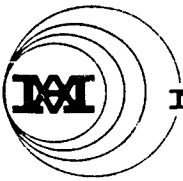


SP-114-77

LAWRENCE O. MACKEL President  
SIMON PERKOWITZ Vice President



**MACKEL ASSOCIATES**  
PLANNING • DESIGN • ENGINEERING  
1660 WILSHIRE BOULEVARD, LOS ANGELES, CA. 90017 • 213/483-0530

RECEIVED

DEC 27 1977

Pub. Works & Devel. Dept.

RECEIVED

DEC 27 1977

Devel. Serv. Mgr's Office

December 20, 1977

File No. 8426

City of Garden Grove  
11391 Acacia Parkway  
Garden Grove, California

Attn: Mr. Don Butterfield  
Development Services Division

Re: Shops Building "3"  
Ralph's Center  
Euclid Street and Chapman Avenue  
Garden Grove, California

Dear Mr. Butterfield:

Pursuant to your discussion today with Mr. John Gustafson and my telephone conference with him, we are acknowledging that you have approved the elimination of the additional roof screens as detailed on our plans.

The job superintendent, Don Densan of Dacon Construction Corporation has submitted sketches and job data which is consistent with your requirements for roof mounted equipment screening.

Thank you for your time and consideration.

Sincerely,

MACKEL ASSOCIATES

P. J. Hernandez  
Associate

PJH:rf

cc: Stephen Nichols  
Ed Len  
Don Dersan  
Adrian Vasquez

April 22, 1977

Santa Anita Development Corporation  
363 San Miguel Drive  
Newport Beach, CA 92660

Attention: Arn K. Youngman

Gentlemen:

Subject: Zoning Administrator Decision No. 591  
Site Plan No. SP-114-77

The Zoning Administrator of the City of Garden Grove approved your site plan application on April 22, 1977. The effective date of this action is April 29, 1977, unless an appeal is received by the Garden Grove City Clerk prior to this date.

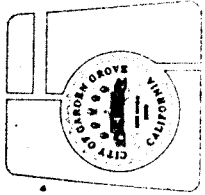
If you should have any questions regarding any required permits, the Land Use Analysts in the Public Works and Development Department will be glad to assist you. They may be reached by calling (714) 638-6831.

Sincerely,

Stewart O. Miller  
Zoning Administrator

SOM:mc  
Attachment

cc: Larry Musial  
363 San Miguel Drive  
Newport Beach, CA 92660



GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 591

SITE PLAN NO. SP-1114-77

SANTA ANITA DEVELOPMENT CORP.

APRIL 22, 1977

This is a site plan application pertaining to property located on the south side of Chapman Avenue, west of Euclid Street.

A public hearing was held on March 30, 1977, and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a site plan for the construction of an 11,100 square foot building addition consisting of 10 suites and proposed for location in an existing shopping center in the C-1 (Limited Commercial) zone. The City has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

The applicant stated that this would be the completion of a shopping center started some years ago. He stated he lived in Garden Grove and knew a number of people who shopped in the center. He felt it would be a benefit to the area and indicated he would be willing to answer any questions. In response to a question from the Zoning Administrator, the applicant indicated that they would restripe the parking spaces to the rear of the proposed structure so as to provide for 90 degree angle parking rather than diagonal as shown on the plot plan. Testimony was also presented by an adjoining property owner in opposition to the subject request. Said property owner indicated that there existed, in connection with the shopping center, the following problems:

1. Noise from trucks loading and unloading until 11:00 p.m. at night.
2. Noise from trash trucks which operated about 5:00 a.m.
3. Noise that he suspected was from a parking lot sweeper that had a high-pitched whine starting about 4:00 a.m.
4. Lights in the shopping center that shined into their rear yards.
5. Lamps at the rear of the buildings which also projected light into their rear lots.
6. Lights on the loading docks were sometimes left on until after midnight.
7. Complaints about flies and odors from trash and garbage.
8. The access to the rear of the shops being used as a race track for motor-cycles and cars.

The applicant felt that adding more stores to the shopping center would only increase those undesirable conditions outlined above.

The applicant proposes the construction of additional shops consisting of approximately 11,100 square feet which will be divided into ten suites. The proposed new structure is an "L" shaped building and will be attached to the north side of the existing Ralph's Market. Access to the shops will be via the existing driveways, and the parking now serving the shopping center would also serve the proposed addition. There now exist approximately 369 parking spaces which have been determined to be

Zoning Administrator Decision No. 591  
Site Plan No. SP-114-77

adequate for this and existing uses. The proposed addition will be similar in appearance to the existing Ralph's Market and adjacent stores. Construction materials will consist of Spanish textured siding, Spanish style mission tile roofing, rough -sawn two by tens, aluminum store fronts and galvanized sheet metal copings. It would appear the proposed development would be in compliance with all applicable codes and regulations of the City of Garden Grove.

The concerns of the adjoining neighbor relating to conditions surrounding the shopping center are not to be ignored. Although the applicant stated that he would contact the property manager and the manager of Ralph's Market to determine if some of the times for loading and unloading of trucks, trash pick-up, and sweeping of the shopping center could be altered to cause less of a neighborhood disturbance, the physical development that is causing the problem should be investigated, specifically those conditions relating to lights that shine onto adjoining residential properties which might be in violation of existing Garden Grove statutes. Therefore, the Zoning Administrator will be requesting that investigations be made by the appropriate staff members from the Public Works & Development Department. Deliveries to the uses anticipated in the new addition should be of the type made during normal working hours. Whether or not this application is approved or denied would not have an effect on the trucks and hours of delivery to Ralph's Market. The applicant did state that they would attempt to resolve the operational problems to reduce their impact on adjoining properties. It would appear that the approval of this plan, along with the applicant's attempt to remedy some of the conditions now existing, would improve the situation that now exists.

In consideration of the testimony submitted and after a review of the criteria established for the review of site plans, it is hereby determined that Site Plan No. SP-114-77 should be and is hereby approved subject to the following conditions:

1. All lighting structures shall be placed so as to confine direct rays to the subject property.
2. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
3. Wherein not otherwise specified, all other applicable Municipal Code requirements shall be observed.
4. All signing shall be uniform and shall be subject to Zoning Administrator's approval.
5. Inspections of the site shall be made by the appropriate staff personnel from the Public Works & Development Department to assure that all Municipal Code requirements and the requirements placed on the approval of the site plan for Ralph's shopping center are complied with prior to the issuance of a building permit.

The appeal deadline for the subject case is April 29, 1977.

/s/ \_\_\_\_\_ STEWART O. MILLER  
ZONING ADMINISTRATOR

PUBLIC HEARING - SITE PLAN NO. SP-114-77 - SANTA ANITA DEVELOPMENT CORPORATION -  
SOUTH SIDE OF CHAPMAN AVENUE, WEST OF EUCLID STREET

The Zoning Administrator announced that the subject application, initiated by Santa Anita Development Corporation, requests approval of a site plan for the construction of an 11,100 square foot building in addition, consisting of ten suites, and proposed for location in an existing shopping center in the C-1 (Limited Commercial) zone. The City has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. The subject property is located on the south side of Chapman Avenue, west of Euclid Street.

The Zoning Administrator asked for staff comments. Mr. Donald Butterfield, Land Use Analyst, explained that the case had been legally advertised, and staff had received no correspondence. The proposed construction would be a phase three addition to an existing shopping center. Original construction included a Ralph's Market and satellite shops. All necessary parking and landscaping were installed with phase one. The proposed "L" shaped building will be attached to the Ralph's Market. It is not anticipated that additional driveways to the site will be needed. The tile roofs and architecture will match the existing Ralph's Market.

The Zoning Administrator declared the public hearing on Site Plan No. SP-114-77 open. Mr. Larry Musial, 363 San Miguel Drive, Newport Beach, CA 92660, spoke as a representative for the applicant. He indicated that this would be the completion of a shopping center started some years ago. He stated he lived in Garden Grove and knew a number of people who shop in this center. He felt it would be a benefit to the area and indicated his willingness to answer any questions.

Concerning the parking spaces located in back of the proposed addition, the Zoning Administrator felt they would be less hazardous and more convenient if placed at a 90 degree angle rather than diagonally as shown on the plans. The applicant was not in opposition to this suggestion. He further stated that although they had only one certain tenant at the present time, this was a good location and a good market, and should attract other tenants for the addition.

The Zoning Administrator asked for public testimony. Mr. Lauren J. Tuohino, 12022 Ellen, Garden Grove, stated that he believed the original plans did not show an "L" shaped building at that location. Staff explained that the original plans had shown a rectangular configuration for this building. Mr. Tuohino testified that the construction of this addition might create a problem for trucks loading and unloading at the Ralph's Market as this area is currently used for maneuvering. The Zoning Administrator stated that the traffic pattern outlined on the plans indicated that you could drive completely around the Ralph's Market. There had been complaints about trucks delivering to Ralph's Market at unusual hours but delivery hours had been changed to correct this problem. Mr. Tuohino stated that most deliveries were in the evening until about 11:00 p.m. and created considerable noise. However, lately they have not been loading as late as before. He asked about the size of the proposed addition. The Zoning Administrator stated the plans showed the building to be about 18 feet tall and the same size as the satellite shops on the south end of the property.

Mr. Tuohino outlined the following problems he considered to exist in connection with the shopping center:

1. Noise from trucks loading and unloading until 11:00 p.m.
2. Noise from trash pick-up trucks that operate about 5:00 a.m.
3. Noise from what he suspected was a parking lot sweeper that was gasoline driven with a high pitched whine starting about 4:00 a.m. and continuing for about 30 minutes.
4. The lights in the center of the parking lot shine into their house. These were supposed to be deflected.
5. There were lamps pointing away from the residences but which projected light from the sides into the rear of the homes.
6. Lights from the loading docks are sometimes left on until past midnight and shine onto patio doors.
7. Neighbors have complained about flies and odor from trash and garbage.
8. The access at the back of the shops is used as a race track for motorcycles and cars.

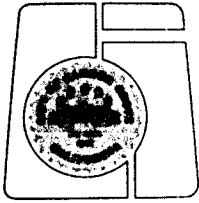
Mr. Tuohino felt that the first two problems were in violation of statements originally made by representatives from Ralph's Market. He expected additional problems of noise from the proposed addition and was concerned with the kinds of business allowed to operate in a C-1 zone. It was explained by the Zoning Administrator that the C-1 is a limited commercial zone permitting light office and retail uses such as real estate offices, donut shops, restaurants, etc. No automobile sales, cocktail lounges or beer bars are permitted in the C-1 zone, however, packaged liquor may be sold and cocktails and beer may be served in conjunction with meals in a restaurant. Mr. Tuohino felt a restaurant use might create more trash and garbage.

The Zoning Administrator asked if the representative for the applicant had rebuttal testimony. Mr. Musial stated that he would speak to the property manager concerning the sweeper noise and try to remedy that problem. Concerning the access for trucks loading and unloading at Ralph's Market, provisions have been made for access even though it may not be as convenient as before. The applicant had no control over hours that trucks load and unload at the market but would ask the property manager to speak to the management of Ralph's Market about this problem. Concerning problems with lighting, he would try and have the light reflected straight down or possibly use diffusers. He agreed also to speak to the property manager about trash pick-up and if it is soon or often enough so as not to create a problem. Some speed bumps could be installed to discourage motorcycles and

automobiles from using the access at the back of the shops for a speedway.

The Zoning Administrator indicated that he would instruct staff to check the existing conditions at the site to see that they comply with the Municipal Code and the requirements of the site plan.

There being no further testimony, the Zoning Administrator declared the public hearing on Site Plan No. SP-114-77 closed.



GARDEN GROVE

CITY OF  
GARDEN GROVE  
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY SANTA ANITA DEVELOPMENT CORPORATION

FOR A SITE PLAN NO. SP-114-77

REQUESTING the construction of an 11,100 square foot building addition, consisting of 10 suites, and proposed for location in an existing shopping center in the C-1 (Limited Commercial) zone. The City has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

LOCATION: South side of Chapman, West of Euclid.

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE ZONING ADMINISTRATOR IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 3:00 P.M. ON MARCH 30, 1977.

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

DS-0041-3/76



*Case 114*

March 29, 1977

Santa Ana Dev. Corp.  
363 San Miguel Drive  
Newport Beach, CA 92660

Gentlemen:

SUBJECT: SP-114-77 ✓  
Southwest Corner Chapman and Euclid

City of Garden Grove Fees and Deposits

Public Works & Development - Plan Check:

All requirements satisfied under existing development.

Public Works & Development - Permits:

Water Assessment fees satisfied on May 7, 1974. Customer credit deposit due upon water service request. 2" domestic meter has been installed and may be used if it is sized adequately for the development based on fixture unit count.

Existing fire protection is adequate for proposed development.

Backflow protection may be required. Specific requirements will be determined during construction.

Public Works & Development - Traffic:

No undergrounded service street lighting required.

Police Department:

Suggest security measures be taken on all new construction.

Fire Department:

No comments.

Garden Grove Sanitary District:

Sewer Service Use Fee: -----	\$222.00
County Sanitation District #2: -----	\$540.00

(Please contact Mr. Walt Bressel, at 534-3943 if there are questions concerning Sanitary District Fees).

We hope the above will be of assistance to you, and if you desire additional information regarding any City of Garden Grove fees, please call 638-6661.

Sincerely,

RICHARD O. RAFANOVIC, Director  
Department of Public Works & Development

By: *Dave Robson*  
Dave Robson, Manager  
Development Services

DB:fd

bcc: Bob Szolomayer  
Don Butterfield  
Case File  
Reading

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO. SP-114-77  
APPLICANT: SANTA ANITA DEVELOPMENT CORP.  
HEARING DATE: MARCH 30, 1976  
ANALYST: DON BUTTERFIELD

I. APPLICANT'S REQUEST:

The applicant is requesting permission to construct a 11,100 sq. ft. building addition, consisting of 10 suites in an existing shopping center in the C-1 (Limited Commercial) zone. Also requested is site plan approval for the establishment of said use. The City has granted a Negative Declaration eliminating the requirement for an Environmental impact report because the proposed development will not have a significant effect on the environment. Location of the property is on the south side of Chapman, West of Euclid.

II. APPLICANT'S STATEMENT:

*The original site plan indicated a future building area for this building. The addition of shops building #3 implements the completeness of the original site plan which fits the City's general plan and concept.*

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned C-1 and is improved with a Ralph's Market and various satellite stores.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  - 1. North: Across Chapman Avenue zoned C-1 and R-1 and improved with service station, shoe store and single family dwellings.
  - 2. South: Zoned R-1 and improved with single family dwellings.
  - 3. West: Zoned R-1 and improved with single family dwellings.
  - 4. East: Across Euclid zoned O-P and improved with agricultural crops.
  - 5. General Plan Designation: Commercial. Subject expansion is in conformance with the General Plan.

IV. BACKGROUND INFORMATION:

- A. SP-163-73 - established the existing shopping center.
- B. C.U.P.-105-75 - approved beer and wine for the Round Table Pizza Restaurant, located within the shopping center.

V. INTERDEPARTMENTAL COMMENTS AND FEES:

All interdepartmental comments have been evaluated by staff, and there are no unresolvable problems presented by the proposed development. A separate fee letter outlining Code required fees and bond schedules for the proposed development will be mailed to the applicant.

VI. STAFF COMMENTS:

A. Request:

The applicant, Santa Anita Dev. Corp., is requesting approval of a Site Plan to permit the construction of a 11,100 sq. ft. building addition, consisting of 10 suites and proposed for location adjacent to the existing Ralph's Market. This request represents a modification of a previously considered building and location consideration under SP-163-73.

B. Site Design:

Subject addition will be of similar design to the existing structures within the center. Proposed new structure is an "L" shaped building which will be attached to the existing Ralph's Market.

C. Access and Parking:

Existing driveways will be utilized for access to the proposed new building, as well as the rest of the shopping center. Approximately 369 existing and proposed parking spaces will serve the existing uses as well as the proposed uses. Additional landscaping will be required in the new construction area.

D. Architectural Features:

The proposed addition will be similar in appearance to the existing Ralph's Market and adjacent stores. Construction materials consist of: Spanish texture stucco siding, Spanish style mission tile roofing, rough sawn 2 x 10's, aluminum storefronts and galvanized sheet metal copings.

E. Project statistics:

Zone: C-1 (Limited Commercial)

Site Area - (Bldg.) - 11,100 sq. ft.

Parking for proposed addition: 38 spaces

VII. SUMMARY

The staff has reviewed the proposed development in relation to the criteria established by Municipal Code Section 9219.7 - Review of Site Plans. The criteria contained within said section, as it relates to the subject development has been complied with in spirit and intent. Recommend approval.

VIII. IF SITE PLAN NO. SP-114-77 IS APPROVED, THE FOLLOWING CONDITIONS ARE SUGGESTED:

1. All lighting structures shall be placed so as to confine direct rays to the subject property.
2. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
3. Wherein not otherwise specified all other applicable Municipal Code requirements shall be observed.
4. All signing shall be uniform and shall be subject to Zoning Administrator's approval.



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
Development Services Division  
(714) 638-6831



BICENTENNIAL COMMUNITY

March 24, 1977

Santa Anita Development Corporation  
363 San Miguel Drive  
Newport Beach, CA 92660

Attention: Arn K. Youngman

Gentlemen:

Re: Case No. SP-114-77  
Hearing Before the Zoning Administrator  
Date and Time: March 30, 1977 - 3:00 p.m.  
Place: Garden Grove City Council Chamber, 11300 Stanford Avenue

We are attaching for your information a copy of the Staff Report in connection with the subject public hearing.

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

Sincerely,

RICHARD O. RAFANOVIC, DIRECTOR  
Department of Public Works & Development

By: Dave Robson  
Dave Robson, Manager  
Development Services Division

Attachment

March 18, 1977

Mr. Arn K. Youngman  
Santa Anita Development Corporation  
363 San Miguel Drive  
Newport Beach, California 92660

SITE PLAN NO. SP-114-77

March 30, 1977.

Applicant Notified

SANTA ANITA DEVELOPMENT CORPORATION  
A subsidiary of Santa Anita Consolidated, Inc.

March 18, 1977

PACIFIC DELIVERY

Mr. Butterfield  
Director of Land Use  
Planning Department  
City of Garden Grove  
11391 Acacia Parkway  
Garden Grove, California 92640

Re: Garden Grove, SWC Chapman and Euclid  
Letter of Authorization

Dear Mr. Butterfield:

We are forwarding the enclosed Letter of Authorization to you per your request. It is my understanding that this is the final documentation necessary for the processing of the proposed plot plan.

Very truly yours,

SANTA ANITA DEVELOPMENT CORPORATION



Larry M. Musil  
Manager of Store Development

Enclosure  
LM/vb

cc: Mr. Phil Hernandez, Mackel Associates

73

SP 114-77

Z.A. 1/30/77

PRCL75

A.P. PARCEL NAME AND ADDRESS LISTING

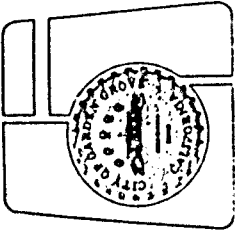
01/17/77

PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18098	08917012	0	ROBERTSON, J H	4117 E MISSION BLVD 4C	POMONA, CAL	91766
18098	08917013	0	BOOTH, WILLIAM A	11962 HARRIS	GARDEN GROVE, CAL	92640
18098	08917014	0	PEARCY, BENJAMIN W ET AL	10871 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18098	08917015	0	MILLER, LEO R JR	RODRIGUEZ, ALMONDO JR	10881 CHAPMAN AVE	GARDEN GROVE, CAL 92640
18098	08917016	0	WAGNER, ROBTN J JR	1835 MARGIE LN	ANAHEIM, CAL	92802
18098	08917017	0	MALLOY, WILMA R JR	16817 MINNEHaha	GRANADA HILLS, CAL	91344
18098	08917018	0	SEEDBORG, HERBERT E JR	12342 BRITAIN	HAWAIIAN GARDENS, CAL	
18098	08917019	0	HOWARD, EARLE W JR	10921 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18098	08917020	0	D ELIA, SEYSE M JR	4069 JAVIERO	COSTA MESA, CAL	92626
18098	08917021	0	HEIFNER, BRUCE R	10942 SIDNEY	GARDEN GROVE CAL	92640
18098	08917022	0	FERRY, DAVID F JR	10942 SIDNEY PL	GARDEN GROVE, CAL	92640
18098	08917023	0	HUSTON, RONALD W JR	10942 SIDNEY PL	GARDEN GROVE, CAL	92640
18098	08917024	0	BENEDICT, LESLIE D JR	10942 SIDNEY PL	GARDEN GROVE, CAL	92640
18098	08917025	0	GOSFORD, EVANGELIN, BEAT	AL JTH	BECKHAM, WILLIAM R JR	10992 SIDNEY PL
18098	08917045	0	CITY OF GARDEN GROVE	CITY OF GARDEN GROVE	GARDEN GROVE	CITY HALL
18098	08917046	0	SUG ENTERPRISES LTD	P O BOX 155	GARDEN GROVE, CAL	92640
18098	08917047	0	ROBERTSON, J H	4117 E MISSION BLVD 4C	POMONA, CAL	91766
18098	08917048	0	ROTHSCHILD, VICTOR P SR	601 S ARROYO PARKWAY	PASADENA, CAL	91106
18098	08917051	0	MAYNOR INVESTMENT CO	11422 SCHRAMM DR	GARDEN GROVE, CAL	92640
18098	08917052	0	MAYNOR INVESTMENT CO	11422 SCHRAMM DR	GARDEN GROVE, CAL	92640
18098	08917055	0	MAYNOR INVESTMENT CO	11422 SCHRAMM DR	GARDEN GROVE, CAL	92640
18098	08924304	0	GUIREY, JAMES E JR	10881 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924305	0	PATT, EMILY J	12101 ELLEN	GARDEN GROVE, CAL	92640
18098	08924306	0	KLARNEY, CARL E JR	12101 ELLEN ST	GARDEN GROVE, CAL	92640
18098	08924307	0	RODRIGUEZ, JOSE R	RODNEY J PETERSON	GARDEN GROVE, CAL	92640
18098	08924308	0	BRITS, RONNY C	12122 ELLEN	GARDEN GROVE, CAL	92640
18098	08924309	0	THOMAS, WILLIAM M	10881 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924310	0	RINGLE, GRACIA L SR	10891 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924311	0	BURTON, BERNARD E JR JR	10901 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924312	0	METTLER, RANDAL K JR	10921 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924313	0	GONDOY, JAMES J	10931 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924314	0	MILNER, CHARLES H JR	10941 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924315	0	VAN PELT, MALVA JR	10951 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924316	0	MARTINEZ, JULIO E	10961 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924317	0	ANDEN, ROBERT C JR	10971 MARIAN DR	BREA, CAL	92621
18098	08924318	0	VILL, DAVID G	10842 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924319	0	GUTMAN, ARTHUR JR	10852 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924320	0	EMSEY, BECILE C	10872 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924321	0	WILSON, HOWARD R	10882 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924322	0	JAVRA, LEONARD D JR	10892 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924323	0	SARRICO, ALFRED JR	10902 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924324	0	PINE, EARLE R	10922 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924325	0	PAIGE, EDIL M	10932 MARIAN DR	GARDEN GROVE, CAL	92640
18098	08924326	0	STALLS, ANDREY R JR	JTH	10942 MARIAN DR	GARDEN GROVE, CAL 92640
18098	08924327	0	WINCHELL, THOMAS A JR	10952 MARIAN DR	GARDEN GROVE, CAL	92640



TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18093	08924414	0	PETERSEN, JOHN A NJR	11962 MARIAN DR	GARDEN GROVE, CAL	92640
18093	08924415	0	LOKKON, HAROLD L JR	12161 EUGENI AVE	GARDEN GROVE, CAL	92640
18093	08925211	0	VAN DER POL, DONALD R	12091 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925217	0	BLAKENBEE, EUGENE R	12041 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925212	0	TI TJON, GEORGE D SR	12071 ELLEN DR	GARDEN GROVE, CAL	92640
18093	08925213	0	GRAFF, JOHN F SR	1898 W CRESCENT AVE		ANAHEIM, CAL 92801
18093	08925214	0	COCKER, GARY	12041 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925215	0	KUPIEC, JERRY D NJR	12001 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925216	0	SMITH, LAWRENCE G NJR	12001 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925217	0	DU PLESSIS, ELLA M SR	12011 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925218	0	GSTERLING, EDWARD	GESTERLING, MARCEL	9402 MULOKEI DR	HUNTINGTON BCH, CAL 92646
18093	08925301	0	SCHANZ, MELVIN R SR	1745 W KAT LIA AVE	ANAHEIM, CAL	92804
18093	08925302	0	PROCTOR, LORAN G NJR	12017 ELLEN DR	GARDEN GROVE, CAL	92640
18093	08925303	0	TUOHINO, LAUREN J	12022 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925304	0	THOMPSON, THEODORE T NJR	12032 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925305	0	MITSEMA, MARIE E ET AL	2700	12342 ELLEN ST	GARDEN GROVE, CAL 92640
18093	08925306	0	BRIGANDI, FLORENCE M	12062 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925307	0	MADIEROS, JOHN M	12072 ELLEN	GARDEN GROVE, CAL	92640
18093	08925308	0	KENNEDY, JAMES J	12082 ELLEN	GARDEN GROVE, CAL	92640
18093	08925309	0	SHITT, DAVID C NJR	12092 ELLEN ST	GARDEN GROVE, CAL	92640
18093	08925314	0	SCHNITZER, ARTHUR W JR	2ND	P O BOX 666	FONTANA, CAL 92335
18093	08925315	0	SCHNITZER, ARTHUR W JR	2ND	P O BOX 666	FONTANA, CAL 92335
18074	09015001	0	KAISER FOUNDATION	HOSPITALS CORP	1015 N VERMONT AVE	LOS ANGELES, CAL 90017
18074	09015010	0	SCHOOL, GARDEN GROVE	UNIFIED DIST	10331 E STANFORD AVE	GARDEN GROVE, CAL 92640
18074	09015021	0	KAISER FOUNDATION	HOSPITALS CORP	1015 N VERMONT AVE	LOS ANGELES, CAL 90017
18074	09015022	0	GARDEN GROVE HISTORICAL	SOCIETY INC	12174 EUGENI AVE	GARDEN GROVE, CAL 92640
18074	09044124	0	PANNIER, WILLIAM W ET AL	2ND	PANNIER, DAVID I	5602 MYRA AV
18074	09044126	0	CYPRESS, CAL	11101 CHAPMAN AVE	GARDEN GROVE, CAL	92640



**CITY OF GARDEN GROVE, CALIFORNIA**  
 11391 ACACIA, PARKWAY, GARDEN GROVE, CALIFORNIA 92640  
**PUBLIC WORKS AND DEVELOPMENT DEPARTMENT**  
 Development Services Division

(714) 638-6831

GARDEN GROVE

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR SITE PLAN CASE NO. SP 10-17

I, WE Arthur Wallace Schnitger, Trustee, owner of the below described property, do hereby appoint Santa Anita Development Corporation my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: A portion of the N½ of the NE ¼ of Section 32, Township 4 South, Range 10 West, per M.M. 10-51, Records of Orange County, California

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Arthur Wallace Schnitger TR  
 (Signature of Owner)

\_\_\_\_\_  
 (Signature of Owner)

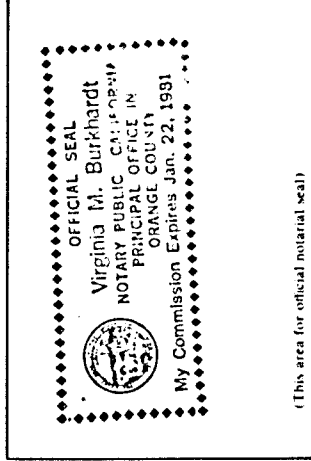
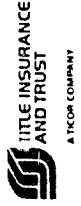
TO 1944 CA. IN 741  
 (Individual)

STATE OF CALIFORNIA }  
 COUNTY OF Orange } SS.

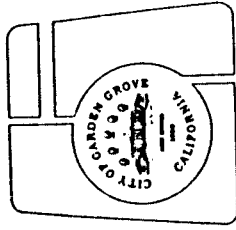
On March 16, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared Arthur Wallace Schnitger

known to me is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.

Signature Virginia M. Burkhardt  
 Virginia M. Burkhardt



(This area for official notarial seal)



GARDEN GROVE

Application No. SP-114-77  
 A. P. No. 89-253-15  
 Filing Date 2-28-77  
 Hearing Date 3-30-77  
 Analyst D. BUTTERFIELD  
 Referred To FIRE  
 POLICE  
 G.G. SANITARY DIST.  
 PW&D TRAFFIC  
 PW&D PERMITS  
 PW&D WATER ENGR.  
 PW&D PLAN CHECK

FILE COVER SHEET

APPLICATION FOR

CITY OF GARDEN GROVE

SANTA ANITA DEV. CORP., 363 SAN MIGUEL DR. NEWPORT BEACH, CA. 92660 644-6440  
 Applicant Mailing Address Phone No.

ARN K. YOUNGMAN Phone No.  
 Agent Mailing Address

**TO PERMIT**

THE CONSTRUCTION OF A 11,100 SQUARE FOOT BUILDING ADDITION, CONSISTING OF 10 SUITES AND PROPOSED FOR LOCATION IN AN EXISTING SHOPPING CENTER IN THE C-1 (LIMITED COMMERCIAL) ZONE. ALSO REQUESTED IS SITE PLAN APPROVAL FOR THE ESTABLISHMENT OF SAID USE. THE CITY HAS GRANTED A NEGATIVE DECLARATION ELIMINATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

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

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Location of Property: South side of Chapman, West of Euclid.

Present Use of Property: Shopping center

Adjoining Property Owned or Leased by Applicant: No

FINAL ACTION	
Denied	Approved
DXP _____	W/P _____
Date _____	Withdrawn _____
Res. # _____	
Ord. # _____	
Dec. # _____	
DS-0014-10/75	

*[Signature]*  
 Signature of Applicant or his Agent for S.D.C.

Signature of Property Owner or his Agent

No. SP-114-77

INTER-OFFICE CASE RESUME SHEET

TO: P.W. & D. PLAN CHECK

DATE: 3-3-77

CASE: SP. 116-77

ANALYST: BURFIELD

APPLICANT: SANTA ANITA DEV. CORP.

HEARING DATE: 3-30-77

REQUEST: SITE PLAN APPROVAL TO CONSTRUCT 11,100  
SQ. FT. ADDITION TO EXISTING COMMERCIAL  
SHOPPING CENTER

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-10-77

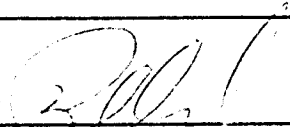
PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

All Requirements satisfied under  
Existing Development

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: 

DATE: 3-8-77

INTER-OFFICE CASE RESUME' SHEET

TO: P.W. & D. PERMITS

DATE: 3-3-77

CASE: SP. <sup>114</sup> NO. 77

ANALYST: BURFIELD

APPLICANT: SANTA ANITA DEV. CORP.

HEARING DATE: 3-30-77

REQUEST: SITE PLAN APPROVAL TO CONSTRUCT 11,100 SQ. FT. ADDITION TO EXISTING COMMERCIAL SHOPPING CENTER

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-10-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: Water Assessment fees satisfied on 5/2/74. Customer Credit deposit due upon <sup>water service</sup> request. 2" domestic meter has been installed and may be used if it is sized adequately for the development based on future unit count - 4

CONDITIONS OF APPROVAL: Existing fire protection is adequate for proposed development.

Backflow protection may be required. Specific requirements will be determined during construction.

(Internal Note: <sup>is not included in letter</sup> refer to service application file for 12051 Enclosed  
SUGGESTIONS: for map of existing meter + locations

BY: S. Peterson

DATE: 3-24-77

6" AC 8' W & } Enclosed set.  
10" AC 32' E & }

6" AC 37' N & minor standards. N/w property line  
DS-0047-4/76

INTER-OFFICE CASE RESUME SHEET

TO: P.W. & D - TRAFFIC

DATE: 3-3-77

CASE: SP <sup>114</sup> ~~114~~ - 77

ANALYST: POWERSFIELD

APPLICANT: SANTA ANITA DEV. CORP.

HEARING DATE: 3-30-77

REQUEST: SITE PLAN APPROVAL TO CONSTRUCT 11,100 SQ. FT. ADDITION TO EXISTING COMMERCIAL SHOPPING CENTER

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-10-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: NEW STREET LIGHTS  
REQD

CONDITIONS OF APPROVAL:

SUGGESTIONS:

*[Signature]*  
BY: Travis Hartley  
DATE: 3-9-77

INTER-OFFICE CASE RESUME' SHEET

TO: G.G. SANITARY Dist.

DATE: 3-3-77

CASE: SP. 116-77

ANALYST: BUZFIELD

APPLICANT: SANTA ANITA DEV. CORP.

HEARING DATE: 3-30-77

REQUEST: SITE PLAN APPROVAL TO CONSTRUCT 11,100  
SQ. FT. ADDITION TO EXISTING COMMERCIAL  
SHOPPING CENTER

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-10-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

<u>sewer service fee</u>	<u>222.00</u>
<u>County Sanitation District #2</u>	<u>540.00</u>

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: Ronald O. Cate  
DATE: 3/8/77

INTER-OFFICE CASE RESUME' SHEET

TO: POLICE

DATE: 3-3-77

CASE: SP 116-77

ANALYST: BURFIELD

APPLICANT: SANTA ANITA DEV. CORP.

HEARING DATE: 3-30-77

REQUEST: SITE PLAN APPROVAL TO CONSTRUCT 11,100  
SQ. FT. ADDITION TO EXISTING COMMERCIAL  
SHOPPING CENTER

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-10-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

CONDITIONS OF APPROVAL: Should approve see

attached security plans

SUGGESTIONS:

BY: [Signature]

DATE: 3-4-77



RECEIVED

MAR 7 1977

Pub. Works & Transp. Dept.

INTER-OFFICE CASE RESUME SHEET

TO: FIRE

DATE: 3-3-77

CASE: S.P. 116-77

ANALYST: BUZZFIELD ✓

APPLICANT: SANTA ANITA DEV. CORP.

HEARING DATE: 3-30-77

REQUEST: SITE PLAN APPROVAL TO CONSTRUCT 11,100  
SQ. FT. ADDITION TO EXISTING COMMERCIAL  
SHOPPING CENTER

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-10-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONDITIONS OF APPROVAL: No comments  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUGGESTIONS:  
\_\_\_\_\_  
\_\_\_\_\_

BY: C. M. Pratt

DATE: 3-7-77

INTER-OFFICE CASE RESUME' SHEET

TO: P.W. & D-WATER ENGIN.

DATE: 3-3-77

CASE: SP. 116-77

ANALYST: BURFIELD

APPLICANT: SANTA ANITA DEV. CORP.

HEARING DATE: 3-30-77

REQUEST: SITE PLAN APPROVAL TO CONSTRUCT 11,100  
SQ. FT. ADDITION TO EXISTING COMMERCIAL  
SHOPPING CENTER

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-10-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

1. EXISTING FIRE PROTECTION IS ADEQUATE FOR THE  
PROPOSED DEVELOPMENT.

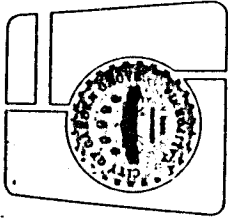
2. ONE DOMESTIC ~~WATER~~ SERVICE REQUIRED. ~~SA~~ SIZE  
OF SERVICE BASED ON A FIXTURE UNIT COUNT.

CONDITIONS OF APPROVAL: EXISTING SERVICE CAN BE USED  
PROVIDING IT IS SIZED ADEQUATELY FOR THE  
PROPOSED DEVELOPMENT.

3. BACKFLOW PROTECTION MAY BE REQUIRED. SPECIFIC  
REQUIREMENTS WILL BE DETERMINED DURING

SUGGESTIONS: CONSTRUCTION.

BY: J. LICATA  
DATE: 3-7-77



**CITY OF GARDEN GROVE, CALIFORNIA**  
 11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640  
**PUBLIC WORKS AND DEVELOPMENT DEPARTMENT**  
 Development Services Division

(714) 638-6831

**GARDEN GROVE**

APPLICATION FOR:

SITE PLAN

\_\_\_\_\_ VARIANCE

\_\_\_\_\_ CONDITIONAL USE PERMIT \$200.

\_\_\_\_\_ UNCLASSIFIED USE PERMIT \$200.

APPLICATION FOR:

\_\_\_\_\_ ENVIRONMENTAL IMPACT REPORT REVIEW

\_\_\_\_\_ ENVIRONMENTAL IMPACT REPORT  
 \_\_\_\_\_ NEGATIVE DECLARATION

FEE: \$460.00

FEE: \_\_\_\_\_

NAME OF APPLICANT: Santa Anita Development Corp (714)  
 TELEPHONE: 644-6440

MAILING ADDRESS: 363 San Miguel Drive, Newport Beach, Ca. 92660

NAME OF RECORDED OWNER: same as applicant (714)  
 TELEPHONE: 644-6440

MAILING ADDRESS: same as applicant

STATUS OF THE APPLICANT (CHECK ONE)

RECORDED OWNER OF THE PROPERTY

\_\_\_\_\_ PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

\_\_\_\_\_ LESSEE

AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED: original site plan indicated a future building area for this building. The addition of shops building #3 implements the completeness of the original site plan which fits the city's general plan and concept.

SIGNATURE OF APPLICANT: \_\_\_\_\_

SANTA ANITA DEVELOPMENT CORPORATION

ACCEPTANCE BY LAND USE: An K. Youngmon, Vice President

DATE: 2/21/77

ACKNOWLEDGEMENT OF FEE PAYMENT: \_\_\_\_\_

DATE: 2/28/77

DATE: 2/28/77

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 granting or denying a variance, conditional use permit, unclassified use permit, or site plan shall become final and effective seven (7) days after the order, unless within such seven (7) 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 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.

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 9223.1. SITE PLANS, VARIANCES OR PERMITS MAY BE REVOKED. The Planning Commission or Zoning Administrator, as the case may be, may, after a public hearing held in the manner prescribed in Part 19 governing variances, conditional use permits and unclassified use permits or as prescribed in Part 20 governing site plans, revoke or modify on any one or more of the following grounds any site plan, variance, conditional use permit or unclassified use permit previously issued:

- a. That the approval was obtained by fraud.
- b. That the use approved by a variance, conditional use permit or unclassified use permit has ceased to exist or has been suspended for one year or more.
- c. That the site plan, variance, conditional use permit or unclassified use permit 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.
- d. That the approved site plan, variance, conditional use permit or unclassified use permit was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

Section 9223.2. EXPIRATION. Any site plan, variance, conditional use permit or unclassified use permit granted becomes null and void if not exercised within the time specified in the approval of said site plan, variance, conditional use permit, or unclassified use permit, or if no date is specified, within one (1) year from the date of approval of said site plan, variance, conditional use permit or unclassified use permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

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

SANTA ANITA DEVELOPMENT CORPORATION  
Ann K. Youngman, Senior Vice President

(Signature of Applicant)

Date

2/21/77

PLEASE READ CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS, AND THE SCHEDULE ASSURANCES FURNISHED BY THE GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND THE COST.

## GUARANTEE

NO. 457025 LIABILITY \$ 100.00 LIT \$ 25.00

## SAFECO TITLE INSURANCE COMPANY

a corporation hereinafter called the Company

### GUARANTEES

SANTA ANITA DEVELOPMENT CORP.

herein called the Assured, against actual losses exceeding the liability limit set forth above which the Assured shall sustain by reason of any incurrence of loss on the insurance set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No part of this policy shall be deemed to cover the liability of any party named or referred to in Schedule A or with respect to the liability of any party on any matter shown therein.
2. The Company's liability hereunder shall not be limited to the amount of actual loss sustained by the Assured because of reimbursement. In no event shall the amount of liability covered shall the Company's liability exceed the liability amount set forth above.

Dated February 4, 1977  
at 6:00 A.M.

SAFECO TITLE INSURANCE COMPANY

Attest: \_\_\_\_\_

\_\_\_\_\_  
Secretary

SCHEDULE A

Page 43397

This is a true and correct copy of the original.

The original is in the possession of the undersigned and is on file in the office of the undersigned.

Please see attached copy of Lease Lease description

A true and correct copy of the original is on file in the office of the undersigned.

A Memorandum of Lease dated October 1, 1972, for a term of sixty-five (65) years, and six (6) months, upon the terms and conditions therein provided, as recorded April 19, 1973 in book 11122 page 657 Official Records.

Lessor: Helen Casan Schmitzer, Arthur Westgate Schmitzer

Lessee: Santa Anita Development Corporation, a California corporation

By: \_\_\_\_\_, Secretary of Santa Anita Development Corporation, 11440 Wilshire Blvd., Los Angeles, California 90024

Witness: \_\_\_\_\_

Notarially attested and signed by me, the undersigned, on this \_\_\_\_\_ day of \_\_\_\_\_ 1972, at \_\_\_\_\_ California.

Notarially attested and signed by me, the undersigned, on this \_\_\_\_\_ day of \_\_\_\_\_ 1972, at \_\_\_\_\_ California.

Exhibit

- 1. A sum of ten thousand and no/100th of a cent (\$10,000.00) and any interest thereon and the same term thereon as set forth in the deed of trust, recorded May 19, 1973 in book 11122 page 657 of the Official Records of Orange County.
- Date: May 22, 1974
- Trustor: Santa Anita Development Corporation, a California corporation
- Trustee: Helen Casan Schmitzer, a California corporation
- Beneficiary: Helen Casan Schmitzer, a California corporation

3111227 500

THE UNITED STATES OF AMERICA  
DOPARTMENT OF THE ARMY  
OFFICE OF THE ADJUTANT GENERAL  
WASHINGTON, D. C. 20315

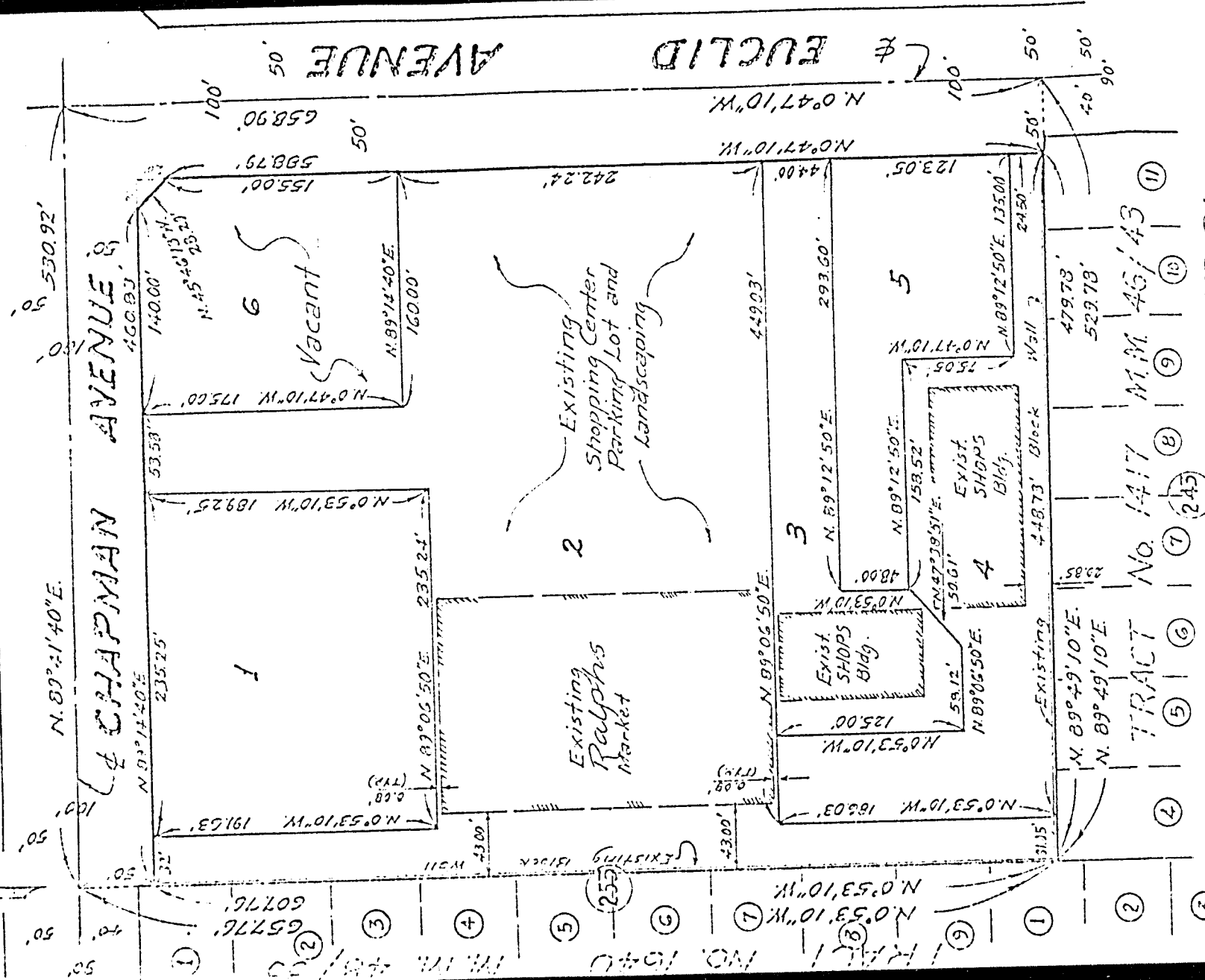
MEMORANDUM FOR THE RECORD

SUBJECT: [Illegible]

[Illegible text follows]

11-11-50

# LOT SPLIT



OWNER:

SANTA ANITA DEVELOPMENT CO.  
 833 San Miguel Drive  
 Newport Beach  
 Calif. (714) 644-6440

PREPARED BY:

ANACAL ENGINEERING CO.  
 222 E. Lincoln Avenue  
 Anaheim, P.O. Box 3668  
 Calif. 92803 Tel. (714) 772-1763

LEGAL DESCRIPTION

A portion of the N 1/2 of the NE 1/4 of the Section 52, Township 7 South, Range 10 West, per M.M. 10-51, 1896.

SCALE: 1" = 80'

CASE No.

DATE: 1-6-77



CASE NO S.P. 114-77

Name of Applicant SANTA ANITA DEV. CORP.

Address 363 SAN MIGUEL DRIVE, NEWPORT BEACH, CA.

Phone 644-6440

Name of Applicant's Representative ARN K. YOUNGMAN

Address SOME AS ABOVE

Phone \_\_\_\_\_

Applicant Interviewed By DB Application By DB

Date Filed 2-28-77 Hearing Date 3-30-77

PERTINENT FACTS:

PLANNING COMMISSION ACTION

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

Denied \_\_\_\_\_

DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_

FWR \_\_\_\_\_

Date Appealed \_\_\_\_\_

CITY COUNCIL ACTION

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

Denied \_\_\_\_\_

DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_

Returned to P. C. \_\_\_\_\_ Ord. No. \_\_\_\_\_

PLANNING COMMISSION RECONSIDERATION

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

Denied \_\_\_\_\_

DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_

CITY COUNCIL FINAL ACTION

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

Denied \_\_\_\_\_

DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_

FWR \_\_\_\_\_ Ord. No. \_\_\_\_\_

ZONING ADMINISTRATOR ACTION

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

Denied \_\_\_\_\_ DEC. NO. \_\_\_\_\_

Date Appealed \_\_\_\_\_

ADMINISTRATIVE ACTION

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

Denied \_\_\_\_\_

LATER ACTION: