drainage plan to the City Council; that this case not be consummated until the City Council approves the drainage plan for the development; and that the City Attorney be hereby directed to prepare Resolution of Intention to approve SPA 124-67, carried by the following vote on roll call:

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

SP 124-67

Motion

City Council approve, in principle, the concept of Plan "B" for developing a drainage plan for this Site Plan. The approval is contingent upon the consummation of an agreement between the City and the developer, or owner, on conditions of development for the property.

PUBLIC HEARING

SITE PLAN NO. S.P.A. -124-67

ITEM NO. 12

INITIATED BY:

DANIEL L. EVANS
c/o RUTAN & TUCKER
c/o JOHN M. VINCENT
811 N. BROADWAY
SANTA ANA, CALIFORNIA

REQUEST:

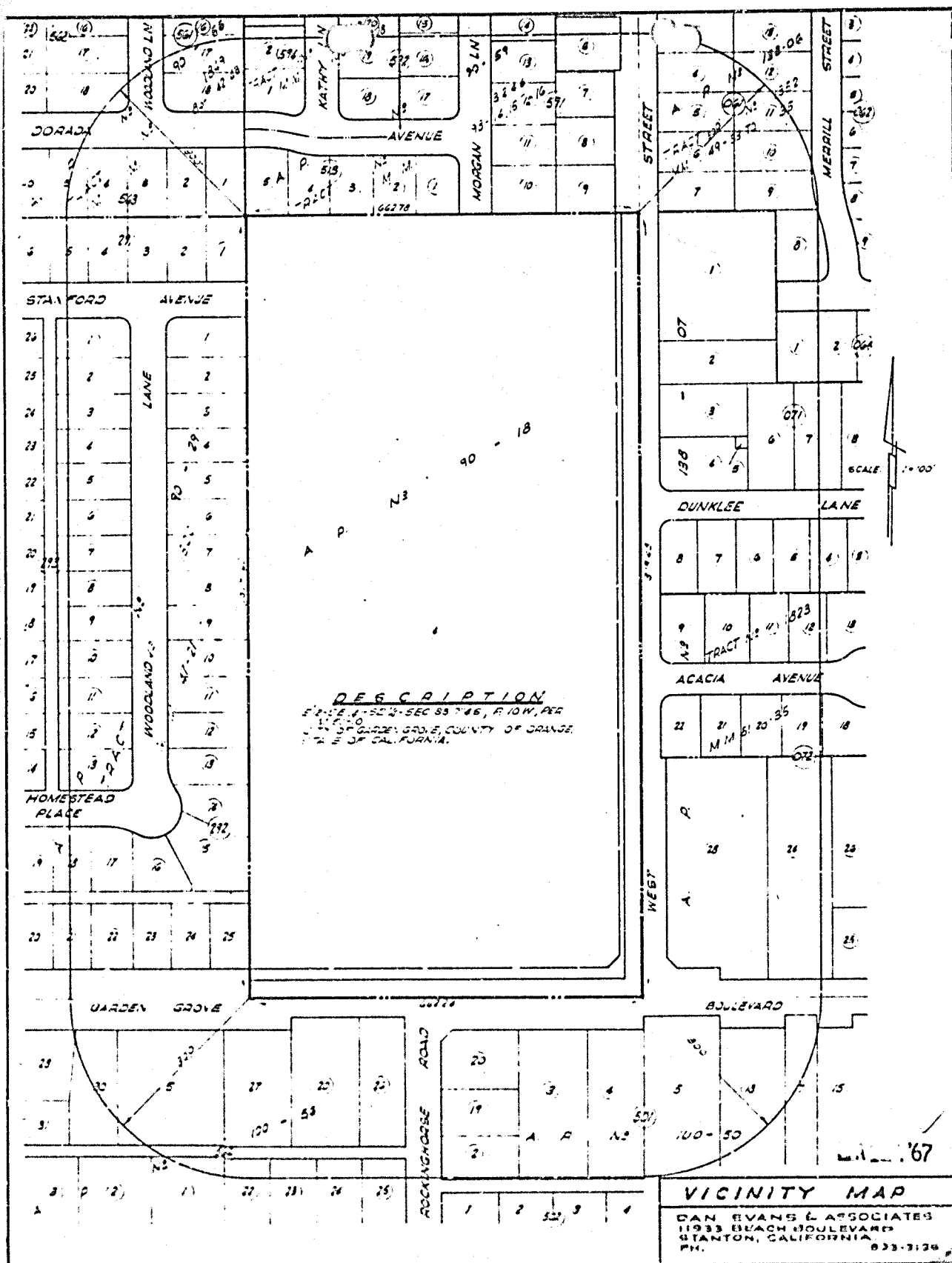
APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF A MOBILE HOME PARK
AND REZONING FROM R-1, R-3, AND C-2
TO R-3 OR A MORE RESTRICTIVE ZONE.

LOCATION:

NORTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND WEST STREET.

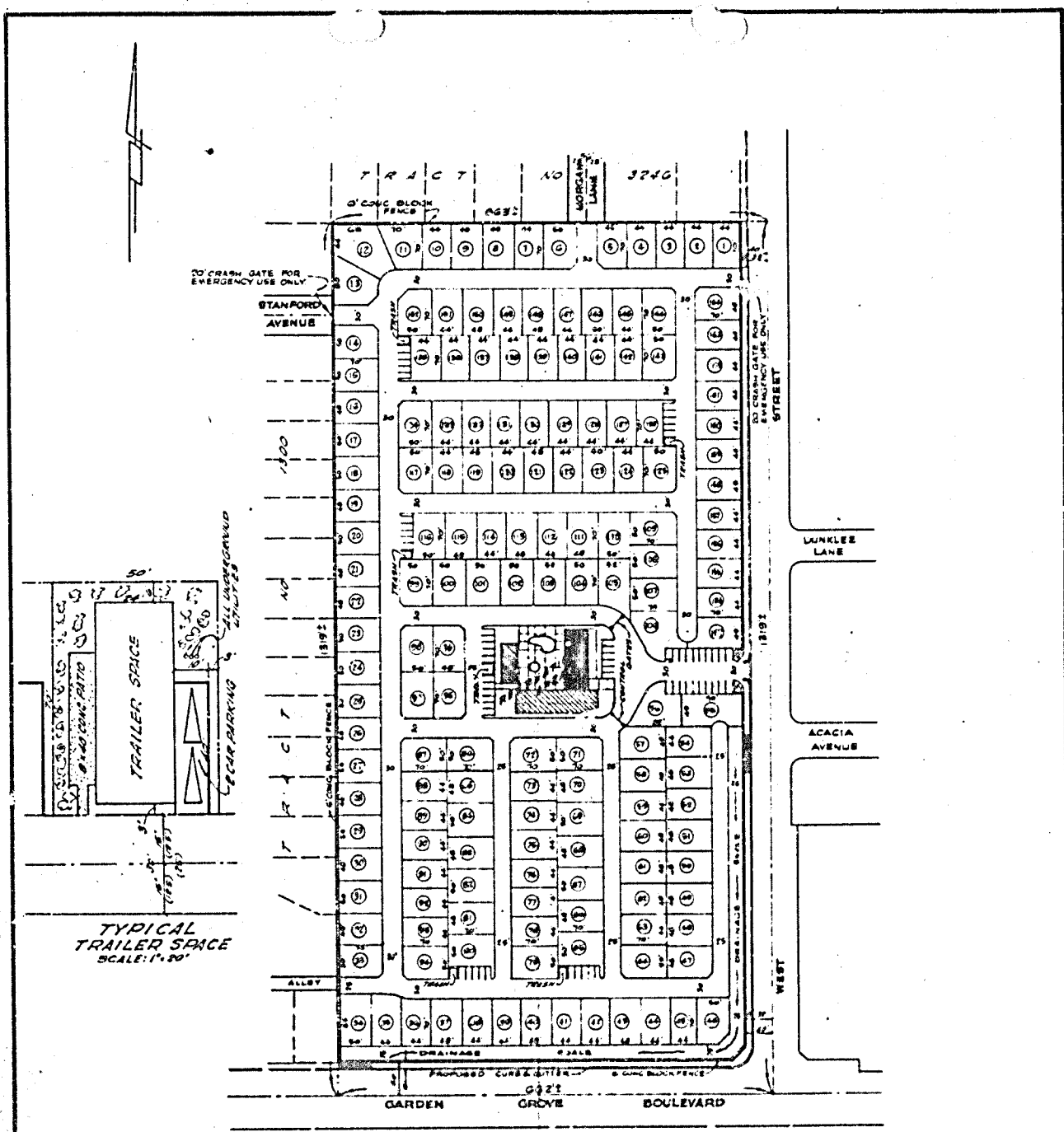
DATE:

JANUARY 11, 1968



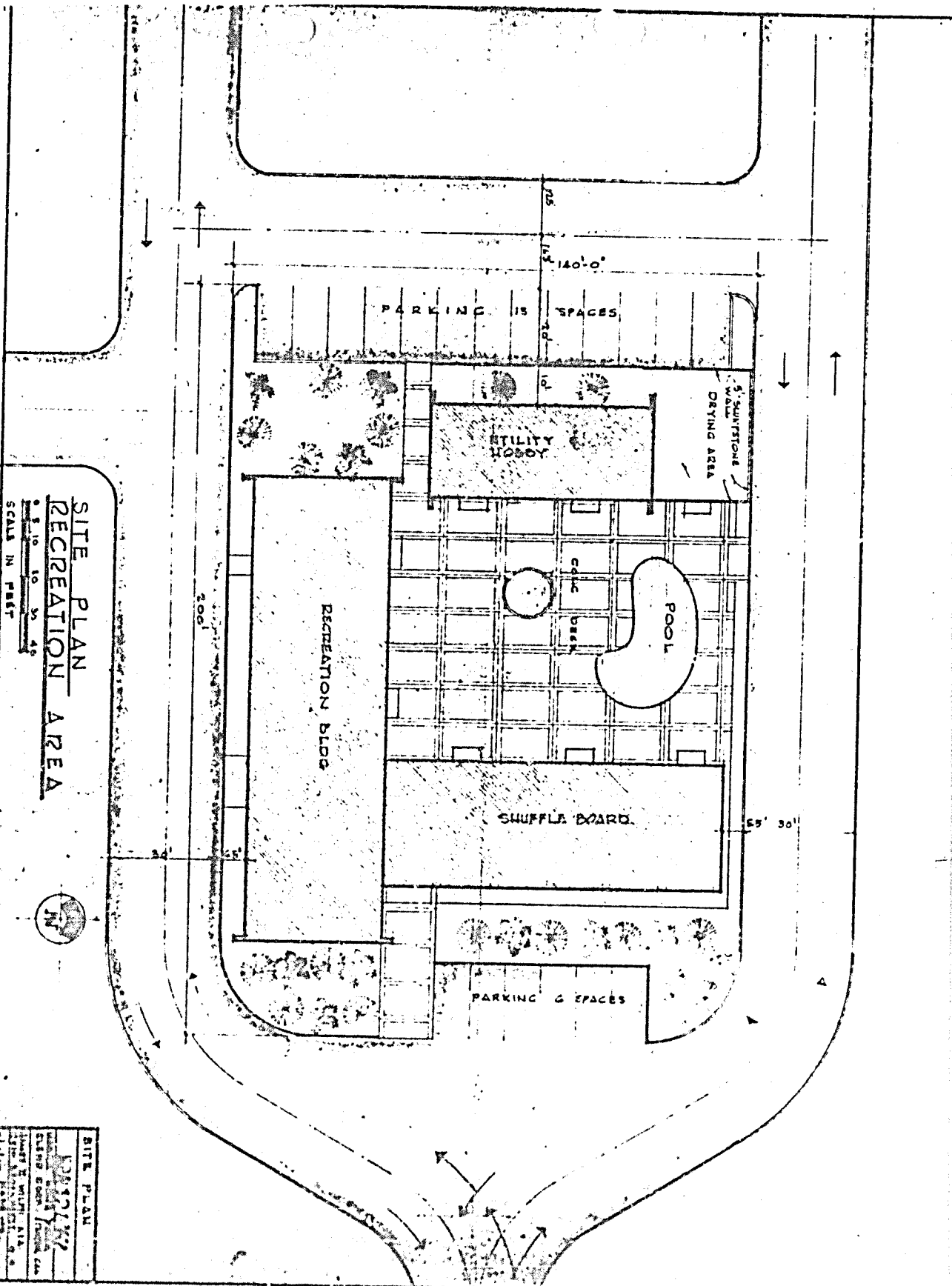
SCALE 1" = 100'

1967



TOTAL AREA 20.07 ACRES
 TOTAL SPACES 164
 SPACES PER ACRE 8.17
 GUEST PARKING 62
 RECREATION AREA 0.58 ACRES
 UNDERGROUND UTILITY 88'

SITE PLAN	
164 SPACE MOBILE HOME PARK	
DAN EVANG & ASSOCIATES 11935 BEACH BOULEVARD STANTON, CALIFORNIA PH. 895-3136	
SCALE: 1"=100'	CASE NO.
DATE: NOV 1967	1071-67



SITE PLAN
RECREATION AREA
SCALE IN FEET
0 5 10 20 40



SITE PLAN
DATE
DESIGNED BY
CHECKED BY
APPROVED BY
PROJECT NO.
DATE
SCALE
BY
CHECKED
DATE

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Ted Hilton
Dep't: Planning
Subject: SPA 124-67


From: L. R. Marshall, Captain
Dept.: Police
Date: December 7, 1967

With regard to the proposed mobile home development in SPA 124-67, it is the opinion of the Police Department that it would be preferable to have Stanford Avenue continue through and connect with West Street. Also, if feasible, the intersections of Morgan Lane with Stanford Avenue would facilitate the police operation in the city.

The critical need for intersecting Stanford Avenue and West Street, from the Police standpoint, lies in the fact that the location of this area is in the southwest corner of Police Patrol Beat 6. Beat 6 is bordered by Ninth Street on the west, Garden Grove Boulevard on the south, and the city limits to the north and east. Each of the eleven (11) geographical beats in the city are normally patrolled by a separate police unit, so internal accessibility is a significant factor in the effectiveness of the beat units to provide emergency service to the community.

Presently, the residential tract served by Lemonwood Street, Woodland Lane, Homestead Place and a portion of Stanford Avenue (West of the proposed mobile home park) is isolated from the rest of Beat 6 and presents a continuous patrol problem, since the beat unit is required to travel south to Garden Grove Boulevard in order to enter the area on Lemonwood Street. Although during routine patrol this would be no problem, under emergency conditions the officer is immediately restricted in either leaving or entering this area.

Therefore, an action by which Stanford Avenue would become a continuous East-West thoroughfare would materially improve the ability of the Police Department to conduct crime prevention patrol and to provide emergency police service to the community. Specifically, the suggested extension of Stanford Avenue to West Street would enable the residents in the area west of SPA 124-67 to receive better and more frequent police service.


L. R. MARSHALL, CAPTAIN
ADMINISTRATIVE AIDE

LRM/gs

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cline Martin
From: Charles R. Handy
Dept.: Planning
Dept.: Public Works
Subject: Street Pattern Requirements for
Planning Case SPA-124-67
Date: December 8, 1967

After reviewing the above proposed site plan, the Public Works Department recommends that the following public street patterns be a condition for the approval of this case:

i. Public Streets.

Three alternatives in order of preference.

1. Extension of Stanford Ave. to West St. and extension of Morgan Lane to Stanford Ave.
2. Extension of Stanford Ave. to West St. only.
3. Extension of Stanford Ave. to Morgan Lane only.

ii. Public Alley.

The public alley north of Garden Grove Blvd. shall be either extended or terminated in a logical manner.



CRH:FC:jg

cc: R. C. Howes
F. Cheatham (296-67)

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cllnc Martin
From: Charles R. Handy
Dept.: Planning
Dept.: Public Works
Subject: SPA 124-67
Date: January 3, 1967
Garden Grove Blvd. and West St.

The above numbered case was continued to January 11, 1968 for drainage and other design considerations.

This Department has held a meeting with the developer and his engineer to discuss the solution to the drainage problem. At this meeting it was recognized that the best solution would be the construction of an underground facility estimated to cost approximately \$800,000. This solution is not possible at the present time; therefore, the developer was asked to develop a drainage plan that would not worsen the present situation. Such a plan may, or may not, be possible to engineer.

It would be desirable to determine if the proposed development is proper land use before the developer spends considerable time and money on the drainage problem.

We anticipate filing a complete report on the proposed drainage plan with the City Council prior to final approval of this development.

CRH

CRH:js

cc City Engineer

SITE PLAN NO. S.P.A.-124-67

STAFF REPORT
JANUARY 11, 1968

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by Daniel L. Evans & Associates, as applicant.
2. The applicant requests approval of a site plan for the construction of a mobile home park and rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street.
3. The subject property is presently zoned R-1, R-3, and C-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned R-1 and is improved with single-family dwellings.
 - b. South: Zoned R-1 and C-2 and is partially improved with commercial stores.
 - c. East: Zoned R-1 and C-2 and is improved with single-family dwellings and commercial stores.
 - d. West: Zoned R-1 and is improved with single-family dwellings.
5. Past cases affecting the subject property include:
 - a. A-120-58, a request to rezone subject property from R-1 to C-1 was approved in part by the City in 1958. The existing R-3 zoning on a portion of subject property is a result of said case.
 - b. A-183-59, a request to rezone a portion of subject property from C-1 to C-2 was approved by the City on November 10, 1959.
 - c. P.P.S.-107-58, a precise plan to provide a 50 foot street extending 300 feet into subject property from Garden Grove Boulevard separating the R-3 and C-2 zones, was approved by the City in June 1958. This plan will have to be modified to accommodate the proposed mobile home park, or vice versa.

d. SPA-152-64, a site plan to construct 166 dwelling units on 166 separate lots with a common recreational area and a rezoning from R-1 and R-3 to R-3 on all of subject property except the C-2 portion, was denied without prejudice. At that time, the Planning Commission expressed concern about the completion of the street system in the area which was not accommodated by SPA-152-64.

6. Applicant requests approval of a site plan to construct a mobile home park containing a recreation area and 164 mobile home pad/sites. The park is to be served by one entrance/exit on West Street. Internal circulation is provided via 30 foot and 25 foot private streets.

7. Applicant states his request as follows:

This property is ideally located for a mobile home park at this time. This interim use will allow us to retain a large block of land in the core of the city for a future higher use. This interim use will justify payment of taxes and extensive off-site improvement which are required for this development on both West Street and Garden Grove Blvd., as well as provide some income to owners during the interim period.

8. NOTE: Mobile home park construction and operation is controlled to a large degree by State codes which are administered by the City. Because of this fact and because the City Code has very little to say on the subject, the City requirements pertain basically to the overall site size, proper zoning, design, relationship to surrounding areas, and general internal design relationships and parking requirements. Trailer pad sizes, distances between trailers, accessory structures, driveway sizes, laundry facilities, sanitary facilities, and all utilities are specifically covered by the State codes. The Staff has reviewed the State Mobilehome Regulations and the applicant's plan appears to conform to the State requirements concerning the individual trailer pad sizes,

SPA-124-67 (continued)

the yard requirements regulating the distances between individual trailers and between trailers and accessory buildings. If the Planning Commission approves the applicant's proposal, however, a condition is warranted which would point out that approval would not sanction any violation of the State Mobilehomes and Mobilehomes Parks Requirements. This would be a safeguard against any City misinterpretation of State laws.

II. IMPLICATIONS OF THIS PROPOSAL ON THE GENERAL PLAN:

1. Land Use - This Element of the General Plan suggests low density residential uses on the northern portion of the subject property, high density residential on a portion of the Garden Grove Boulevard frontage, and commercial on the corner frontage of Garden Grove Boulevard and West Street. The boundaries of the suggested uses are drawn in a generalized manner, but the proposal would seem to be in partial conflict with the Land Use Element. If the proposal is approved, it would imply an amendment to a portion of the General Plan.

2. Flood Control and Drainage - There is a serious flooding and drainage problem on and around the subject property. This Element proposes a storm drain along the Garden Grove Boulevard frontage that would alleviate the problem. There has been no date set for the construction of this facility and until such time that it is constructed, the flooding problem will continue to exist.

3. Water Supply - The water facilities for this area as set forth in this Element are now available along Garden Grove Boulevard, but are deficient along West Street. The adequacy of these facilities for serving the proposed use on this parcel would be ascertained once the applicant's water demands are determined.

4. Streets and Highways - This Element designates West Street as a secondary highway and Garden Grove Boulevard as a primary highway. The subject property is deficient in both right-of-way and improvements on both West Street and Garden Grove Boulevard.

5. Fire Protection - The subject property is served by Fire Headquarters Station located approximately 1½ miles to the west on Garden Grove Boulevard.

6. Public Schools - The proposed mobile home park could average .09 school age children per unit implying the use or creation of up to approximately one-third of a new classroom. The number of children in the park will be determined by management.

7. Public Libraries - The proposed trailer park could generate approximately 298 persons, most of whom would be potential users of the library facilities. This would imply the use or creation of an additional 119 square feet of gross floor space within the local library system. The nearest branch library facility is located on Main Street approximately 1-3/4 miles to the west.

8. Recreation - The approximately 298 persons residing in this project would generate a demand for an additional .6 acre of developed park land in the City. There is no park in the neighborhood in which the proposed project would be a part. This Element recommends the development of two ten-acre neighborhood parks, both of which are included in the pending bond issue.

III. FURTHER ACTION:

At the December 14, 1967 meeting, the Planning Commission continued this case to this date to allow the applicant time to work out the drainage problems with the Public Works Department, to provide solutions to the problems created by the stub streets, and to explore the possibility of landscaping along Garden Grove Boulevard. Progress having been made on these matters will be reported at the January 11, 1968 meeting.

PARTIAL LIST OF CONDITIONS FOR APPROVAL OF
TRAILER PARK DEVELOPMENT - SPA 124-67

1. Agreement should be consummated between the City and the developer or owner which states the requirements for maintaining the approved drainage conditions as constructed so that no detrimental affects to drainage are introduced after construction of the project.
2. The developer should provide a letter of acceptance of drainage. Possibly this could be handled as part of the written agreement between the developer and the City.
3. Any approval should be considered as approval of a concept and not of details. Approval of details must be the subject of future consideration.
4. Since detailed hydraulic calculations are not yet available, final calculations, plans and specifications shall be subject to approval of the Director of Public Works. Further, all plans for drainage works shall be submitted concurrently with street improvement plans for the project and shall be subject to approval and construction inspection by the Director of Public Works.
5. The drainage detention area should be fenced in its entirety. The portion of the fence on the frontage of West Street and Garden Grove Blvd. could be part of the ultimate block wall.
6. Street improvements shown in red on Proposal B can be eliminated until future storm drain is constructed. However, ultimate street right-of-way should be dedicated for the entire project and the developer should enter into an agreement to construct the ultimate street improvements when the abutting property is developed.
7. Applicable development fees should be waived for the drainage detention area until such time as the area is actually developed.

City of Garden Grove

AGENDA ITEM NO. 10

INTER-DEPARTMENTAL MEMORANDUM

To: Dudley N. Lapham
From: Charles R. Handy
Dept.: City Administrator
Dept.: Public Works
Subject: Site Plan Amendment No. 124-67
N.W. Corner West St. and Garden Grove Blvd.
Drainage Plan
Date: February 6, 1968

The above case was approved on January 11, 1968 by the Planning Commission and is now before the City Council for consideration.

This case is unique in that there is a serious drainage condition at the location proposed for this development. This drainage problem has been discussed before the Planning Commission, and many meetings have been held with the developer and his engineer to arrive at a proper solution. It is apparent that this developer will not be able to solve the drainage problem; however, he has been charged with the responsibility of not making it any worse than it is.

As of this date, the developer's engineer and this Department have not arrived at a mutually acceptable solution to the drainage. It is anticipated that much work has yet to be done on this problem.

Recognizing that the drainage is not yet solved, this Department feels that the City Council should not consummate this case until they have had an opportunity to consider an anticipated report on the drainage from this Department. We feel that this case should be held in abeyance until this serious drainage problem has been adequately studied and reported on.

This office recommends that the following conditions be adopted, if the City Council concurs with Planning Commission Resolution No. 2187:

1. The developer submit hydraulic calculations, signed by a Registered Engineer, substantiating his method of handling the surface drainage.
2. The Department of Public Works review the calculations and submit a comprehensive report on the drainage plan to the City Council.
3. This case not be consummated until the City Council approves the drainage plan for the development.

CRH:js

cc City Clerk
Planning Department
City Engineer

*Agreement of Council
Approved 2/6/68
[Signature]
cc Item 10*

Crish

Received to City Council
No. 18 by Mr. Beck.

12041 Dunklee Lane
Garden Grove, California
February 5, 1968

Garden Grove City Council
11391 Acacia Street
Garden Grove, California

Sirs:

In recommending approval of Site Plan Amendment Number 124-67, we feel the Planning Commission, knowing of the existing drainage problems in that area literally sold us down the river by even contemplating improvement of said property without positive flood control guarantees and proofs from Mr. Evans and Associates.

Immediately before approval was given and while Mr. Handy was discussing the matter with the Commission, one of the Evans' representatives came forward from his seat and started to say that there was one requisite, presented by Mr. Ludlow, which could not be met. Since, according to Mr. Ludlow, all of these would have to be agreed to before approving the plan, I wonder what this one item could be? It was never brought to the fore, and no more statements were being allowed the audience, at that time.

We should appreciate clarification of this small item at tonight's session, and I have requested our neighbor, Mr. Walter Beck, to deliver this query, and return your reply. Our Psychology class falls on an inconvenient evening indeed. Ifui on Tuesday seminars!

Thank you.

Sincerely Yours,

Roy and Elinor Harkins

January 25, 1968

Rutan and Tucker
811 No. Broadway
Santa Ana, California 92702

Attention: Mr. John Vincent SPA 124-67

Gentlemen:

The City Council of the City of Garden Grove will conduct public hearings at its meeting of February 6, 1968, which commences at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall. At that time, they will consider Site Plan Amendment 124-67, which concerns property located at the northwest corner of Garden Grove Boulevard and West Street.

The public hearing on SPA 124-67 will be held for the purpose of hearing any and all persons either favoring or opposing said case.

Very truly yours,

CITY OF GARDEN GROVE

/s/ Gwen Wisner

CITY CLERK

GW:wr

cc: Daniel L. Evans & Associates *DM*
11933 Beach Blvd. Stanton

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

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

*
February 6, 1968
7:00 p.m.

SITE PLAN AMENDMENT NO. 124-67 - proceedings initiated by Daniel L. Evans and Associates, as applicants, requesting rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street, and approval of a site plan for the construction of a mobile home park. (Pursuant to Resolution No. 2187, Planning Commission recommended approval of SPA 124-67, on January 11, 1968).

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

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

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

DATED: 1/22/68

Gwen Wiesner
City Clerk

IN THE
Superior Court

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

CITY OF GARDEN GROVE, CITY CLERK

State of California }
County of Orange } ss.

Joseph J. Cook

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 Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

JANUARY 26,

ALL IN THE YEAR 1968

Subscribed and sworn to before me this

26th day of JANUARY, 1968

Frances Parks

Notary Public in and for said County and State.

(SEAL)



FRANCES PARKS

My Commission Expires July 17, 1970

RECEIVED
CITY OF GARDEN GROVE LEGAL NOTICE

JAN 29 10 30 AM '68

AFFIDAVIT OF PUBLICATION

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on February 6, 1968, at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall, 11391 Acacia Street, Garden Grove, to receive and consider evidence and reports on the following:

SITE PLAN AMENDMENT NO. 101-00 - proceedings initiated by Mobil Oil Corporation, as applicant, requesting rezoning from O-P to C-1 or a more restrictive zone on property located at the southwest corner of Euclid Street and Lompson Avenue. and approval of a site plan for the construction of a service station. (Pursuant to Resolution No. 277, Planning Commission recommended approval of SPA 101-00, on January 11, 1968).

SITE PLAN AMENDMENT NO. 103-46 - proceedings initiated by Egon Jensen, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buena Street between approximately 133 feet and 254 feet northerly from the centerline of Sherman Avenue and extending westerly approximately 564 feet from the centerline of Buena Street, and approval of a site plan for the construction of multiple dwelling units. Subject site plan also requests variances from the following Sections of the Municipal Code: Section 9205.4 - Required front yard in the R-2 zone; Section 9216A.4(d) - Required distance between parking areas and buildings. (Pursuant to Resolution No. 2178, Planning Commission recommended approval of SPA 103-46, on January 11, 1968).

SITE PLAN AMENDMENT NO. 124-02 - proceedings initiated by Daniel L. Evans and Associates, as applicants, requesting rezoning from R-1, R-3, and C-3 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street, and approval of a site plan for the construction of a mobile home park. (Pursuant to Resolution No. 2187, Planning Commission recommended approval of SPA 124-02, on January 11, 1968).

SITE PLAN AMENDMENT NO. 104-41 - proceedings initiated by Charles Fusco, as applicant, requesting rezoning from O-P to R-3 or a more restrictive zone on property located on the north side of Chapman Avenue between approximately 110 feet and 220 feet westerly from the centerline of Buena Street and extending in depth for approximately 310 feet northerly from the centerline of Chapman Avenue, and approval of a site plan for the construction of a Rest Home. (Pursuant to Resolution No. 2178, Planning Commission recommended approval of SPA 104-41 on January 11, 1968).

A-102-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Woodbury Avenue and property located on the north side of Westminster Avenue between approximately 123 feet and 655 feet westerly of the centerline of Brookhurst Street and extending in depth approximately 82 feet northerly from the centerline of Westminster Avenue. (Pursuant to Resolution No. 2180, Planning Commission recommended approval of A-102-68, on January 11, 1968).

A-103-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing the zoning to C-1 or a more restrictive zone on property located on the east side of Brookhurst Street between approximately 140 feet and 215 feet northerly from the centerline of Jeramich Avenue and extending approximately 310 feet easterly of the centerline of Brookhurst Street. (Pursuant to Resolution No. 2182, Planning Commission recommended approval of A-103-68 on January 11, 1968).

A-103-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment to Section 9214.12(c) of the Municipal Code which pertains to the placement of walls, fences, and signs at corner corner lots. (Pursuant to Resolution No. 2181, Planning Commission recommended approval of A-103-68, on January 11, 1968).

A-104-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from C-1 to R-3 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Lompson Avenue from County zone A-3 to C-1 and R-3 or more restrictive zone. The proposed rezoning pertains to the corner lot on property located on the west side of Brookhurst Street between the centerline

CITY OF GARDEN GROVE, CITY CLERK

State of California }
County of Orange } s.

Joseph J. Prack

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 Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said news paper, and not in any supplement thereof, on the following dates, to-wit:

JANUARY 26,

ALL IN THE YEAR 19 68

Subscribed and sworn to before me this

26th day of JANUARY 1968

Frances Parks

Notary Public in and for said County and State.

(SEAL)



FRANCES PARKS
My Commission Expires July 17, 1970

...to receive the following:
SITE PLAN AMENDMENT NO. 101-68 - proceedings initiated by Mobil Oil Corporation, as applicant, requesting rezoning from O-P to C-1 or a more restrictive zone on a property located at the southwest corner of Euclid Street and Lutzpark Avenue, and approval of a site plan for the construction of a service station. (Pursuant to Resolution No. 2177, Planning Commission recommended approval of SPA 101-68 on January 11, 1968).
SITE PLAN AMENDMENT NO. 105-68 - proceedings initiated by Louis Jansen, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone on property located at the west side of Euclid Street between approximately 123 feet and 264 feet northwesterly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Euclid Street, and approval of a site plan for the construction of multiple dwelling units. Subject site plan also requests variances from the following sections of the Municipal Code: Section 2202.2 - Required front yard in the R-2 zone; Section 2216A.4(d) - Required distance between parking areas and buildings. (Pursuant to Resolution No. 2178, Planning Commission recommended approval of SPA 105-68 on January 11, 1968).
SITE PLAN AMENDMENT NO. 124-67 - proceedings initiated by Daniel L. Evans and Associates, as applicants, requesting rezoning from R-1, R-2, and C-1 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street, and approval of a site plan for the construction of a mobile home park. (Pursuant to Resolution No. 2187, Planning Commission recommended approval of SPA 124-67 on January 11, 1968).
SITE PLAN AMENDMENT NO. 104-68 - proceedings initiated by Charles Fusco, as applicant, requesting rezoning from O-P to R-1 or a more restrictive zone on property located on the north side of Chapman Avenue between approximately 110 feet and 300 feet westerly from the centerline of Euclid Street and extending in depth for approximately 313 feet north from the centerline of Chapman Avenue, and approval of a site plan for the construction of a Rest Home. (Pursuant to Resolution No. 2179, Planning Commission recommended approval of SPA 104-68 on January 11, 1968).
A-102-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Woodbury Avenue and property located on the north side of Westminster Avenue between approximately 1323 feet and 653 feet westerly of the centerline of Brookhurst Street and extending in depth approximately 82 feet northwesterly from the centerline of Westminster Avenue. (Pursuant to Resolution No. 2180, Planning Commission recommended approval of A-102-68 on January 11, 1968).
A-105-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning to C-1 or a more restrictive zone on property located on the east side of Brookhurst Street between approximately 140 feet and 235 feet northwesterly from the centerline of Jennrich Avenue and extending approximately 218 feet easterly of the centerline of Brookhurst Street. (Pursuant to Resolution No. 2182, Planning Commission recommended approval of A-105-68 on January 11, 1968).
A-103-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Section 2216.12(c) of the Municipal Code which pertains to the placement of walls, fences, and hedges on reverse corner lots. (Pursuant to Resolution No. 2181, Planning Commission recommended approval of A-103-68 on January 11, 1968).
A-106-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning on property under County jurisdiction located at the northwest corner of Brookhurst Street and Hazard Avenue from County zone A-1 to C-1 and R-3 or more restrictive zones. The proposed rezoning requests to establish C-1 zoning on property located on the west side of Brookhurst Street between the centerline of Hazard Avenue extending northerly approximately 123 feet and extending easterly approximately 206 feet from the centerline of Brookhurst Street and also to establish R-3 zoning on property located on the north side of Hazard Avenue between approximately 203 feet and 462 feet westerly from the centerline of Brookhurst Street and extending northerly approximately 223 feet from the centerline of Hazard Avenue. (Pursuant to Resolution No. 2183, Planning Commission recommended approval of A-106-68 on January 11, 1968).
ALL INTERESTED PARTIES ARE invited to attend and hear from and express opinion or submit evidence for or against the proposed rezoning.
FURTHER INFORMATION on the above proceedings may be obtained at the Planning Department or City Clerk's Office by City Hall, or by telephone 307-0200.
BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.
DATED: January 22, 1968
CITY CLERK
Frances Parks
Notary January 26, 1968
The Orange Co. Pub. Laws No. 276

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct public hearings on February 6, 1968, at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall, 11391 Acacia Street, Garden Grove, to receive and consider evidence and reports on the following:

SITE PLAN AMENDMENT NO. 101-68 - proceedings initiated by Mobil Oil Corporation, as applicant, requesting rezoning from O-P to C-1 or a more restrictive zone on property located at the southwest corner of Euclid Street and Lampson Avenue, and approval of a site plan for the construction of a service station. (Pursuant to Resolution No. 2177, Planning Commission recommended approval of SPA 101-68, on January 11, 1968).

SITE PLAN AMENDMENT NO. 103-68 - proceedings initiated by Egon Jensen, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street, and approval of a site plan for the construction of multiple dwelling units. Subject site plan also requests variances from the following Sections of the Municipal Code: Section 9205.2 - Required front yard in the R-2 zone; Section 9216A.4(d) - Required distance between parking areas and buildings. (Pursuant to Resolution No. 2178, Planning Commission recommended approval of SPA 103-68, on January 11, 1968).

SITE PLAN AMENDMENT NO. 124-67 - proceedings initiated by Daniel L. Evans and Associates, as applicants, requesting rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street, and approval of a site plan for the construction of a mobile home park. (Pursuant to Resolution No. 2187, Planning Commission recommended approval of SPA 124-67, on January 11, 1968).

SITE PLAN AMENDMENT NO. 104-68 - proceedings initiated by Charles Fusco, as applicant, requesting rezoning from O-P to R-3 or a more restrictive zone on property located on the north side of Chapman Avenue between approximately 110 feet and 300 feet westerly from the centerline of Buaro Street and extending in depth for approximately 310 feet northerly from the centerline of Chapman Avenue, and approval of a site plan for the construction of a Rest Home. (Pursuant to Resolution No. 2179, Planning Commission recommended approval of SPA 104-68 on January 11, 1968).

A-102-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Woodlury Avenue and property located on the north side of Westminster Avenue between approximately 1323 feet and 655 feet westerly of the centerline of Brookhurst Street and extending in depth approximately 832 feet northerly from the centerline of Westminster Avenue. (Pursuant to Resolution No. 2180, Planning Commission recommended approval of A-102-68, on January 11, 1968).

A-105-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing the zoning to C-1 or a more restrictive zone on property located on the east side of Brookhurst Street between approximately 140 feet and 275 feet northerly from the centerline of Jennrich Avenue and extending approximately 210 feet easterly of the centerline of Brookhurst Street. (Pursuant to Resolution No. 2182, Planning Commission recommended approval of A-105-68 on January 11, 1968).

A-103-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Section 9216.12(c) of the Municipal Code which pertains to the placement of walls, fences, and hedges on reverse corner lots. (Pursuant to Resolution No. 2181, Planning Commission recommended approval of A-103-68, on January 11, 1968).

A-106-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning on property under County jurisdiction located at the northwest corner of Brookhurst Street and Hazard Avenue from County zone A-1 to C-1 and R-3 or more restrictive zones. The proposed rezoning proposes to establish C-1 zoning on property located on the west side of Brookhurst Street between the centerline of Hazard Avenue extending northerly approximately 333 feet and extending westerly approximately 283 feet from the centerline of Brookhurst Street and also to establish R-3 zoning on property located on the north side of Hazard Avenue between approximately 283 feet and 662 feet westerly from the centerline of Brookhurst Street and extending northerly approximately 333 feet from the centerline of Hazard Avenue. (Pursuant to Resolution No. 2183, Planning Commission recommended approval of A-106-68, on January 11, 1968).

ALL INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposals as outlined above.

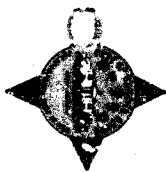
FURTHER INFORMATION ON the above applications may be obtained or viewed at the Planning Department or City Clerk's Office in City Hall, or by telephone: 537-4200.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.
DATED: January 22, 1968.

GWEN WIESNER
CITY CLERK

RECEIVED
CITY OF GARDEN GROVE

JAN 28 10 45 AM '60



City of
Garden Grove
California, 92640
1191 Acacia Street
City Clerk



- Moved, left no address
- No street number
- Moved, not forwardable
- Addressee unknown

73
~~Jack Ward
12791 Woodland
City 92640
SFA 124-67~~



RECEIVED
CITY OF GARDEN GROVE

JAN 29 10 45 AM '68

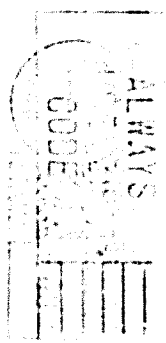
City of
Garden Grove
California 92640
1391 Acacia Street
City Clerk



Harvey Edwards
12182 Garthay Cir
City 92641
SPA 124-67

- Moved, list no address
- No such number
- Moved, not forwarding
- Addressed unknown

1076 P/O



MAILING LIST MEETING OF
DEC. 14, 1967
PLANNING COMMISSION
SPA 124-67

SUBJECT PROPERTY OWNERS:

Mary Thomson
2214 N. Westwood
Santa Ana, Calif. 92706
SPA 124-67

PROPERTY OWNERS WITHIN
300' RADIUS:

Ralph Schools
12662 West St
City 92640
SPA 124-67

Dale Potter
12672 West St
City 92640
SPA 124-67

Cecil Williams
12692 West St
City 92640
SPA 124-67

Gordon Parks
12702 West St
City 92640
SPA 124-67

Alice Ziska, et al
12712 West St
City 92640
SPA 124-67

John Griffing
12041 Stanford
City 92640
SPA 124-67

Paul David Parry
12711 Merrill St
City 92640
SPA 124-67

Robert Litrich
12701 Merrill St
City 92640
SPA 124-67

Floyd Beale
12691 Merrill
City 92640
SPA 124-67

Jane Eccles
12671 Merrill St
City 92640
SPA 124-67

Raynard Sharpness
12661 Merrill St
City 92640
SPA 124-67

John Ikard
12042 Stanford
City 92640
SPA 124-67

XXXXXXXXXXXXXXXX

John Stevens
12052 Stanford
City 92640
SPA 124-67

James Busby
12742 West St
City 92640
SPA 124-67

William Conger
12772 West St
City 92640
SPA 124-67

Marjorie Reaser
8731 La Grand Ave
City 92640
SPA 124-67

Walter Beck
12812 West St
City 92640
SPA 124-67

Marjorie Reaser, Etal
% Walter Beck
12812 West St
City 92640
SPA 124-67

Roy Markins
12041 Dunklee
City 92640
SPA 124-67

Vincent Kaya
12061 Dunklee Ln
City 92640
SPA 124-67

Alfred Owens
12052 Dunklee
City 92640
SPA 124-67

Althea Dittman, et al
12042 Dunklee
City 92640
SPA 124-67

William Oliver Phegley
12022 Dunklee
City 92640
SPA 124-67

Ronald Wilson
12012 E. Dunklee
Garden Grove, Calif. 92640
SPA 124-67

Robert Young
12002 Dunklee
City 92640
SPA 124-67

MAILING LIST CONTINUED
SPA 124-67

Page 2

Norman Mock
12031 Acacia St
City 92640
SPA 124-67

Joseph Delgadillo
12032 Acacia St
City 92640
SPA 124-67

Chapman Homes, Inc
P. O. Box 120
Costa Mesa, Calif. 92627
SPA 124-67

John Thorpe
10392 Shady Ridge Dr
Santa Ana, Calif. 92705
SPA 124-67

Jester Byerly
Maurice Rosenfeld
848 Greentree Dr
Pacific Palisades, Calif. 90272
SPA 124-67

Elbi, Inc.
9601 Wilshire Blvd
Suite 432
Beverly Hills, Calif. 90212
SPA 124-67

M. J. Short
1823 Loza Roja
Santa Ana, Calif. 92705
SPA 124-67

Dorthea Morris
11731 Stuart Dr., Apt 1
City 92640
SPA 124-67

Peter Zinnar
201 Chautaugua Blvd
Pacific Palisades, Calif. 90272
SPA 124-67

George Downs
12001 Acacia St
City 92640
SPA 124-67

Alvin Duby, Jr.
12041 Acacia Ave
City 92640
SPA 124-67

Harry Reynolds
12012 Acacia St
City 92640
SPA 124-67

Roy Schoonover
12932 West St
City 92640
SPA 124-67

John Etchandy
2302 W. Trask Ave
Santa Ana, Calif. 92706
SPA 124-67

Harry Saulsbery
1420 Wedgewood
Abahelm, Calif. 92801
SPA 124-67

Garden Grove Gas Station, Inc.
P. O. Box 1662
Beverly Hills, Calif. 90213
SPA 124-67

Eldred Halssner
1111 Charwood Ln
Santa Ana, Calif. 92705
SPA 124-67

William Carden
11852 Garden Grove Blvd.
City 92640
SPA 124-67

Norman Kallogg
12772 Woodland
City 92640
SPA 124-67

Gustaff Ruyffelaere
12011 Acacia Ave
City 92640
SPA 124-67

Gilbert Miller
12042 Acacia St
City 92640
SPA 124-67

Phillip Stallybaress
12002 Acacia St
City 92640
SPA 124-67

Charles Conyers
2029 Avenida Aprenda
San Pedro, Calif. 90732
SPA 124-67

Abraham Tabash
344 S. Peck Dr
Beverly Hills, Calif. 90212
SPA 124-67

Edker Pope
2733 Shell St
Corona Del Mar, Cal. 92625
SPA 124-67

Lido Fashions, Inc
3424 Via Lido
Newport Beach, Calif. 92560
SPA 124-67

Hubert Kleinendorst
11701 Stuart Dr., Apt 1
City 92640
SPA 124-67

Edward Mellbron
Foodmaker Company
9330 Balboa Ave
San Diego, Calif. 92107
SPA 124-67

Dorothy Drenner
12762 Woodland
City 92640
SPA 124-67

MAILING LIST CONTINUED
SPA 124-67
Page 3

George Mitchell
12792 Woodland
City 92640
SPA 124-67

Fred Young
12802 Woodland
City 92640
SPA 124-67

Harry Helms
12812 Woodland
City 92640
SPA 124-67

John Cook
12832 Woodland
City 92640
SPA 124-67

Daniel Simco
12842 Woodland
City 92640
SPA 124-67

Harold Howard
12852 Woodland
City 92640
SPA 124-67

Edward Miller
12862 Woodland
City 92640
SPA 124-67

Dean Archer
12882 Woodland
City 92640
SPA 124-67

William Campbell
12892 Woodland
City 92640
SPA 124-67

Kenneth Soukup
12902 Woodland
City 92640
SPA 124-67

Sidney Morrison
12912 Woodland
City 92640
SPA 124-67

Louis Anderson
12922 Woodland
City 92640
SPA 124-67

Archie Darnbrough
11852 Homestead Pl
City 92640
SPA 124-67

John Langin
11832 Homestead
City 92640
SPA 124-67

Darold Kleppa
11822 Homestead Pl
City 92640
SPA 124-67

Louise Friedenborg
11802 Homestead Pl
City 92640
SPA 124-67

John Bullock
11801 Garden Grove Blvd.
City 92640
SPA 124-67

John Nowland
1125 E. 17th St
Santa Ana, Calif. 92701
SPA 124-67

Allen Mc Elravey
11142 Endry St
City 92641
SPA 124-67

Robert Garstang
10361 Cheney Ave
Downey, Calif. 90241
SPA 124-67

Harvey Edwards
12182 Carthay Cir
City 92641
SPA 124-67

Robert Brooks
12771 Woodland Ln
City 92640
SPA 124-67

Clarence Barwick
12781 Woodland
City 92640
SPA 124-67

Jack Ward
12791 Woodland
City 92640
SPA 124-67

Norman Stingley
12801 Woodland
City 92640
SPA 124-67

Ray Harple
12811 Woodland
City 92640
SPA 124-67

Calvin Dingsess
12831 Woodland
City 92640
SPA 124-67

William Kelsey
12841 Woodland
City 92640
SPA 124-67

Roy Schroder
12851 Woodland
City 92640
SPA 124-67

MAILING LIST CONTINUED
SPA 124-67
Page 4

Benjamin Larson
12861 Woodland
City 92640
SPA 124-67

Lloyd Alberts
12871 Woodland
City 92640
SPA 124-67

Leonard Larson
12891 Woodland
City 92640
SPA-124-67

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Stanley Johnson
12911 Woodland
City 92640
SPA 124-67

William Harper
11751 Stanford Ave
City 92640
SPA 124-67

Harold Veldman
11741 Stanford Ave
City 92640
SPA 124-67

Roscoe Dick
11731 Stanford
City 92640
SPA 124-67

Thomas Gardner
11721 Stanford
City 92640
SPA 124-67

John Sullivan
11701 Stanford Ave
City 92640
SPA 124-67

Raymond Archuleta
12692 Woodland
City 92640
SPA 124-67

Bruce Smith
12702 Woodland
City 92640
SPA 124-67

Herman Siemast
12701 Woodland
City 92640
SPA 124-67

George David
11852 Dorada Ave
City 92640
SPA 124-67

Frank Parisi
11842 Dorada
City 92640
SPA 124-67

Robert Rubidoux
11832 Dorada Ave
City 92640
SPA 124-67

William Kellor
11822 Dorada Ave
City 92640
SPA 124-67

Billy Stiff
11802 Dorada Ave
City 92640
SPA 124-67

Robert Sachar
12691 West St
City 92640
SPA 124-67

Boby Taylor
Leola Collins
12711 West St
City 92640
SPA 124-67

Raymond Danet
12727 West St
City 92640
SPA 124-67

Joseph Batz, Jr.
12741 West St
City 92640
SPA 124-67

Thomas Flanary
12740 Morgan Lane
City 92640
SPA 124-67

Mary Golubic
12726 Morgan Ln
City 92640
SPA 124-67

Franklin Finley
12712 Morgan Ln
City 92640
SPA 124-67

William Greenwood
12698 Morgan Ln
City 92640
SPA 124-67

Corbett Christie
12686 Morgan Ln
City 92640
SPA 124-67

Michael Pavlick
12697 Morgan Ln
City 92640
SPA 124-67

Hilo D. Woodworth, Jr.
12711 Morgan Ln
City 92640
SPA 124-67

MAILING LIST
CONTINUED Page 5
SPA 124-67

Bernard Grigg
12702 Kathy Ln
City 92640
SPA 124-67

Herbert Smith
12692 Kathy Ln
City 92640
SPA 124-67

Robert Klenz
12682 Kathy Ln
City 92640
SPA 124-67

Leonard Andrus
12701 Kathy Ln
City 92640
SPA 124-67

Robert Anderson
12691 Kathy Ln
City 92640
SPA 124-67

Jan. 25

Mr. John M. Vincent
c/o Rutan and Tucker
811 North Broadway
Santa Ana, Calif. 92702

Site Plan Amendment Number S.P.A. 124-67

January 11, 1968.

RESOLUTION NO. 2187

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
S.P.A. 124-67

WHEREAS, in the matter of S.P.A. 124-67, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Daniel L. Evans, as applicant.
2. The applicant requests approval of a site plan for the construction of a mobile home park and rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street.
3. The subject property is zoned R-1, R-3, and C-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property have been reviewed.
5. Past cases affecting the subject property were considered and the Staff Report submitted by the City's Staff was reviewed.
6. Public testimony was heard.

WHEREAS, the Planning Commission findings are as follows:

1. Subject site plan amendment possesses characteristics that would indicate justification of the request for adoption.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case.
 - a. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations.
 - b. Approval of this application shall not be construed as sanctioning any violation of State Mobilehomes and Mobilehome Parks requirements.
 - c. That no mobile home space shall be rented for occupancy by any travel trailer or camper.
 - d. That not more than one (1) mobile home shall be placed on each mobile home lot.
 - e. That development shall adhere to the yards shown with the "typical trailer space" on subject site plan.
 - f. That landscaped areas along the arterial streets shall have permanent sprinklers installed at the time of construction.
 - g. That if subsequent efforts to achieve a solution to the drainage problem should result in the need to modify the design of the mobilehome park then the revised plan shall be approved by the Planning Commission, but without the necessity of further public hearings.
 - h. That minor changes in this site plan, except as provided for above, may be approved by the Planning Director. If other than minor changes are made in the proposed development, approval of and approval procedure for said changes shall be at the discretion of the Planning Commission.
 - i. That in the event subject property is sold or sub-leased, the new owner or leasee shall be provided a copy of these conditions by the applicant.

RESOLUTION NO. 2187 (Continued)

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby recommend approval of S.P.A. 124-67 subject to the conditions stated above, and does further recommend to the City Council rezoning to the R-3 zone, as indicated on the maps attached hereto and made a part hereof.

ADOPTED AND APPROVED this 11th day of January, 1968.

/s/ C.C. WOOLLEY
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on January 11, 1968, and carried by the following vote, to wit:

AYES: COMMISSIONERS: WOOLLEY, BURTON, MC CLEARY, SHELTON, BERNSTON, LUDLOW, MOVIUS
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

/s/ CLINE F. MARTIN
SECRETARY

PUBLIC HEARING:
INITIATED BY:
REQUEST:

LOCATION:

DATE:

SITE PLAN NO. S.P.A.-124-67
DANIEL L. EVANS
APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION
OF A MOBILE HOME PARK AND REZONING FROM R-1, R-3
AND C-2 TO R-3 OR A MORE RESTRICTIVE ZONE.
NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND
WEST STREET.
JANUARY 11, 1968

Mr. Casper stated this case is a continued public hearing from the
meeting of December 74, 1967.

Mr. Daniel Evans appeared before the Commission and stated that subsequent to the last meeting he held several meetings with the Staff and the problem was that this use would not worsen the drainage condition that already existed. The engineering problem is complicated and involves considerable expense on his part in order to convince the Staff that he will not worsen the situation. He has had his engineer incorporate the Commission's recommendations into a new plan. The setback on Garden Grove Boulevard provides for landscaped areas, the interior street has been widened and a cul-de-sac and crash gates have been provided at Stanford Avenue and Morgan Lane.

Mr. William Hamilton, 12892 Woodland Lane, appeared before the Commission and presented a petition with 47 names in favor of the proposed development.

Mrs. Roy Harkins, 12041 Dunklee Lane, appeared before the Commission and stated her home is across the street and one house away from this endeavor. It seems the City keeps adding insult to injury; she even volunteered to rent her property to the City for a sump. Her definition of residential flooding is when you can't walk out of your door without wearing boots. If the doors aren't protected with sand bags, the floors get wet. In this area over the years Mr. Handy says there is no solution to the drainage problem. She feels the homes in this area are not particularly expensive or ostentatious, but people have tried to keep them in good condition over the years. When you have to continually fight the flood, it gets pitiful. This condition still exists. It is a bad situation and the kids have caught fish at the corner of Dunklee and West from water coming from Kid's Haven. The residents in this area have pleaded for years to alleviate the condition that exists before further construction is permitted, but these requests and pleas have been ignored. The oldsters in the area say that the water goes into the culvert but never comes out because there is no place for it to go. The problem is left to the developers and their only solution is to run the water onto the residential streets. It doesn't have to rain more than an eighth of an inch before they are flooded. The area residents are concerned with the parking problem because they don't feel this facility has provided enough parking for guests who will then utilize the streets.

Mr. Walter Beck, 12812 West Street, appeared before the Commission and stated with another inch of rise he will have to buy new carpets. He has had to have his home terminated three times because of the water problem. When these homes were built, there was no flooding problem. It has gotten worse over the years. If you dam up a creek or river and flood out your neighbor, you are liable. Who is responsible in this instance? According to the Engineering Department they have no solution for the water drainage and the water will rise and he is concerned. The mailman hesitates to deliver his mail because the water is eight inches high up to his front porch. Over half of the subject property will be covered with trailers which will cover the area that would normally absorb the rain water, so some water will be dumped out into the residential area. There was better than a foot of water in this drainage ditch this morning at 10:00 a.m. although there was barely enough rain last night to wet the grass, which indicates that the water is not moving. He feels these people should be able to develop their property but if such development means that his property goes under water, he thinks the matter should be reconsidered. The property is now zoned R-1 and if it is developed as R-1, the streets would be continued and could carry off the water. There is no continuation of the alley. At the last meeting it was mentioned by the Chairman that no one objected to the rezoning, but he does object. He feels the applicant can develop his property within the existing zoning and respectfully requests the Commission to consider this very carefully. This condition was created because of development in the area and the natural flow of water has been blocked.

Mr. Thomas Flanary, 12740 Morgan Lane, appeared before the Commission and stated she is not against progress but she is perturbed about the water situation. The drainage ditch doesn't carry the water away. The water is knee deep or deeper in this ditch and the kids crawl on her block wall fence in order to get across the ditch without getting wet on their way to school.

In rebuttal testimony, Mr. Evans stated that West Street will be improved with curbs, gutters and sidewalks. The storm drain he proposes will be deep and will not be accessible to anyone. Ample parking is provided. The problem has been progressively worsened through development and it is a case of which man has the right.

In response to a question by Commissioner McCleary, Mr. Evans stated the termination of this alley would be in such a way that it could be cleaned by street sweeping equipment.

Chairman Woolley stated the first consideration is if this is the proper land use for the area and the engineering and flood control will have to be worked out before any extensive development can be made.

Mr. Charles R. Handy, Director of Public Works, appeared before the Commission and stated the primary concern of the City is the drainage. It doesn't matter what type of development goes in here; his concern would be the same. He doesn't know whether or not this can be solved according to engineering practices where they can say with assurance that the drainage will not be worse than it is today. He would like to bring this to a head. This is vacant land and he anticipates that this will have to be a policy decision of the City Council as to the drainage problem. In the event that the solution is marginal, he would like to have a policy decision as to whether or not this land can be developed prior to the installation of an underground storm drainage system. If there is an element of doubt in his mind and the Council says that they recognize this but that the land should be utilized, that is their decision. It is possible that this development would not worsen the drainage problem but could improve it, but he doesn't know this. He will endeavor to study this problem.

Commissioner Shelton stated part of the problem here is that the volume of water conducted to this point is not conducted away at the same speed so that there is a build-up and this property acts as a dam. He questioned if the developer wouldn't have the responsibility of passing the water through his property at the same rate at which it arrives.

Mr. Handy stated the developer must accept and convey the water through his property and away from it in a like condition.

Commissioner Shelton stated he sees this development as an alleviation of the problem and a lowering of the water that builds up in front of these residential homes. West Street is a secondary arterial highway and if this property was proposed to develop as a single family development, curb cuts would not be allowed so that the R-1 lots would back up to West Street with a block wall.

Mr. Evans stated he will share his fair burden of the problem and he suggests that a petition be circulated and a special assessment district be created and this area join with the City to carry the water down to the drain on Newhope. If shared equally, this could be a solution.

Chairman Woolley declared the public hearing closed.

Commissioner Movius stated he thinks this is a proper land use to develop this property and bring revenue to the City. He feels the developer is ready, willing and able to cooperate with his neighbors and the City to solve the drainage problem.

Commissioner Bernston stated that trailer parks have been approved very recently and conditions of approval have been attached. Commissioner Bernston read these conditions and questioned if the applicant had any objection to their being included in the approval of this case.

Mr. Evans stated he would have no objections to these conditions.

Mr. Handy stated that on short, stubbed streets as exist here, there is no need for turn-around for automobiles but only for a street sweeper.

Commissioner McCleary stated she considers this a proper land use for this corner. She is very concerned about the fact that this is considered an interim use and feels that some kind of precise plan for the future continuation of the streets be planned so that proper circulation will be provided when this use is terminated.

It was moved by Commissioner Bernston, seconded by Commissioner Ludlow, that a resolution be adopted approving S.P.A.-124-67 subject to the following conditions:

1. If subsequent efforts to achieve a solution to the drainage problem should result in the need to modify the design of the trailer park, then the revised plan shall be approved by the Planning Commission, but without the necessity of further public hearings.
2. That no mobile home space shall be rented for occupancy by any travel trailer or camper.
3. That not more than one mobile home shall be placed on each mobile home lot.
4. That the yards shown on the "typical trailer space" be adhered to.
5. That in the event that the property is sold or sub-leased, the new owners or lessee shall be provided a copy of these conditions by the applicant.
6. Landscaped areas on the arterial streets shall have permanent sprinklers installed at the time of construction.
7. Approval of this application shall not be construed as sanctioning any violation of State Mobilehomes and Mobile-home Parks requirements.

Said motion was carried by the following vote:

AYES:

COMMISSIONERS: WOOLLEY, BURTON, MC CLEARY, SHELTON, BERNSTON,
LUDLOW, MOVIUS

NOES:

COMMISSIONERS: NONE

ABSENT:

COMMISSIONERS: NONE

Chairman Woolley instructed the Staff to prepare the proper resolution for the approval of S.P.A.-124-67. (RESOLUTION NO. 2187).

PUBLIC HEARING

SITE PLAN NO. S.P.A. -124-67

ITEM NO. 12

INITIATED BY:

DANIEL L. EVANS
c/o RUTAN & TUCKER
c/o JOHN M. VINCENT
811 N. BROADWAY
SANTA ANA, CALIFORNIA

REQUEST:

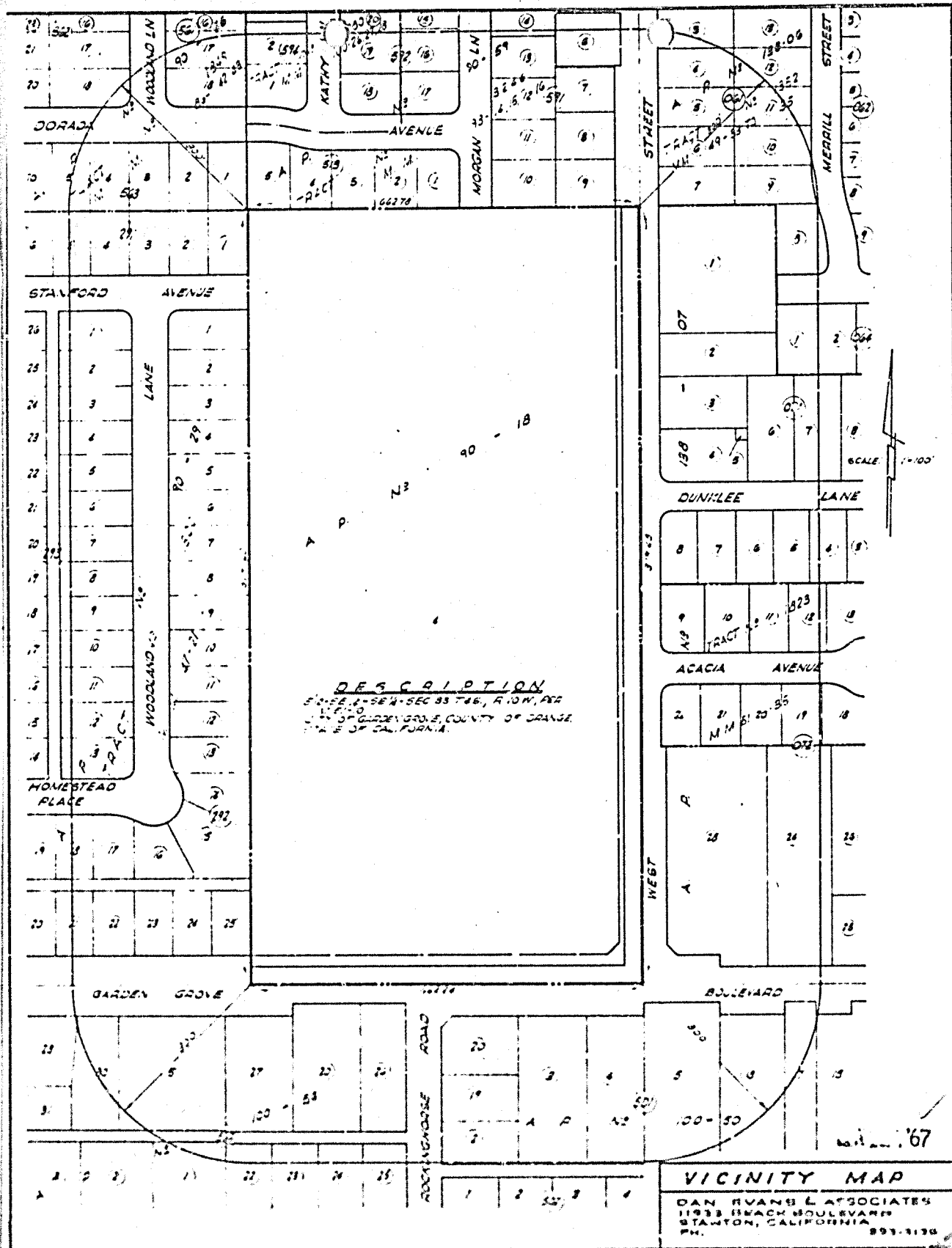
APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF A MOBILE HOME PARK
AND REZONING FROM R-1, R-3, AND C-2
TO P-3 OR A MORE RESTRICTIVE ZONE.

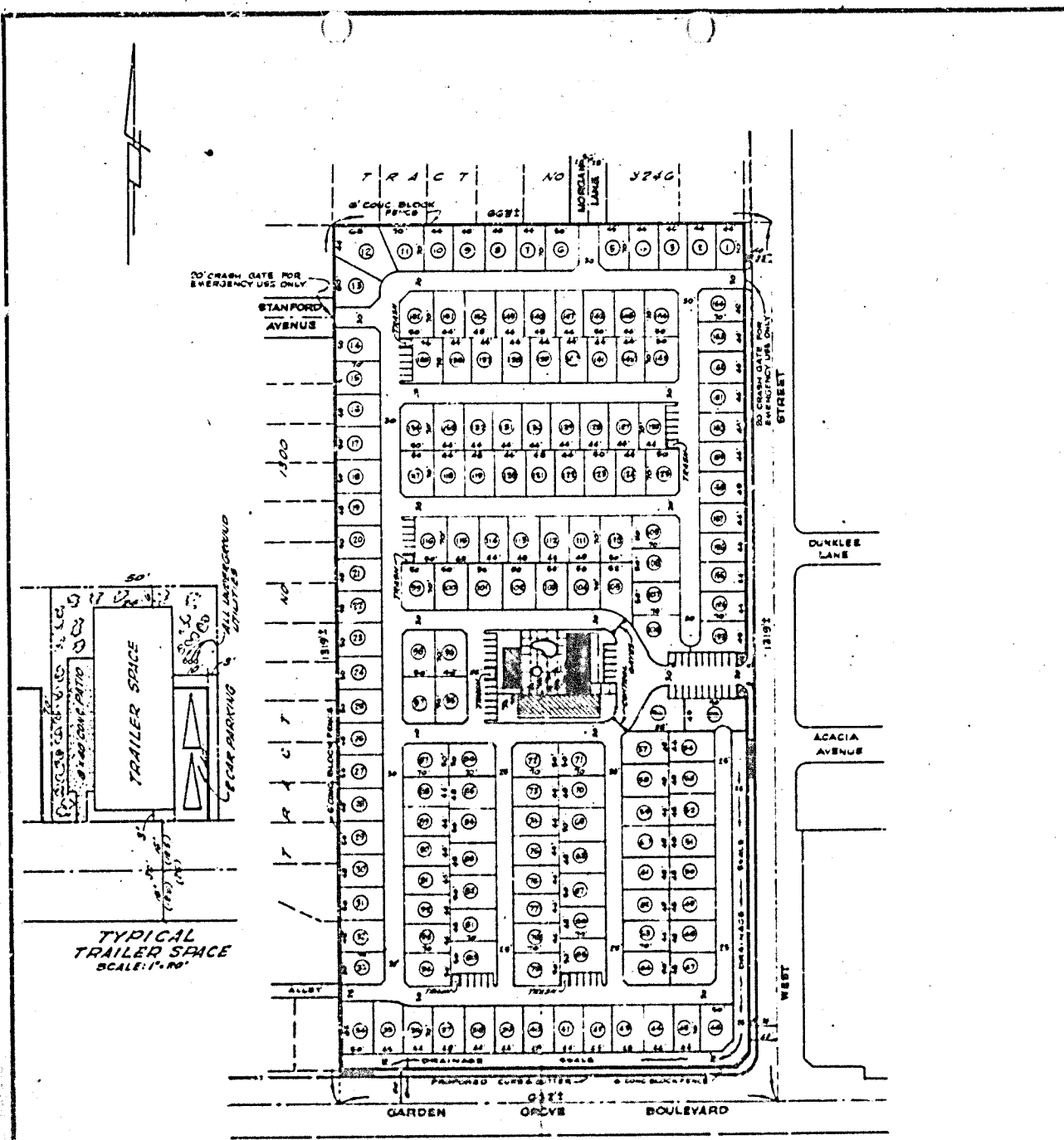
LOCATION:

NORTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND WEST STREET.

DATE:

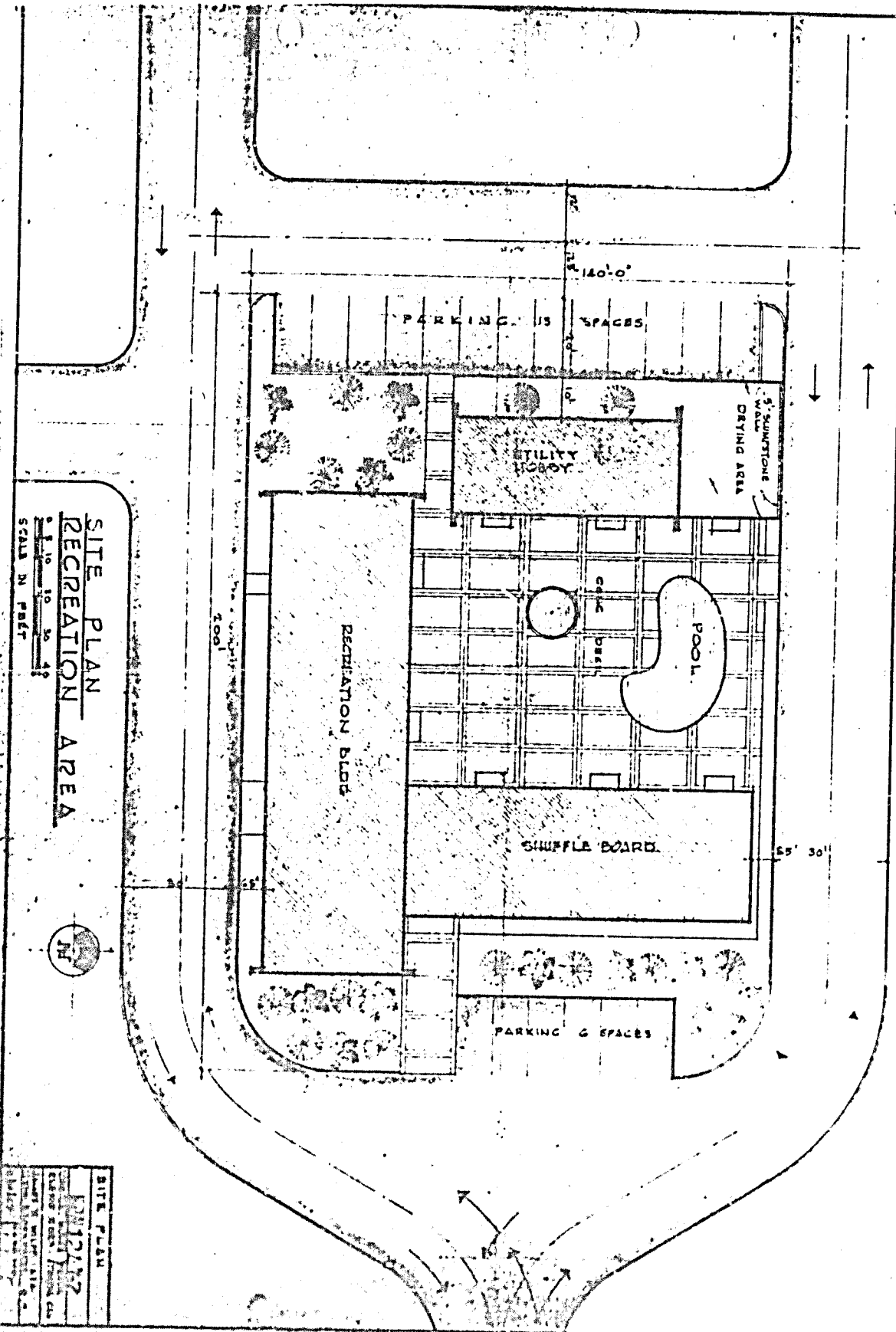
JANUARY 11, 1968





TOTAL AREA 20.07 ACRES
 TOTAL SPACES 164
 SPACES PER ACRE 8.17
 CURB CUT PARKING 0.1
 RECREATION AREA 0.08 ACRES
 UNDERGROUND UTILITIES

SITE PLAN	
164 SPACE MOBILE HOME PARK	
DAN EVANS & ASSOCIATES 11933 BEACH BOULEVARD STANTON, CALIFORNIA PH. 855-3134	
SCALE 1" = 100'	CASE NO.
DATE: NOV 1967	164-167



SITE PLAN
RECREATION AREA



SITE PLAN
12/27/72
ENGINEER
ARCHITECT
CONTRACTOR

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Ted Hilton

From: L. R. Marshall, Captain

Dept.: Planning

Dept.: Police

Subject: SPA 124-67


Date: December 7, 1967

With regard to the proposed mobile home development in SPA 124-67, it is the opinion of the Police Department that it would be preferable to have Stanford Avenue continue through and connect with West Street. Also, if feasible, the intersections of Morgan Lane with Stanford Avenue would facilitate the police operation in the city.

The critical need for intersecting Stanford Avenue and West Street, from the Police standpoint, lies in the fact that the location of this area is in the southwest corner of Police Patrol Beat 6. Beat 6 is bordered by Ninth Street on the west, Garden Grove Boulevard on the south, and the city limits to the north and east. Each of the eleven (11) geographical beats in the city are normally patrolled by a separate police unit, so internal accessibility is a significant factor in the effectiveness of the beat units to provide emergency service to the community.

Presently, the residential tract served by Lemonwood Street, Woodland Lane, Homestead Place and a portion of Stanford Avenue (West of the proposed mobile home park) is isolated from the rest of Beat 6 and presents a continuous patrol problem, since the beat unit is required to travel south to Garden Grove Boulevard in order to enter the area on Lemonwood Street. Although during routine patrol this would be no problem, under emergency conditions the officer is immediately restricted in either leaving or entering this area.

Therefore, an action by which Stanford Avenue would become a continuous East-West thoroughfare would materially improve the ability of the Police Department to conduct crime prevention patrol and to provide emergency police service to the community. Specifically, the suggested extension of Stanford Avenue to West Street would enable the residents in the area west of SPA 124-67 to receive better and more frequent police service.


L. R. MARSHALL, CAPTAIN
ADMINISTRATIVE AIDE

LRM/gs

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cline Martin	From: Charles R. Handy
Dept.: Planning	Dept.: Public Works
Subject: Street Pattern Requirements for Planning Case SPA-124-67	Date: December 8, 1967

After reviewing the above proposed site plan, the Public Works Department recommends that the following public street patterns be a condition for the approval of this case:

I. Public Streets.

Three alternatives in order of preference.

1. Extension of Stanford Ave. to West St. and extension of Morgan Lane to Stanford Ave.
2. Extension of Stanford Ave. to West St. only.
3. Extension of Stanford Ave. to Morgan Lane only.

II. Public Alley.

The public alley north of Carden Grove Blvd. shall be either extended or terminated in a logical manner.



CRH:FC:jg

cc: R. C. Howes
F. Cheatham (296-67)

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cline Martin
Dept.: Planning
Subject: SPA 124-67
Garden Grove Blvd. and West St.

From: Charles R. Handy
Dept.: Public Works
Date: January 3, 1968

The above numbered case was continued to January 11, 1968 for drainage and other design considerations.

This Department has held a meeting with the developer and his engineer to discuss the solution to the drainage problem. At this meeting it was recognized that the best solution would be the construction of an underground facility estimated to cost approximately \$800,000. This solution is not possible at the present time; therefore, the developer was asked to develop a drainage plan that would not worsen the present situation. Such a plan may, or may not, be possible to engineer.

It would be desirable to determine if the proposed development is proper land use before the developer spends considerable time and money on the drainage problem.

We anticipate filing a complete report on the proposed drainage plan with the City Council prior to final approval of this development.

CRH

CRH:js

cc City Engineer

SITE PLAN NO. S.P.A.-124-67

STAFF REPORT
JANUARY 11, 1968

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by Daniel L. Evans & Associates, as applicant.
2. The applicant requests approval of a site plan for the construction of a mobile home park and rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street.
3. The subject property is presently zoned R-1, R-3, and C-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned R-1 and is improved with single-family dwellings.
 - b. South: Zoned R-1 and C-2 and is partially improved with commercial stores.
 - c. East: Zoned R-1 and C-2 and is improved with single-family dwellings and commercial stores.
 - d. West: Zoned R-1 and is improved with single-family dwellings.
5. Past cases affecting the subject property include:
 - a. A-120-58, a request to rezone subject property from R-1 to C-1 was approved in part by the City in 1958. The existing R-3 zoning on a portion of subject property is a result of said case.
 - b. A-183-59, a request to rezone a portion of subject property from C-1 to C-2 was approved by the City on November 10, 1959.
 - c. P.P.S.-107-58, a precise plan to provide a 60 foot street extending 300 feet into subject property from Garden Grove Boulevard separating the R-3 and C-2 zones, was approved by the City in June 1958. This plan will have to be modified to accommodate the proposed mobile home park, or vice versa.

d. SPA-152-64, a site plan to construct 166 dwelling units on 166 separate lots with a common recreational area and a rezoning from R-1 and R-3 to R-3 on all of subject property except the C-2 portion, was denied without prejudice. At that time, the Planning Commission expressed concern about the completion of the street system in the area which was not accommodated by SPA-152-64.

6. Applicant requests approval of a site plan to construct a mobile home park containing a recreation area and 164 mobile home pad/sites. The park is to be served by one entrance/exit on West Street. Internal circulation is provided via 30 foot and 25 foot private streets.

7. Applicant states his request as follows:

This property is ideally located for a mobile home park at this time. This interim use will allow us to retain a large block of land in the core of the city for a future higher use. This interim use will justify payment of taxes and extensive off-site improvement which are required for this development on both West Street and Garden Grove Blvd., as well as provide some income to owners during the interim period.

8. NOTE: Mobile home park construction and operation is controlled to a large degree by State codes which are administered by the City. Because of this fact and because the City Code has very little to say on the subject, the City requirements pertain basically to the overall site size, proper zoning, design, relationship to surrounding areas, and general internal design relationships and parking requirements. Trailer pad sizes, distances between trailers, accessory structures, driveway sizes, laundry facilities, sanitary facilities, and all utilities are specifically covered by the State codes. The Staff has reviewed the State Mobilehome Regulations and the applicant's plan appears to conform to the State requirements concerning the individual trailer pad sizes,

SPA-124-67 (continued)

the yard requirements regulating the distances between individual trailers and between trailers and accessory buildings. If the Planning Commission approves the applicant's proposal, however, a condition is warranted which would point out that approval would not sanction any violation of the State Mobilehomes and Mobilehomes Parks Requirements. This would be a safeguard against any City misinterpretation of State laws.

II. IMPLICATIONS OF THIS PROPOSAL ON THE GENERAL PLAN:

1. Land Use - This Element of the General Plan suggests low density residential uses on the northern portion of the subject property, high density residential on a portion of the Garden Grove Boulevard frontage, and commercial on the corner frontage of Garden Grove Boulevard and West Street. The boundaries of the suggested uses are drawn in a generalized manner, but the proposal would seem to be in partial conflict with the Land Use Element. If the proposal is approved, it would imply an amendment to a portion of the General Plan.

2. Flood Control and Drainage - There is a serious flooding and drainage problem on and around the subject property. This Element proposes a storm drain along the Garden Grove Boulevard frontage that would alleviate the problem. There has been no date set for the construction of this facility and until such time that it is constructed, the flooding problem will continue to exist.

3. Water Supply - The water facilities for this area as set forth in this Element are now available along Garden Grove Boulevard, but are deficient along West Street. The adequacy of these facilities for serving the proposed use on this parcel would be ascertained once the applicant's water demands are determined.

4. Streets and Highways - This Element designates West Street as a secondary highway and Garden Grove Boulevard as a primary highway. The subject property is deficient in both right-of-way and improvements on both West Street and Garden Grove Boulevard.

5. Fire Protection - The subject property is served by Fire Headquarters Station located approximately 1½ miles to the west on Garden Grove Boulevard.

6. Public Schools - The proposed mobile home park could average .09 school age children per unit implying the use or creation of up to approximately one-third of a new classroom. The number of children in the park will be determined by management.

7. Public Libraries - The proposed trailer park could generate approximately 298 persons, most of whom would be potential users of the library facilities. This would imply the use or creation of an additional 119 square feet of gross floor space within the local library system. The nearest branch library facility is located on Main Street approximately 1-3/4 miles to the west.

8. Recreation - The approximately 298 persons residing in this project would generate a demand for an additional .6 acre of developed park land in the City. There is no park in the neighborhood in which the proposed project would be a part. This Element recommends the development of two ten-acre neighborhood parks, both of which are included in the pending bond issue.

III. FURTHER ACTION:

At the December 14, 1967 meeting, the Planning Commission continued this case to this date to allow the applicant time to work out the drainage problems with the Public Works Department, to provide solutions to the problems created by the stub streets, and to explore the possibility of landscaping along Garden Grove Boulevard. Progress having been made on these matters will be reported at the January 11, 1968 meeting.

672
 000
 J. W. H.

WE, THE UNDERSIGNED, ARE IN FAVOR OF THE MOBILE HOME PARK BEING PROPOSED ON THE NORTHWEST CORNER OF GARDEN GROVE BLVD AND WEST STREET.

Mrs + Mrs Wm. M. Campbell	12892 Woodland Lane	J. S.
Mr + Mrs Louis E. Anderson	12922 Woodland Lane	J. S.
Mr + Mrs Sidney H. Morrison	12912 Woodland Lane	J. S.
Mr + Mrs W. J. Soukup	12907 Woodland Lane	J. S.
Mr + Mrs. D. R. Archer	12882 Woodland Lane	J. S.
Mr + Mrs Edward Miller	12862 Woodland Lane	J. S.
Mr + Mrs Roy J. Schuler	12851 Woodland Lane	J. S.
Mr + Mrs Floyd J. J. J.	12871 Woodland Lane	J. S.
Mr + Mrs Lina J. J.	12842 Woodland Lane	J. S.
Mr + Mrs Wm. Allen	12812 "	J. S.
Mr + Mrs. George A. Mitchell	12792 Woodland Lane	J. S.
Mrs Dorothy Drennon	12782 Woodland Lane	J. S.
Mr + Mrs C. Dinges	12772 Woodland Lane	J. S.
Mr + Mrs C. Dinges	12831 Woodland Lane	J. S.
Mrs Mrs Stungley	12801 Woodland Lane	J. S.
Mr and Mrs Rex Marple	12811 Woodland Lane	J. S.
Mrs Mrs Robert L. Brooks	12711 Woodland Lane	J. S.
Mr + Mrs Lakota Waldman	11741 Stamford	J. S.
Mrs Mrs Charles J. J.	11731 Stamford	J. S.
Thomas Gardner	11721 Stamford Ave	J. S.
J. J. J.	11661 Stamford Ave	J. S.
Mr + Mrs H. Beithler	12771 Lemonwood Lane	J. S.
Mr + Mrs Paul K. K. K.	12752 Lemonwood Lane	J. S.
Mrs Clyde Szymanski	12791 "	J. S.
Mrs Edward E. Henson	12792 Lemonwood Lane	J. S.
Mrs Helen Nelson	12800 Lemonwood Lane	J. S.
James Jensen	12811 Lemonwood Lane	J. S.
Mrs. David Porter	12812 Lemonwood Lane	J. S.
Mrs Mrs Hal M. M.	12832 Lemonwood Lane	J. S.
Susan De Paris	12841 Lemonwood Lane	J. S.
Mr Jay Thoreson	12852 Lemonwood Lane	J. S.
Mrs J. J. Sprinkle	12851 Lemonwood Lane	J. S.
Mr John Beithler	12861 Lemonwood Lane	J. S.
Mr J. J. J.	12862 Lemonwood Lane	J. S.
Mr + Mrs L. C. J. J.	12901 Lemonwood Lane	J. S.
Mrs Mrs J. J. J.	12911 Lemonwood Lane	J. S.
J. J. J.	12921 Lemonwood Lane	J. S.

WE, THE UNDERSIGNED, ARE IN FAVOR OF THE MOBILE HOME PARK BEING PROPOSED ON THE NORTHWEST CORNER OF GARDEN GROVE BLVD AND WEST STREET.

¹¹⁴²
Mrs Benjamin Harlow 12861 Woodland Lane H. H.
Mr. & Mrs. Harold L. Howard 12852 Woodland Ln. H. H.
Mr. & Mrs. R. W. Rhodes 12901 Woodland Ln C. C.
Mr. & Mrs. Thomas Keller Jr. 11792 Homestead St. H. H.
Benjamin Harlow 12912 Homestead Ave H. H.
Mr. & Mrs. Edna E. Jones 11737 Homestead St H. H.
Mr. & Mrs. William J. Harper 11751 Stanford Ave. H. H.
~~Mr. & Mrs. Wm. J. Jones 11791 Woodland Ave H. H.~~
Mr. & Mrs. Arthur Padgett 12032 Cecelia St. H. H.
Mrs. L. L. Harris 12891 Woodland Ln. H. H.

January 9, 1968

Mr. Cline Martin, Director
Garden Grove Planning Department
Garden Grove, California

Dear Mr. Martin:

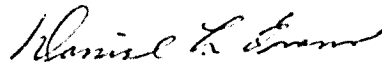
In connection with our proposal to develop property located at the NW corner of Garden Grove Boulevard and West Street, we submit herewith a revised plan.

The plan as amended incorporates changes as suggested by various members of the Commission, i.e.:

1. The block wall fronting upon Garden Grove Boulevard has been set back 5' to provide for a planting strip.
2. The roadway adjoining the wall at West Street has been widened to 30'.
3. Cul de sacs have been provided at Stanford Avenue and Mergan Lane.

We believe that the changes will enhance the development and we wish to restate our desire to make this project a credit to your city.

Respectfully submitted,



Daniel L. Evans and Associates

DLE:bdm

ROBERT E. GARSTANG

REALTOR
11217 OLD RIVER SCHOOL ROAD
DOWNEY, CALIFORNIA
TOPAZ 1-0938

Jan. 6, 1968

Garden Grove City Planning Commission
Planning Dept., City Hall
Garden Grove, California

Gentlemen:

Site Plan no.S.P.A.-124-67

I am writing you regarding the proposed zone change for the property at the N/W corner of Garden Grove Blvd. and West St. in the City of Garden Grove. It is my understanding that the present zoning is R-1, R-3, and C-2, and that is proposed to change the zone to R-3, or a more restrictive zone that could be used for a Trailer Park.

I am the owner of the property at 11641 Garden Grove Blvd, which is the second property west of the property being considered for the zone change. I have been in the Real Estate and Appraisal business for over thirty years, and it is my opinion that the proposed zone change would not be for the best and highest use of the property in question. I feel that this property is best suited for commercial use on all the frontage on Garden Grove Blvd. and that the balance should be R-3, or R-3 and R-1. This is to valuable and close in property to be used for a trailer park, and it would tend to lower the value of the surrounding properties if it were done.

If the City should decide to permit this trailer park to be built on this property, the least that could be done would be to require that the frontage on Garden Grove Blvd. be used or held for commercial use. The proposed block wall fence extending to the property line along Garden Grove Blvd. would kill in future development for this section of the Blvd.

I would appreciate it if this letter could be read at the hearing on Jan. 11th., as it is impossible for me to be there in person.

Thank you kindly.

Yours very truly,

Robert E. Garstang

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cline Martin
Dept.: Planning
Subject: SPA 124-67
Garden Grove Blvd. and West St.

From: Charles R. Handy
Dept.: Public Works
Date: January 3, 1968

The above numbered case was continued to January 11, 1968 for drainage and other design considerations.

This Department has held a meeting with the developer and his engineer to discuss the solution to the drainage problem. At this meeting it was recognized that the best solution would be the construction of an underground facility estimated to cost approximately \$800,000. This solution is not possible at the present time; therefore, the developer was asked to develop a drainage plan that would not worsen the present situation. Such a plan may, or may not, be possible to engineer.

It would be desirable to determine if the proposed development is proper land use before the developer spends considerable time and money on the drainage problem.

We anticipate filing a complete report on the proposed drainage plan with the City Council prior to final approval of this development.



CRH:js

cc City Engineer

PUBLIC HEARING:
INITIATED BY:
REQUEST:

SITE PLAN NO. S.P.A.-124-67
DANIEL L. EVANS
APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF A MOBILE HOME PARK
AND REZONING FROM R-1, R-3 AND C-2
TO R-3 OR A MORE RESTRICTIVE ZONE.
NORTHWEST CORNER OF GARDEN GROVE BOULEVARD
AND WEST STREET.
DECEMBER 14, 1967

LOCATION:

DATE:

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

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

Chairman Woolley declared the public hearing open.

Mr. Daniel L. Evans appeared before the Commission as applicant and stated he has been involved in this project for the past two years. This is their second trailer park; they have developed a similar project at Westminster Avenue and Magnolia Street. It is felt that this is an interim use and that the subject property will some day in the future justify a higher use; meanwhile, they have to find a use that is compatible with the neighborhood and would justify the taxes for the interim period. On this premise they have developed the concept of the mobile home park. Their investment in this particular project is considerable because they have 1200 feet on West Street and 630 feet on Garden Grove Boulevard to improve and dedicate; in addition, their plan contemplates the control of a City drainage problem which is not the fault of this property. A 25'x130' drainage channel would be designed to take care of the storm waters which flow through this property from the north. Mr. Evans presented a rendering of the proposed project which has a complete recreational facility and is designed for adults, with no residents under eighteen years of age so that no burden will be created for the schools or parks.

Mrs. Alice Ingelman appeared before the Commission as representative of her brother who owns the property on the northeast corner of Garden Grove Boulevard and West Street. Mrs. Ingelman stated she has been in the real estate business for three years and doesn't feel that a trailer park would be of any value to this area. She realizes there is a drainage problem there and further that the applicant has a right to develop and utilize his property, but only with a use that would not do damage to surrounding property. She feels that a trailer park would bring down the value of the C-2 property which her brother owns. At the present time it is difficult to get onto Garden Grove Boulevard from West Street because of the heavy traffic, and by increasing the density in this area, the traffic congestion can only worsen. There is plenty of room on the subject property for an R-3 development which she would favor; she doesn't feel the area is in the position to take on the density of a trailer park.

Mr. Walter Beck, 12812 West Street, appeared before the Commission and questioned how the drainage problem would be handled and what the landscaping treatment would be outside of the block wall. The value of his property is hinged on the development of the subject property and he is interested in all aspects of the project. He stated he is not necessarily opposed to the proposed development but would be interested in more information.

Mrs. Archie Darnbrough, 11852 Homestead Place, appeared before the Commission and stated that when it rains her yard is about half filled with water. If this property could be properly drained, she would be in favor of the development. She would be opposed if the property was not properly drained.

Mr. Thomas Flanary, 12740 Morgan Lane, appeared before the Commission and stated there is a question in his mind about the disposition of Morgan Lane, whether it will be continued through the subject property or not. Drainage is a big problem in this area.

Mrs. Galubic, 12726 Morgan Lane, appeared before the Commission and stated she would be interested in knowing how close to the wall the trailer pads will be. She is opposed to the trailer park.

In rebuttal testimony, Mr. Evans stated with reference to the density of the trailer park, it would be 8.17 per acre which is considerably below an apartment project. They have mobile homes of 1400 square feet costing up to \$30,000 and the delinquency of rental payments is absolutely nil. Most of the people are in their 40's or 50's and are above average means and do not create a trashy environment. A 6 foot block wall is proposed and the trailers will not be parked within ten feet of the wall; less than 1% of the trailers that are manufactured have windows on the rear of the trailer so there would be no problem with invasion of privacy to the adjoining single family dwellings. The trailer pads are lowered to provide a low silhouette. The proposed entrance is 600 feet north of Garden Grove Boulevard; the future use of this property will provide for the extension of Morgan Lane. The burden of widening both Garden Grove Boulevard and West Street and providing a 25 foot drainage facility is a disproportionate one for this property. They do their own policing and do not feel that the policing problem would be a serious one; they do not, therefore, want to be obligated to extend the streets through this facility at this time. The storm drain will exist on their property behind the wall and will not be visible to anyone except those within the trailer park.

Mr. Ray Mercado, 13167 Brookhurst Street, appeared before the Commission as a representative of Nat Neff Engineering. He stated it is intended to take the water off West Street and put it on Garden Grove Boulevard. Unfortunately there is no underground system in this area and they propose to pick up the water at

Mr. Walter Beck appeared before the Commission and stated that if the water problem is going to be handled as it is now, that would not be satisfactory. This water comes from the Leonard's parking lot and dumps out on West Street because there is no provision for it to go underground.

In response to a question by Commissioner Burton, Mr. Evans stated they propose to provide one tree for every lot within the park. They prefer to deal with the Recreation and Parks Department who offer suggestions on the landscaping treatment throughout the park as well as outside of the block wall where landscaping will be installed.

In response to a question by Commissioner McCleary, Mr. Evans stated the only sign they propose would be a bronze letter mounted on the face of the block wall at the entrance to the trailer park. They do not plan to put up a sign on Garden Grove Boulevard. Parkway trees will be planted throughout the project.

Chairman Woolley declared the public hearing closed.

In response to a question by Commissioner McCleary, Mr. Handy appeared before the Commission and stated there is a serious drainage problem in this area which has existed for some time and can only be solved by a master storm system. The City cannot look to this one developer to solve this problem but it can be required that the problem will not get worse because of this development. He can foresee that there will be several hours of intense study on this drainage matter but the City will not clear this part of the development unless they are assured that the situation will not become worse.

Commissioner Movius stated he would like to have the developer and the Public Works Director work out the drainage and traffic pattern and then present it to the Commission.

Commissioner McCleary stated she is also concerned about the cul-de-sac being only 25 feet wide and also the dead ending of Morgan Lane. More consideration of these factors might be in order.

In response to a question by Chairman Woolley, Mr. Mercade stated that the Planning Commission is in a position to approve this project on the condition that the drainage problem be solved and approved by the Director of Public Works. Some of these problems could have been solved before the case came before the Commission if the Commission had met with the developer. To hold it over would waste a lot of time. These problems will have to be solved or the plan will not be developed.

Commissioner Burton stated he doesn't think it would be entirely fair for everyone concerned with a case to have a private meeting with the Commission, which is the reason for the public hearings. Secondly, the Commission wants the benefit of the opinions of the people in the neighborhood. He would like to suggest that there has been no objection to the rezoning; the developer has had time to check these problems with the Public Works Department and it was his burden to do so.

Commissioner Shelton stated the applicant may perhaps be aware that the Commission had a previous case recently where the matter of stubbed streets was considered and it was the recommendation of the Commission that a turn-around be constructed at the ends of these dead end streets. It would seem that this would affect the pattern of streets within the park itself. For that reason also the Commission thought there would be reason for modifying the plan. The other matters of concern were the matter of landscaping and sprinkler system on Garden Grove Boulevard; if

these streets are to be terminated with a temporary cul-de-sac and not continued through at this time, then a precise plan should be adopted that would provide whenever there was a permanent construction made adjacent to these streets, that they would be continued through. Also, the matter of an old outdated precise plan to be repealed should be considered.

Commissioner Ludlow stated there is also the matter of an interior street parallel to West Street which is long and narrow. The primary concern was not with the width of this particular street but the fact that it is blocked at the end.

It was moved by Commissioner Burton, seconded by Commissioner Ludlow, that the public hearing be reopened and the case continued to the meeting of January 11, 1968 for further study.

Said motion was carried by the following vote:

AYES:

COMMISSIONERS: WOOLLEY, MOVIUS, LUDLOW, BERNSTON, BURTON,
MC CLEARY, SHELTON

NOES:

COMMISSIONERS: NONE

ABSENT:

COMMISSIONERS: NONE

PUBLIC HEARING

SITE PLAN NO. S.P.A.-124-67

ITEM NO. /

INITIATED BY:

DANIEL L. EVANS
c/o RUTAN & TUCKER
c/o JOHN M. VINCENT
811 N. BROADWAY
SANTA ANA

REQUEST:

APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF A MOBILE HOME
PARK AND REZONING FROM R-1, R-3,
AND C-2 TO R-3 OR A MORE RESTRICTIVE
ZONE.

LOCATION:

NORTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND WEST STREET.

DATE:

DECEMBER 14, 1967

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cline Martin From: Charles R. Handy
Dept.: Planning Dept.: Public Works
Subject: Street Pattern Requirements for Date: December 8, 1967
 Planning Case SPA-124-67

After reviewing the above proposed site plan, the Public Works Department recommends that the following public street patterns be a condition for the approval of this case:

I. Public Streets.

Three alternatives in order of preference.

1. Extension of Stanford Ave. to West St. and extension of Morgan Lane to Stanford Ave.
2. Extension of Stanford Ave. to West St. only.
3. Extension of Stanford Ave. to Morgan Lane only.

II. Public Alley.

The public alley north of Garden Grove Blvd. shall be either extended or terminated in a logical manner.



CRH:FC:jg

cc: R. C. Hovess
F. Chewtham (296-67)

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Ted Hilton

From: L. R. Marshall, Captain

Dept.: Planning

Dept.: Police

Subject: SPA 124-67

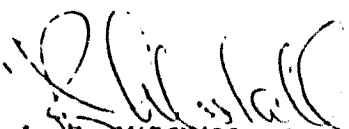
Date: December 7, 1967

With regard to the proposed mobile home development in SPA 124-67, it is the opinion of the Police Department that it would be preferable to have Stanford Avenue continue through and connect with West Street. Also, if feasible, the intersections of Morgan Lane with Stanford Avenue would facilitate the police operation in the city.

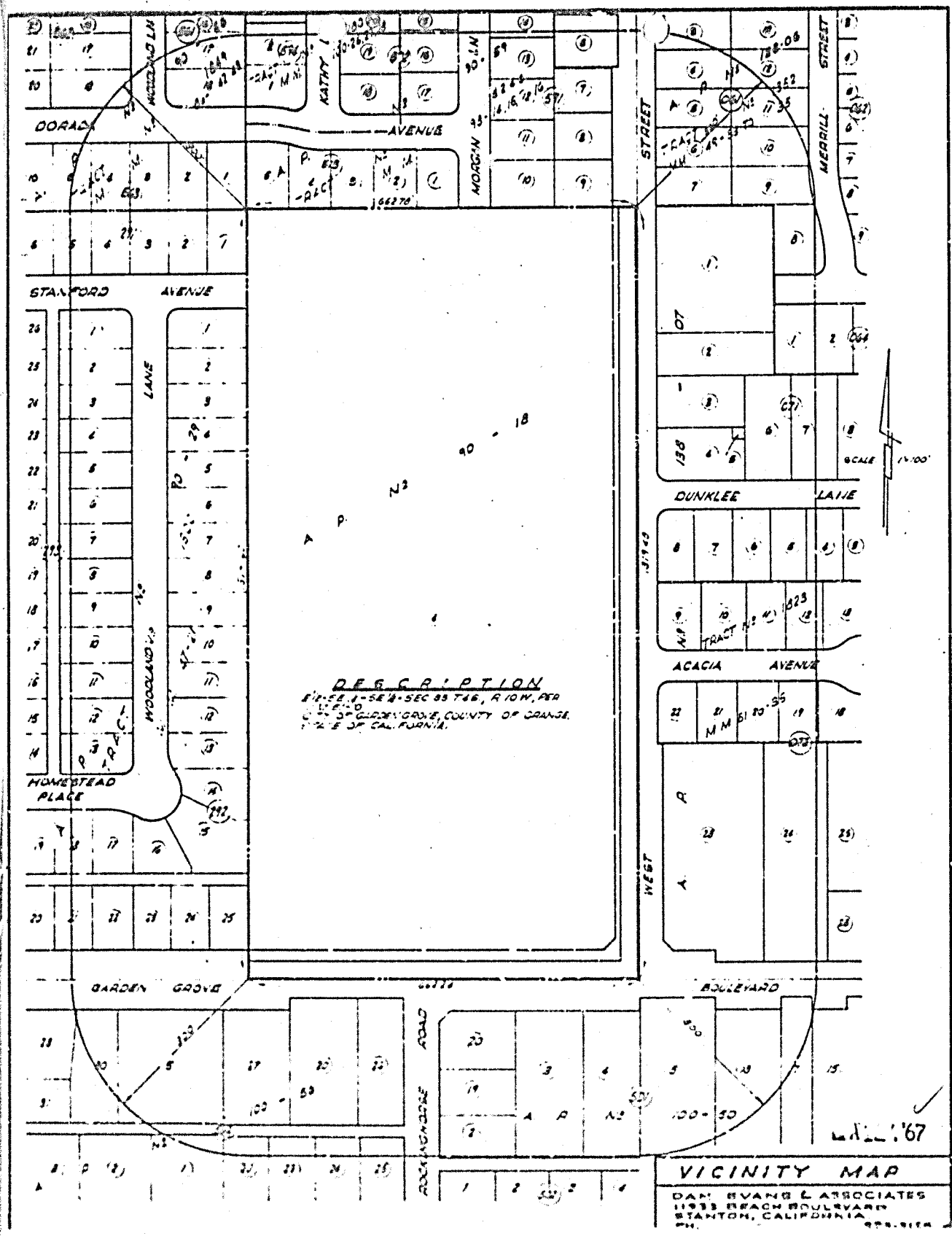
The critical need for intersecting Stanford Avenue and West Street, from the Police standpoint, lies in the fact that the location of this area is in the southwest corner of Police Patrol Beat 6. Beat 6 is bordered by Ninth Street on the west, Garden Grove Boulevard on the south, and the city limits to the north and east. Each of the eleven (11) geographical beats in the city are normally patrolled by a separate police unit, so internal accessibility is a significant factor in the effectiveness of the beat units to provide emergency service to the community.

Presently, the residential tract served by Lemonwood Street, Woodland Lane, Homestead Place and a portion of Stanford Avenue (west of the proposed mobile home park) is isolated from the rest of Beat 6 and presents a continuous patrol problem, since the beat unit is required to travel south to Garden Grove Boulevard in order to enter the area on Lemonwood Street. Although during routine patrol this would be no problem, under emergency conditions the officer is immediately restricted in either leaving or entering this area.

Therefore, an action by which Stanford Avenue would become a continuous East-West thoroughfare would materially improve the ability of the Police Department to conduct crime prevention patrol and to provide emergency police service to the community. Specifically, the suggested extension of Stanford Avenue to West Street would enable the residents in the area west of SPA 124-67 to receive better and more frequent police service.


L. R. MARSHALL, CAPTAIN
ADMINISTRATIVE AIDE

LRM/gg

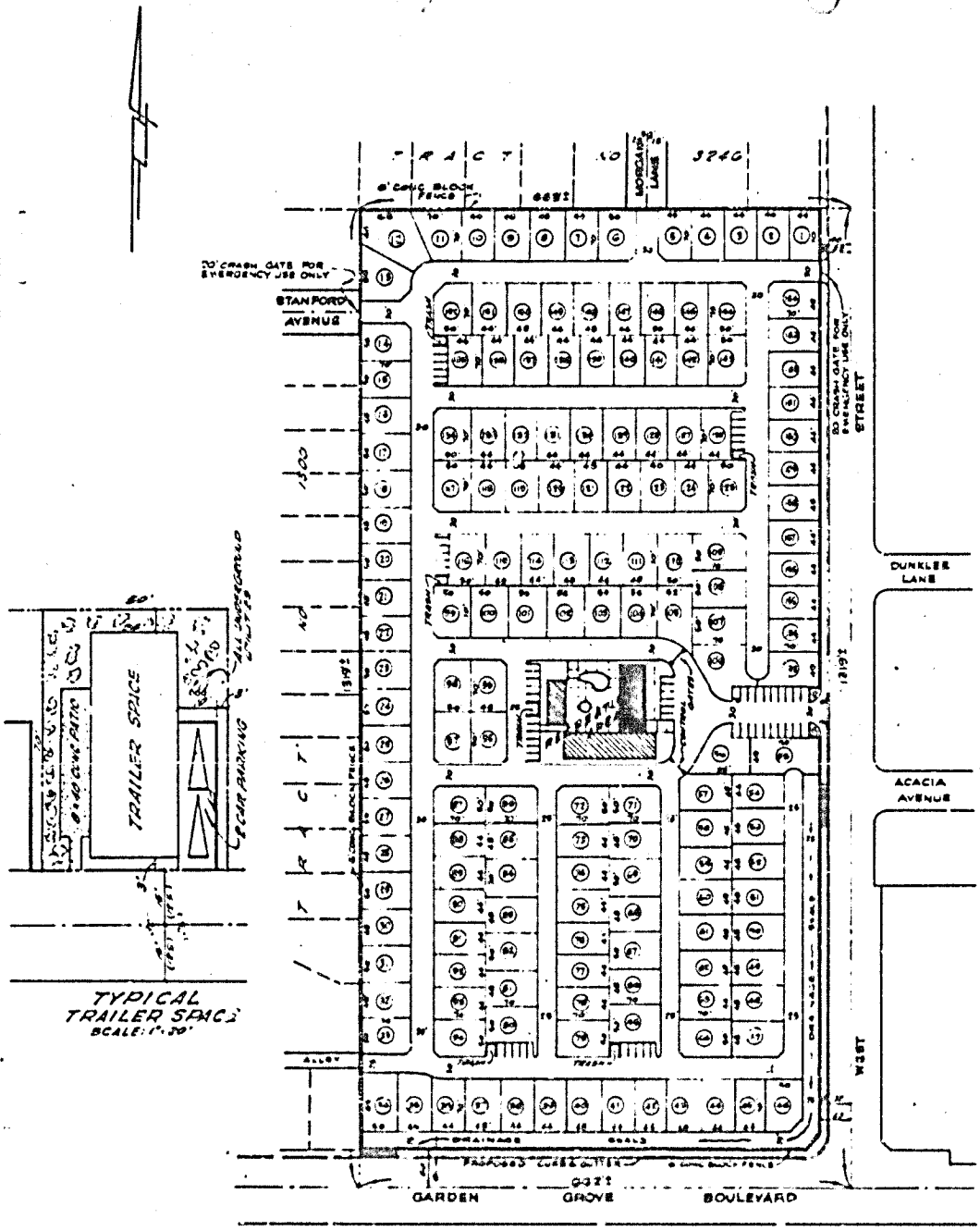


DESCRIPTION
 BLOCK 1, SE 1/4 SEC 85 T46, R10W, PD
 1/2 AC. ±
 1/2 OF GARDEN GROVE, COUNTY OF ORANGE,
 STATE OF CALIFORNIA.

SCALE 1/4" = 100'

MAY '67

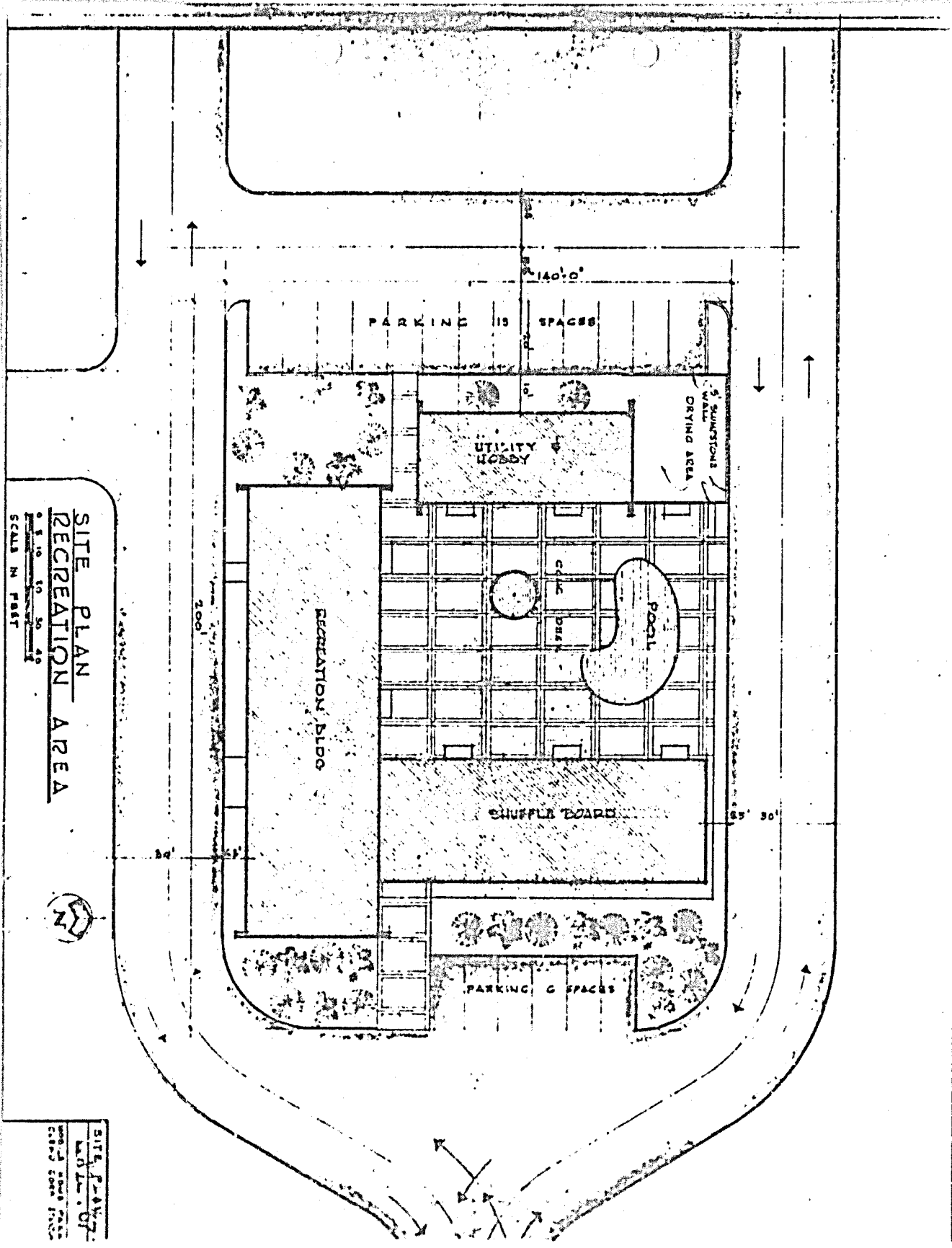
VICINITY MAP
 DAN EVANS & ASSOCIATES
 1133 BEACH BOULEVARD
 STANTON, CALIFORNIA 92684



TYPICAL TRAILER SPACE SCALE: 1/4" = 10'

TOTAL AREA 20.07 ACRES
 TOTAL SITES 164
 SPACES PER ACRE 8.17
 OFFICE PARKING 32
 RECREATION AREA 0.42 ACRES
 UNDERGROUND UTILITIES

SITE PLAN	
164 SPACE MOBILE HOME PARK	
DAN EVANS & ASSOCIATES 11933 BEACH BOULEVARD STANTON, CALIFORNIA PH. 899-8186	
SCALE 1/4" = 10'	CASE NO.
DATE: MAY 1967	11111



SITE PLAN
RECREATION AREA

SCALE IN FEET
0 5 10 20 40

SITE PLAN
NO. 1 OF 2
DATE: 1968
DRAWN: [illegible]

SITE PLAN NO. S.P.A.-124-67

STAFF REPORT
DECEMBER 14, 1967

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by Daniel L. Evans & Associates, as applicant.
2. The applicant requests approval of a site plan for the construction of a mobile home park and rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street.
3. The subject property is presently zoned R-1, R-3, and C-2 and is unimproved.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned R-1 and is improved with single-family dwellings.
 - b. South: Zoned R-1 and C-2 and is partially improved with commercial stores.
 - c. East: Zoned R-1 and C-2 and is improved with single-family dwellings and commercial stores.
 - d. West: Zoned R-1 and is improved with single-family dwellings.
5. Past cases affecting the subject property include:
 - a. A-120-58, a request to rezone subject property from R-1 to C-1 was approved in part by the City in 1958. The existing R-3 zoning on a portion of subject property is a result of said case.
 - b. A-183-59, a request to rezone a portion of subject property from C-1 to C-2 was approved by the City on November 10, 1959.
 - c. P.P.S.-107-58, a precise plan to provide a 60 foot street extending 300 feet into subject property from Garden Grove Boulevard separating the R-3 and C-2 zones, was approved by the City in June 1958. This plan will have to be modified to accommodate the proposed mobile home park, or vice versa.

d. SPA-152-64, a site plan to construct 166 dwelling units on 166 separate lots with a common recreational area and a rezoning from R-1 and R-3 to R-3 on all of subject property except the C-2 portion, was denied without prejudice. At that time, the Planning Commission expressed concern about the completion of the street system in the area which was not accommodated by SPA-152-64.

6. Applicant requests approval of a site plan to construct a mobile home park containing a recreation area and 164 mobile home pad/sites. The park is to be served by one entrance/exit on West Street. Internal circulation is provided via 30 foot and 25 foot private streets.

7. Applicant states his request as follows:

This property is ideally located for a mobile home park at this time. This interim use will allow us to retain a large block of land in the core of the city for a future higher use. This interim use will justify payment of taxes and extensive off-site improvement which are required for this development on both West Street and Garden Grove Blvd., as well as provide some income to owners during the interim period.

8. NOTE: Mobile home park construction and operation is controlled to a large degree by State codes which are administered by the City. Because of this fact and because the City Code has very little to say on the subject, the City requirements pertain basically to the overall site size, proper zoning, design, relationship to surrounding areas, and general internal design relationships and parking requirements. Trailer pad sizes, distances between trailers, accessory structures, driveway sizes, laundry facilities, sanitary facilities, and all utilities are specifically covered by the State codes. The Staff has reviewed the State Mobilehome Regulations and the applicant's plan appears to conform to the State requirements concerning the individual trailer pad sizes,

SPA-124-67 (continued)

the yard requirements regulating the distances between individual trailers and between trailers and accessory buildings. If the Planning Commission approves the applicant's proposal, however, a condition is warranted which would point out that approval would not sanction any violation of the State Mobilehomes and Mobilehomes Parks Requirements. This would be a safeguard against any City misinterpretation of State laws.

II. IMPLICATIONS OF THIS PROPOSAL ON THE GENERAL PLAN:

1. Land Use - This Element of the General Plan suggests low density residential uses on the northern portion of the subject property, high density residential on a portion of the Garden Grove Boulevard frontage, and commercial on the corner frontage of Garden Grove Boulevard and West Street. The boundaries of the suggested uses are drawn in a generalized manner, but the proposal would seem to be in partial conflict with the Land Use Element. If the proposal is approved, it would imply an amendment to a portion of the General Plan.

2. Flood Control and Drainage - There is a serious flooding and drainage problem on and around the subject property. This Element proposes a storm drain along the Garden Grove Boulevard frontage that would alleviate the problem. There has been no date set for the construction of this facility and until such time that it is constructed, the flooding problem will continue to exist.

3. Water Supply - The water facilities for this area as set forth in this Element are now available along Garden Grove Boulevard, but are deficient along West Street. The adequacy of these facilities for serving the proposed use on this parcel would be ascertained once the applicant's water demands are determined.

4. Streets and Highways - This Element designates West Street as a secondary highway and Garden Grove Boulevard as a primary highway. The subject property is deficient in both right-of-way and improvements on both West Street and Garden Grove Boulevard.

5. Fire Protection - The subject property is served by Fire Headquarters Station located approximately 1¼ miles to the west on Garden Grove Boulevard.

6. Public Schools - The proposed mobile home park could average .09 school age children per unit implying the use or creation of up to approximately one-third of a new classroom. The number of children in the park will be determined by management.

7. Public Libraries - The proposed trailer park could generate approximately 298 persons, most of whom would be potential users of the library facilities. This would imply the use or creation of an additional 119 square feet of gross floor space within the local library system. The nearest branch library facility is located on Main Street approximately 1-3/4 miles to the west.

8. Recreation - The approximately 298 persons residing in this project would generate a demand for an additional .6 acre of developed park land in the City. There is no park in the neighborhood in which the proposed project would be a part. This Element recommends the development of two ten-acre neighborhood parks, both of which are included in the pending bond issue.

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Cline Martin
Dept.: Planning
Subject: Street Pattern Requirements for
Planning Case SPA-124-67

From: Charles R. Handy
Dept.: Public Works
Date: December 8, 1967

After reviewing the above proposed site plan, the Public Works Department recommends that the following public street patterns be a condition for the approval of this case:

I. Public Streets.

Three alternatives in order of preference.

1. Extension of Stanford Ave. to West St. and extension of Morgan Lane to Stanford Ave.
2. Extension of Stanford Ave. to West St. only.
3. Extension of Stanford Ave. to Morgan Lane only.

II. Public Alley.

The public alley north of Garden Grove Blvd. shall be either extended or terminated in a logical manner.

CRH:FC:jg

cc: R. C. Howes
F. Cheatham (296-67)

City of Garden Grove

INTER-DEPARTMENTAL MEMORANDUM

To: Ted Hilton

From: L. R. Marshall, Captain

Dept.: Planning

Dept.: Police

Subject: SPA 124-67


Date: December 7, 1967

With regard to the proposed mobile home development in SPA 124-67, it is the opinion of the Police Department that it would be preferable to have Stanford Avenue continue through and connect with West Street. Also, if feasible, the intersections of Morgan Lane with Stanford Avenue would facilitate the police operation in the city.

The critical need for intersecting Stanford Avenue and West Street, from the Police standpoint, lies in the fact that the location of this area is in the southwest corner of Police Patrol Beat 6. Beat 6 is bordered by Ninth Street on the west, Garden Grove Boulevard on the south, and the city limits to the north and east. Each of the eleven (11) geographical beats in the city are normally patrolled by a separate police unit, so internal accessibility is a significant factor in the effectiveness of the beat units to provide emergency service to the community.

Presently, the residential tract served by Lemonwood Street, Woodland Lane, Homestead Place and a portion of Stanford Avenue (West of the proposed mobile home park) is isolated from the rest of Beat 6 and presents a continuous patrol problem, since the beat unit is required to travel south to Garden Grove Boulevard in order to enter the area on Lemonwood Street. Although during routine patrol this would be no problem, under emergency conditions the officer is immediately restricted in either leaving or entering this area.

Therefore, an action by which Stanford Avenue would become a continuous East-West thoroughfare would materially improve the ability of the Police Department to conduct crime prevention patrol and to provide emergency police service to the community. Specifically, the suggested extension of Stanford Avenue to West Street would enable the residents in the area west of SPA 124-67 to receive better and more frequent police service.


L. R. MARSHALL, CAPTAIN-
ADMINISTRATIVE AIDE

LRM/gss

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

CITY OF GARDEN GROVE, PLANNING

State of California } ss.
County of Orange }

Joseph J. Crank

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

DECEMBER 4,

ALL IN THE YEAR 19... 67.

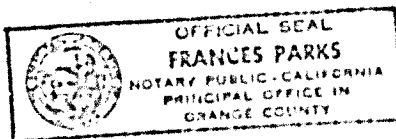
Subscribed and sworn to before me this

4th day of DECEMBER, 196... 7

Frances Parks

Notary Public in and for said County and State.

(SEAL)



FRANCES PARKS
My Commission Expires July 17, 1973

AFFIDAVIT OF PUBLICATION

LEGAL NOTICE

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS RELATIVE TO SITE PLANS NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE will hold PUBLIC HEARINGS in the COUNCIL CHAMBERS of the CITY HALL in the CITY OF GARDEN GROVE on Thursday, December 14, 1967, at the hour of 1:30 P.M. to receive and consider all evidence and reports of this hearing or obtained previously by the Commission relative to the verified PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

SITE PLAN NO. S.P.A.-124-67
Proceedings initiated by Daniel L. Evans and Associates, as applicants, requesting approval of a site plan for the construction of a mobile home park and rezoning from R-1, A-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street.

SITE PLAN NO. S.P.A.-125-67
Proceedings initiated by Avoniles Belmont Corporation, as applicant, requesting approval of a site plan for the construction of three (3) to unit apartment buildings within a 243 unit complex and rezoning from R-2 to R-3 or a more restrictive zone on two (2) parcels of land located on the west side of Casa Linda Lane between approximately 507 feet and 805 feet southerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 627 feet westerly from the centerline of Casa Linda Lane. Subject site plan also requests variances from the following Sections of the Municipal Code:
Section 9206.1 - Building Height, number of stories,
Section 9217.3 - Parking Spaces Required.

SITE PLAN NO. S.P.A.-126-67
Proceedings initiated by "The Shepherd's Store", as applicant, requesting approval of a site plan for the conversion of an existing single family dwelling for the establishment of a youth rehabilitation center and a church and rezoning from R-1 to D.P. on a parcel of land located on the south side of Chapman Avenue between approximately 1065 feet and 1200 feet westerly from the centerline of Ninth Street and extending in depth approximately 200 feet southerly from the centerline of Chapman Avenue. Applicant requests variances from Section 9217.2 - Parking Spaces Required, Section 9207 - Permitted Uses in the D.P. Zone, and Section 9201 No. 28 of the Municipal Code. Applicant also requests a well waiver of related wells on the east and west property lines of the subject site.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID HEARINGS and express their opinions for or against the proposed SITE PLANS. FURTHER INFORMATION on the above may be obtained at the Planning Department of the City of Garden Grove or by telephone: 337-4288, extension 11.

CITY OF GARDEN GROVE
PLANNING COMMISSION
DATE: December 1, 1967
Printed December 4, 1967
The Orange Co. Eve. News No. 248

December 1, 1967

Daniel L. Evans & Associates
11933 Beach Boulevard
Stanton, California

SITE PLAN NO. S.P.A.-124-67

Gentlemen:

December 14, 1967.

Applicant Notified

December 1, 1967

Rutan & Tucker
c/o John M. Vincent
811 N. Broadway
Santa Ana, California 92702

Site Plan No. S.P.A.-124-67 (Your File No. 8356-02-51)

Gentlemen:

December 14, 1967.

applicant notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING
SITE PLAN NO. S.P.A. -124-67

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

*DECEMBER 14, 1967
1:30 O'CLOCK P.M.

SITE PLAN NO.
S.P.A. -124-67

Proceedings initiated by Daniel L. Evans and Associates, as applicants, requesting approval of a site plan for the construction of a mobile home park and rezoning from R-1, R-3, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street.

DATE: NOVEMBER 30, 1967

PUBLISH: DECEMBER 4, 1967

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

FURTHER INFORMATION which may include site plans, building elevations, and floor plans on the above application may be obtained or viewed at the Planning Department in City Hall or by telephone: 537-4200, extension 41.

GARDEN GROVE CITY PLANNING COMMISSION



City of
Garden Grove
California 92640
11391 Acacia Street
Planning Department



Addressed program

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Harvey Edwards
12182 Cortney Cir
City 92641
SPA 174-67

107 614

90-292-25



City of
Garden Grove
California 92640
11391 Acacia Street
Planning Department

- Moved, new number
- No longer forwardable
- Moved, address unknown
- Address unknown

Jack Ward
12791 Woodland
City 92640
SPA 124-67

92-293-03

REMOVED
REMOVE ONLY
ADDRESS CAN



MAILING LIST MEETING OF
DEC. 14, 1967
PLANNING COMMISSION
SPA 124-67

SUBJECT PROPERTY OWNERS:

Mary Thomson
2214 N. Westwood
Santa Ana, Calif. 92706
SPA 124-67

PROPERTY OWNERS WITHIN
300' RADIUS:

Ralph Schools
12662 West St
City 92640
SPA 124-67

Dale Potter
12672 West St
City 92640
SPA 124-67

Cecil Williams
12692 West St
City 92640
SPA 124-67

Gordon Parks
12702 West St
City 92640
SPA 124-67

Alice Ziska, et al
12712 West St
City 92640
SPA 124-67

John Griffing
12041 Stanford
City 92640
SPA 124-67

Paul David Parry
12711 Merrill St
City 92640
SPA 124-67

Robert Litrich
12701 Merrill St
City 92640
SPA 124-67

Floyd Beale
12691 Merrill
City 92640
SPA 124-67

Jane Eccles
12671 Merrill St
City 92640
SPA 124-67

Raynard Sharpness
12661 Merrill St
City 92640
SPA 124-67

John Ikord
12042 Stanford
City 92640
SPA 124-67

XXXXXXXXXXXXXXXX

John Stevens
12052 Stanford
City 92640
SPA 124-67

James Busby
12742 West St
City 92640
SPA 124-67

William Conger
12772 West St
City 92640
SPA 124-67

Marjorie Reaser
8731 La Grand Ave
City 92640
SPA 124-67

Walter Beck
12812 West St
City 92640
SPA 124-67

Marjorie Reaser, Etal
% Walter Beck
12812 West St
City 92640
SPA 124-67

Roy Harkins
12041 Dunklee
City 92640
SPA 124-67

Vincent Raya
12061 Dunklee Ln
City 92640
SPA 124-67

Alfred Owens
12052 Dunklee
City 92640
SPA 124-67

Althea Dittman, et al
12042 Dunklee
City 92640
SPA 124-67

William Oliver Phegley
12022 Dunklee
City 92640
SPA 124-67

Ronald Wilson
12012 E. Dunklee
Garden Grove, Calif. 92640
SPA 124-67

Robert Young
12002 Dunklee
City 92640
SPA-124-67

MAILING LIST CONTINUED
SPA 124-67

Page 2

Noaman Mock
12031 Acacia St
City 92640
SPA 124-67

Joseph Delgadillo
12032 Acacia St
City 92640
SPA 124-67

Chapman Homes, Inc
P. O. Box 120
Costa Mesa, Calif. 92627
SPA 124-67

John Thorpe
10392 Shady Ridge Dr
Santa Ana, Calif. 92705
SPA 124-67

Jester Byerly
Maurice Rosenfeld
848 Greentree Dr
Pacific Palisades, Calif.
SPA 124-67 90272

Elbi, Inc.
9601 Wilshire Blvd
Suite 432
Beverly Hills, Calif. 90212
SPA 124-67

H. J. Short
1823 Loma Roja
Santa Ana, Calif. 92705
SPA 124-67

Dorthea Morris
11731 Stuart Dr., Apt 1
City 92640
SPA 124-67

Peter Zinner
201 Chautaugua Blvd
Pacific Palisades, Calif.
SPA 124-67 90272

George Downs
12001 Acacia St
City 92640
SPA 124-67

Alvin Buby, Jr.
12041 Acacia Ave
City 92640
SPA 124-67

Harry Reynolds
12012 Acacia St
City 92640
SPA 124-67

Roy Schoonover
12932 West St
City 92640
SPA 124-67

John Etchandy
2302 W. Trask Ave
Santa Ana, Calif. 92706
SPA 124-67

Harry Saulsbery
1420 Wedgewood
Ahaheim, Calif. 92801
SPA 124-67

Garden Grove Gas Station, Inc.
P. O. Box 1662
Beverly Hills, Calif. 90213
SPA 124-67

Eldred Melssner
1111 Charwood Ln
Santa Ana, Calif. 92705
SPA 124-67

William Carden
11852 Garden Grove Blvd.
City 92640
SPA 124-67

Norman Kellogg
12772 Woodland
City 92640
SPA 124-67

Gustaff Ruyffelaere
12011 Acacia Ave
City 92640
SPA 124-67

Gilbert Miller
12042 Acacia St
City 92640
SPA 124-67

Phillip Stallybrass
12002 Acacia St
City 92640
SPA 124-67

Charles Conyers
2029 Avenida Aprenda
San Pedro, Calif. 90732
SPA 124-67

Abraham Tabash
344 S. Peck Dr
Beverly Hills, Calif. 90212
SPA 124-67

Edker Pope
2733 Shell St
Corona Del Mar, Cal. 92625
SPA 124-67

Lido Fashions, Inc
3424 Via Lido
Newport Beach, Calif. 92660
SPA 124-67

Hubert Kleinendorst
11701 Stuart Dr., Apt 1
City 92640
SPA 124-67

Edward Hellbron
Foodmaker Company
9330 Balboa Ave
San Diego, Calif. 92167
SPA 124-67

Dorothy Drenner
12762 Woodland
City 92640
SPA 124-67

MAILING LIST CONTINUED
SPA 124-67
Page 3

George Mitchell
12792 Woodland
City 92640
SPA 124-67

Fred Young
12802 Woodland
City 92640
SPA 124-67

Harry Helms
12812 Woodland
City 92640
SPA 124-67

John Cook
12832 Woodland
City 92640
SPA 124-67

Daniel Simco
12842 Woodland
City 92640
SPA 124-67

Harold Howard
12852 Woodland
City 92640
SPA 124-67

Edward Miller
12862 Woodland
City 92640
SPA 124-67

Dean Archer
12882 Woodland
City 92640
SPA 124-67

William Campbell
12892 Woodland
City 92640
SPA 124-67

Kenneth Soukup
12902 Woodland
City 92640
SPA 124-67

Sidney Morrison
12912 Woodland
City 92640
SPA 124-67

Louis Anderson
12922 Woodland
City 92640
SPA 124-67

Archie Darnbrough
11852 Homestead Pl
City 92640
SPA 124-67

John Langin
11832 Homestead
City 92640
SPA 124-67

Darold Kleppe
11822 Homestead Pl
City 92640
SPA 124-67

Louise Friedenborg
11802 Homestead Pl
City 92640
SPA 124-67

John Bullock
11801 Garden Grove Blvd.
City 92640
SPA 124-67

John Newland
1125 E. 17th St
Santa Ana, Calif. 92701
SPA 124-67

Allen Mc Elravey
11142 Endry St
City 92641
SPA 124-67

Robert Garstang
10361 Chaney Ave
Downey, Calif. 90241
SPA 124-67

~~Harvey Edwards~~
~~12182 Carthay Cir~~
~~City 92641~~
~~SPA 124-67~~

moved, not forwardable

Robert Brooks
12771 Woodland Ln
City 92640
SPA 124-67

Clerence Barwick
12781 Woodland
City 92640
SPA 124-67

~~Jack Ward~~
~~12791 Woodland~~
~~City 92640~~
~~SPA 124-67~~

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Norman Stingley
12801 Woodland
City 92640
SPA 124-67

Ray Marple
12811 Woodland
City 92640
SPA 124-67

Calvin Dingsess
12851 Woodland
City 92640
SPA 124-67

William Kelsey
12841 Woodland
City 92640
SPA 124-67

Roy Schroder
12851 Woodland
City 92640
SPA 124-67

MAILING LIST CONTINUED
SPA 124-67
Page 4

Benjamin Larson
12861 Woodland
City 92640
SPA 124-67

Lloyd Alberts
12871 Woodland
City 92640
SPA 124-67

Leonard Larson
12891 Woodland
City 92640
SPA-124-67

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Stanley Johnson
12911 Woodland
City 92640
SPA 124-67

William Harper
11751 Stanford Ave
City 92640
SPA 124-67

Harold Veldman
11741 Stanford Ave
City 92640
SPA 124-67

Rescoe Dick
11731 Stanford
City 92640
SPA 124-67

Thomas Gardner
11721 Stanford
City 92640
SPA 124-67

John Sullivan
11701 Stanford Ave
City 92640
SPA 124-67

Raymond Archuleta
12692 Woodland
City 92640
SPA 124-67

Bruce Smith
12702 Woodland
City 92640
SPA 124-67

Herman Stemast
12701 Woodland
City 92640
SPA 124-67

George David
11852 Dorada Ave
City 92640
SPA 124-67

Frank Parisi
11842 Dorada
City 92640
SPA 124-67

Robert Rubidoux
11832 Dorada Ave
City 92640
SPA 124-67

William Keller
11822 Dorada Ave
City 92640
SPA 124-67

Billy Stiff
11802 Dorada Ave
City 92640
SPA 124-67

Robert Sacher
12691 West St
City 92640
SPA 124-67

Boby Taylor
Leola Collins
12711 West St
City 92640
SPA 124-67

Raymond Danet
12727 West St
City 92640
SPA 124-67

Joseph Betz, Jr.
12741 West St
City 92640
SPA 124-67

Thomas Flanary
12740 Morgan Lane
City 92640
SPA 124-67

Mary Golubic
12726 Morgan Ln
City 92640
SPA 124-67

Franklin Finley
12712 Morgan Ln
City 92640
SPA 124-67

William Greenwood
12693 Morgan Ln
City 92640
SPA 124-67

Corbett Christie
12686 Morgan Ln
City 92640
SPA 124-67

Michael Pavlick
12697 Morgan Ln
City 92640
SPA 124-67

Hilo D. Woodworth, Jr.
12711 Morgan Ln
City 92640
SPA 124-67

MAKEX MAILING LIST
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SPA 124-67

Robert Klentz
12682 Kathy Ln
City 92640
SPA 124-67

0 Bernard Grigg
12702 Kathy Ln
City 92640
SPA 124-67

Leonard Andrus
12701 Kathy Ln
City 92640
SPA 124-67

1 Herbert Smith
12692 Kathy Ln
City 92640
SPA 124-67

Robert Anderson
12691 Kathy Ln
City 92640
SPA 124-67

Dec 14th Meeting
 SPA-124-67
~~CWP-113-67~~

subly project. 90-180-13✓	128-072-04✓	100-562-01✓
14✓S	05✓	05✓
others 138-061-03✓	06✓	20✓
04✓	07✓	22✓
05✓	08✓	23✓S
06✓	09✓	24✓
07✓	10✓	25✓S
08✓	11✓	26✓S
09✓	12✓	27✓
10✓	19✓	28✓
11✓	20✓	30✓
12✓	21✓	90-292-01✓
13✓	22✓	02✓
14	24✓	03✓
15	25✓	04✓
064-01✓	100-501-02✓	05✓
02✓	03✓	06✓
071-01✓	04✓	07✓
02✓	05✓	08✓
03✓	07✓	09✓
04✓	15✓	10✓
05✓	18✓	11✓
06✓	19✓	12✓
07✓	20✓	13✓
		14✓

(over)

(CONT.)		
90-292-15 ✓	90-291-04 ✓	90-594-01 ✓
16 ✓	05 ✓	02 ✓
17 ✓	561-17 ✓	
18 ✓	18 ✓	
21 ✓	562-18 ✓	
22 ✓	563-01 ✓	
23 ✓	02 ✓	
24 ✓	03 ✓	
25 ✓	04 ✓	
293-01 ✓	05 ✓	
02 ✓	90-591-06 ✓	
03 ✓	07 ✓	
04 ✓	08 ✓	
05 ✓	09 ✓	
06 ✓	10 ✓	
07 ✓	11 ✓	
08 ✓	12 ✓	
09 ✓	13 ✓	
10 ✓	14 ✓	
11 ✓	592-16 ✓	
12 ✓	17 ✓	
13 ✓	18 ✓	
291-01 ✓	19 ✓	
02 ✓	20 ✓	
03 ✓		

RUTAN & TUCKER

ATTORNEYS AT LAW
POST OFFICE BOX 1976
811 NORTH BROADWAY
SANTA ANA, CALIFORNIA 92702
TELEPHONE (714) 543-9411

LA 124 '67

A. W. RUTAN
MILFORD W. DAHL
N. KHAN H. BMEDEGAARD
H. RODGER HOWELL
JAMES B. TUCKER
GARVIN F. SHALLEBERGER
JAMES R. MOORE
HERBERT W. WALKER
ALEXANDER BOWIE
ROBERT L. RISLEY
ROBERT C. TODD
NICK E. YOCCA
FRITZ R. STRADLING
HARRY J. KEATON
HONER L. MCCORMICK, JR.
EDMUND R. CASEY
HOWARD F. HARRISON
JAMES E. ERICKSON
JOHN M. VINCENT
WILLIAM R. BIEL

ROBERT J. STURHANN
RICHARD J. CURNUTT
LEONARD A. HANPEL
JOHN B. HURLBUT, JR.
MICHAEL W. HOWELL
ROBERT T. MAROLO
COLLEEN M. CLAIRE
MILFORD W. DAHL, JR.
JOHN J. MYLAN
THOMAS P. BURKE
STEPHEN C. DRUMMY
JOHN G. GIUMARRA, JR.
BRUCE D. WALLACE
J. NICHOLAS COUNTER III
LARRY P. GOLDBRY
RODOLFO MONTEJANO

JAMES B. TUCKER, SR.
1888-1960

OF COUNSEL
W. K. LINDSAY

LOS ANGELES OFFICE
SUITE 533 BANK OF CALIFORNIA BUILDING
550 SOUTH FLOWER STREET
LOS ANGELES, CALIFORNIA 90017
TELEPHONE (213) 620-0482

November 13, 1967

IN REPLY PLEASE REFER TO

8356-02-51

Planning Department
City of Garden Grove
11391 Acacia
Garden Grove, California

Re: Site plan amendment for property at northwest
corner of West and Garden Grove Boulevards

Gentlemen:

At the request of Mr. Daniel Evans, we have had our client, Miss Mary I. Thomson, execute the enclosed application for site plan amendment regarding the above-described property. This office as counsel to Miss Thomson would appreciate receiving copies of notices regarding the proposed zone change as they are issued or become available.

Very truly yours,

RUTAN & TUCKER

John M. Vincent
John M. Vincent

Enclosure

JM':sjw

cc: Mr. Daniel Evans (w/o encl)

Home-Income

Business Property

LA 124 '67

JOE F. FURR

REALTOR

9161 GARDEN GROVE BLVD
GARDEN GROVE, CALIFORNIA

Bus: 537-3188
Res: 538-7581

JOE F. FURR, REALTOR
9161 Garden Grove Blvd.
Garden Grove, California



attention of
Jimmy Marshall



ALWAYS
USE ZIP
CODE



*Harden Stone Farming Dept.
7th Floor
Harden Stone Bldg. 92640*

APPLICATION FOR SITE PLAN HEARING

NOV 15-67 11 023 M***100.00

FEE: \$ 100.00 (Site Plan Amendment)
~~\$ 50.00 (Site Plan)~~

Application No. S.P.A. - 12A-67
Date: _____

Application is hereby made to the Garden Grove (Planning Commission)(Zoning Administrator) for a public hearing on a site plan or a site plan amendment.

Name of Applicant: Daniel L. Evans and Associates Telephone: 893-3135

Mailing Address: 11933 Beach Blvd., Stanton, California

The recorded owner of the property.

Purchasing under contract.

The lessee.

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

Name and Address of the Recorded Owner: _____

Date of Acquisition of Property: Northeast Corner of Garden Grove Blvd., and West Street.

Street address of property: _____

Property is situated on the _____ side of said street between _____ street and _____ street.

Proposed zoning, if rezoning is required: R-3

REASONS FOR APPLICANT'S REQUEST: This property is ideally located for a mobil home park at this time. This interim use will allow us to retain a large block of land in the core of the city for a future higher use. This interim use will justify payment of taxes and extensive off site improvement which are required for this development on both West Street and Garden Grove Blvd, as well as provide some income to owners during the interim period.

(For additional space, use reverse side.)

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

By Daniel L. Evans & Associates
(signature of applicant)

Acknowledgement of Fee Payment

Accepted by Planning Department

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, petitions, plans, testimony, and other facts or opinions must have been heard by the Planning Commission or Zoning Administrator in order to be heard by the City Council.

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

Section 9223. 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.i. 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.

Daniel L. Grand & Assoc.

City Clerk

EA 124'67

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR SITE PLAN AMENDMENT CASE NO. _____
(R-1 TO R-3 zoning)

I, MARY THOMSON, owner of the below described property,
do hereby appoint DANIEL L. EVANS & ASSOC. my agent for the purpose of
consummating the above application, and agree to accept and fulfill any and all
requirements which may be imposed as conditions of approval, provided that
~~LEGAL PROPERTY DESCRIPTION:~~ all requirements and conditions imposed
by the City shall be the obligation of Daniel L. Evans & Associates
and that I shall be put to no expense in connection with this ap-
plication.

LEGAL PROPERTY DESCRIPTION: See Exhibit "A" attached hereto.

Mary L. Thomson
(Signature of Owner)

TO 447 C
(Individual)



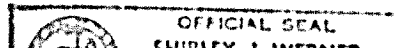
STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On November 13, 1967 before me, the undersigned, a Notary Public in and for said
State, personally appeared Mary Thomson

STAPLE HERE

to be the person whose name is subscribed
to the within instrument and acknowledged that she
executed the same.

WITNESS my hand and official seal.



Parcel 1

The east half of the south half of the east half of the southeast quarter of Section 33, Township 4 South, Range 10 West, in the Rancho Los Boisas, City of Garden Grove, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 10, of Miscellaneous Maps in the Office of the County Recorder of said County.

LA 124'67

EXCEPT any part thereof within Tract No. 3246 per map recorded in Book 98, Page 14, of said Miscellaneous Maps.

Parcel 2

An undivided one-quarter interest in a parcel of land described as:

Beginning at a point 840 feet north and 300 feet west of the southeast corner of the southwest quarter of the southeast quarter of Section 33, Township 4 South, Range 10 West, S.B.B. & M., running thence south 15 feet; thence east 80 feet; thence north 30 feet; thence west 80 feet; thence south 15 feet to the point of beginning;

ALSO an undivided one-fourth interest in the pumping plant, well and equipment located on said parcel of land;

TOGETHER WITH an undivided one-fourth interest in the pipeline running east from said pumping plant to the east line of the southwest quarter of the southeast quarter of Section 33, Township 4 South, Range 10 West, S.B.B. & M.

EXHIBIT "A"



SECURITY TITLE INSURANCE COMPANY

825 North Broadway, Santa Ana, California
Telephone 547-7251

Your No.....

PRELIMINARY REPORT

Our Order No. 330152-HRB

Dan Evans and Associates
c/o Prado Verde Mobil Homes
14081 Magnolia Avenue
Westminster, California 92683

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

SECURITY TITLE INSURANCE COMPANY

Dated as of 7:30 A.M. on **November 6, 1967**

By Harold R. Bruce
Harold R. Bruce

Veslee:

MARY I. THOMSON, a single woman.

The land referred to in this report is in the state of California, county of Orange

PARCEL 1: The East half of the Southeast quarter of the Southeast quarter of Section 33, Township 4 South, Range 10 West, in the Rancho Las Bolsas, in the City of Garden Grove, as shown on a map recorded in book 51, page 10, Miscellaneous Maps, records of said Orange County.

PARCEL 2: An undivided 1/4 interest in a parcel of land described as:

Beginning at a point 840 feet North and 300 feet West of the Southeast corner of the Southwest quarter of the Southeast quarter of Section 33, Township 4 South, Range 10 West, running thence South 15 feet thence East 80 feet; thence North 30 feet; thence West 80 feet; thence South 15 feet to the point of beginning and also an undivided 1/4 interest in the pumping plant, well and equipment located on said parcel of land together with an undivided 1/4 interest in the pipe line running East from said pumping plant to the East line of Southwest quarter of the Southeast quarter of said Section 33, Township 4 South, Range 10 West.

(continued)

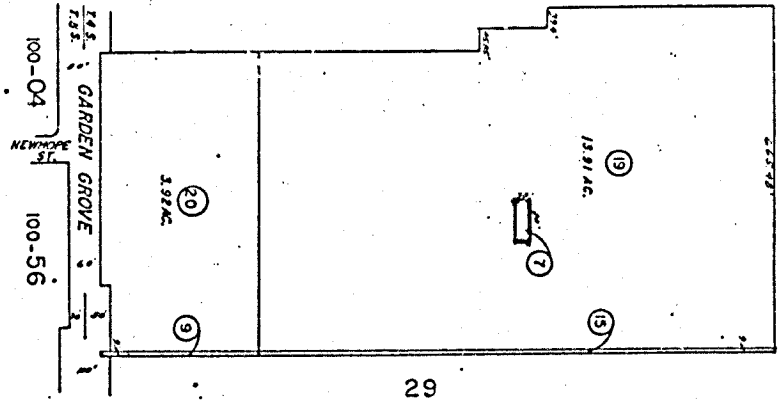
SUBJECT TO:

1. Taxes covering Parcel 1 for the fiscal year 1967-68; first installment \$3,891.58; second installment \$3,891.58.
2. Taxes covering Parcel 2 for the fiscal year 1967-68; first installment \$5.55; second installment \$5.55.
3. An easement for roads, railroads and ditches over the Easterly 30 feet and the Southerly 30 feet of said land; also the use and control of cienegas and natural streams of water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said tract to irrigate or drain the adjacent land, as reserved in deeds of record.
4. A pumping plant agreement entered into on June 6, 1945 by and between Mary I. Thomson and others relating to the operation and maintenance of a water well and pumping plant located on Parcel 2 and providing for easements and rights of way for pipe lines from said well and pumping plant or other conduits for conducting water from same to lands served by said pumping plant, recorded June 8, 1945, in book 1315, page 281, Official Records.
5. An easement for either or both pole lines, conduits and incidental purposes, as set forth in an instrument recorded in book 3993, page 167, Official Records, over the Northerly 6 feet of said land.

Said instrument provides that all cross-arms and wires shall be constructed, used and maintained at a height of at least thirty-four feet (34') above the present surface of said land.

POR. S. 1/2, SE 1/4, SEC. 33, T. 4S. R. 10W.

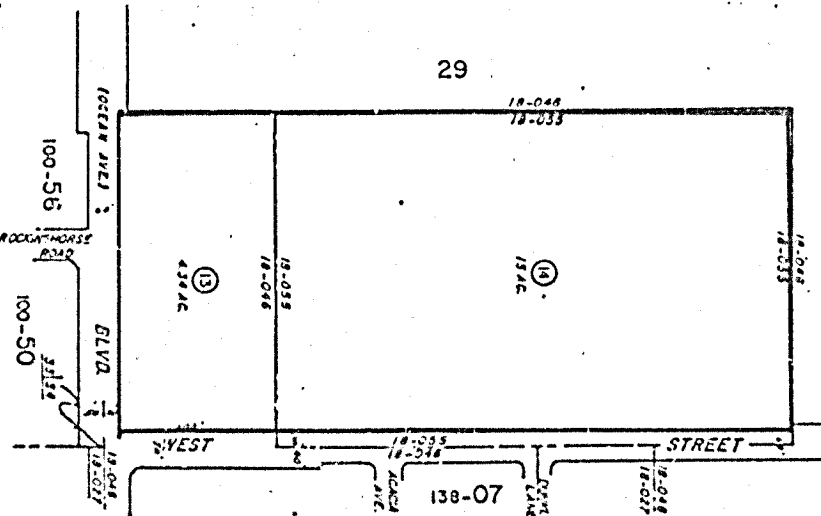
31



MARCH 1961
MARCH 1965

TAX CODE AREAS
18-055
18-046

59



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

ASSESSOR'S MAP
BOOK 50 PAGE 18
COUNTY OF ORANGE

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