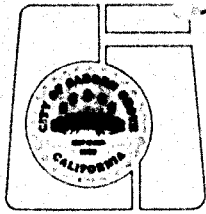


SP. 163.73



GARDEN GROVE

Application No. SP 163-73
 A. P. No. 89-253-12
 Filing Date 12-14-73
 Hearing Date 1-16-74
 Technician J. Moon
 Referred To Engineering
Water
Traffic
Police
Fire

APPLICATION FOR **SITE PLAN**
 CITY OF GARDEN GROVE

FEE:

Santa Anita Development Corp., P. O. Box 1880 Newport Beach, Calif. (714) 644-6440
 Applicant Mailing Address Phone No.

Agent Mailing Address Phone No.

TO PERMIT

A neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1 (Limited Commercial Zone). Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores.

The City has filed an Exemption 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: Southwest corner of Chapman & Euclid at 12031 Euclid Street.

Present Use of Property: Residence and citrus trees

Adjoining Property Owned or Leased by Applicant: No

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DWP _____	Withdrawn _____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

Santa Anita Development Corporation

[Signature]
 Signature of Applicant or his Agent
 Dennis M. Berryman, Secy.

Signature of Property Owner or his Agent

No. SP163-73

CASE NO 58-163-73

Name of Applicant Santa Anita Development Corporation
Address P.O. Box 1880 Newport Beach, Calif
Phone (714) 644-6440

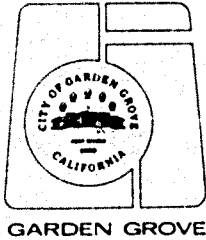
Name of Applicant's Representative Bill (Carol) Anceal Engineering Co.
Address 222 E. Lincoln Ave. Anaheim 92803
Phone (714) 774-1763

Applicant Interviewed By D.B. Application By D.B. & J.M.
Date Filed 12-14-73 Hearing Date ~~1-16-74~~ 2-6-74

PERTINENT FACTS:

<p>PLANNING COMMISSION ACTION</p> <p>Approved <input type="checkbox"/> Hearing Date _____ Denied <input type="checkbox"/> DWP <input type="checkbox"/> RES. NO. _____ FWR <input type="checkbox"/> Date Appealed _____</p>	<p>CITY COUNCIL ACTION</p> <p>Approved <input type="checkbox"/> Hearing Date <u>4-2-74</u> Denied <input type="checkbox"/> DWP <input type="checkbox"/> RES. NO. _____ Returned to P. C. _____ Ord. No. _____</p>
<p>PLANNING COMMISSION RECONSIDERATION</p> <p>Approved <input type="checkbox"/> Hearing Date _____ Denied <input type="checkbox"/> DWP <input type="checkbox"/> RES. NO. _____</p>	<p>CITY COUNCIL FINAL ACTION</p> <p>Approved <input type="checkbox"/> Hearing Date _____ Denied <input type="checkbox"/> DWP <input type="checkbox"/> RES. NO. _____ FWR <input type="checkbox"/> Ord. No. _____</p>
<p>ZONING ADMINISTRATOR ACTION</p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>2/13/74</u> Denied <input type="checkbox"/> DEC. NO. <u>374</u> Date Appealed <u>3-18-74</u></p>	<p>ADMINISTRATIVE ACTION</p> <p>Approved <input type="checkbox"/> Hearing Date _____ Denied <input type="checkbox"/></p>

LATER ACTION:



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

ACCEPTANCE OF RESPONSIBILITY
FOR STRUCTURAL PLAN CHECK

Job Name Ralphs Market

Location S/W Corner Euclid Ave. & Chapman Ave. Garden Grove

Acceptance by the Development Services Department of the above described plans for the purpose of a structural plan check and the payment of the prescribed plan check fee does not constitute a Building Permit.

The applicant realizes this plan check prior to clearance by the Land Use Section is for his benefit to expedite the matter and expressly assumes the risk that clearance by that Section is still necessary prior to the issuance of any Building Permit.

Furthermore, if the applicant or his agent diligently pursues all matters necessary for approval by the Land Use Section, the undersigned believes that a structural plan check at this time will be in the best interest of the applicant.

Land Use Approval By:

Donald J. Putehski

Agreed to by the applicant
or agent in his behalf

Signed:

Prison Gallo

Date 1-16-74

Harry R. Peirce

Harry R. Peirce
Building-Zoning Manager

C. J. QUEYREL, PRESIDENT
LICENSED LAND SURVEYOR

ANACAL ENGINEERING CO.
ENGINEERING AND SURVEYING
POST OFFICE BOX 3668
222 EAST LINCOLN AVENUE • ANAHEIM, CALIFORNIA 92803
PHONE (714) 774-1763

January 3, 1974

City of Garden Grove
11391 Acacia Street
Garden Grove, CA 92642

Attention: Mr. Tom Merrell

RE: Ralph's Center, Chapman and Euclid

Dear Tom:

Request is hereby made to postpone the site plan review for this project from the January 16, 1974 agenda. We would like to have a two week extension to evaluate the traffic pattern and median opening on Euclid Avenue.

Thank you for your consideration on this matter.

Best regards,

ANACAL ENGINEERING COMPANY

Bill D. Casson

Bill D. Casson

BDC/rq

To Zoning Administrator

1-4-74

In view of uncertainty of applicants processing plans, elevations board suggested new drive approach on Euclid, I informed him that we will schedule his application for E.A. hearing on 1-6-74.


Joe Brown.

Harry Peirce
Development Services
Ralph's Market and Shops
12051 Euclid Street
SP-163-73

Tom Merrell
Development Services
January 14, 1975

Inspection of the project on December 27, 1974, revealed the following items require completion, revision, or submittal of revised plans for review prior to approval:

1. Undergrounded marbelite street lights have not been installed along the Chapman Avenue frontage. (Condition of Approval #A)
2. The lighting structures on the rear of the Ralph's building are not placed so as to confine direct rays to the subject property. (Condition #B)
3. Roof mounted mechanical equipment on the Ralph's building is not screened and is visible from both the front and rear of the structure. (Condition #C)
4. There are four refuse bins for which trash enclosures have not been provided. (9209.6)
5. A trash enclosure shown on the approved plans to be located adjacent to the north wall of the Ralph's building has not been provided.
6. For safety reasons, a vehicle barrier should be provided to terminate the uncompleted driveway along the east property line adjacent to the service station. (No protective curb or barrier is shown on the plans)



Thomas G. Merrell
Land Use Manager

GL:jm

Lester Miller
C. J. QUEYREL, PRESIDENT
LICENSED LAND SURVEYOR

ANACAL ENGINEERING CO.

ENGINEERING AND SURVEYING
POST OFFICE BOX 3668
222 EAST LINCOLN AVENUE • ANAHEIM, CALIFORNIA 92803
PHONE (714) 774-1763

January 17, 1974

City of Garden Grove
11391 Acacia Street
Garden Grove, CA 92642

Attention: Joseph Moon

RE: Ralph's Center, Chapman and Euclid *SP-163-73*

Gentlemen:

Request is hereby made for permission to open-cut Chapman Avenue in lieu of jacking and boring for the sewer connection to serve this site. As you are aware, the existing sewer main in Chapman Avenue is the only one which we are allowed to connect to, as the mains in Euclid Avenue are classified as trunk sewers.

The cost for jacking and boring is very prohibitive for a development of this size. The latest figure which we had was during October of 1973 and was in the amount of \$85.00 per linear foot for another project. Approximately 80 feet would be required for this development at a cost of \$6,800.00, using the above figure.

We would propose to open-cut the street and install the sewer lateral. After completion of the lateral we would repave the trench portion of the roadway in a manner satisfactory to the City Engineer and then, in addition, resurface the entire frontage of this site with an asphalt overlay so the repaired area would not be readily noticeable. The overlay would include the traveled roadway from the south curb to the existing sewer line, approximately 26 feet north of the centerline of Chapman Avenue, and would be done in a manner to make a smooth join to the existing pavement. This is estimated to result in a savings of \$4,000 and should be of benefit to both the City, by avoiding an obvious patch in the roadway, and to our client by making this site more economically feasible.

Your consideration on this matter is sincerely appreciated by all concerned.

Best regards,

ANACAL ENGINEERING CO.

Joe
Reviewed by Public
R/W Team 1/24/74.
Open cut will not
be permitted.
D
Bill D. Casson

Bill D. Casson, Project Engineer

BDC/pe

Called Bill Casson
1-31-74
→

C. J. QUEYREL, PRESIDENT
LICENSED LAND SURVEYOR

ANACAL ENGINEERING CO.

ENGINEERING AND SURVEYING

POST OFFICE BOX 3668
222 EAST LINCOLN AVENUE - ANAHEIM, CALIFORNIA 92803
PHONE (714) 774-1763

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Best regards,

ANACAL ENGINEERING CO.

Bill D. Casson

Bill D. Casson, Project Engineer

BDC/pe

COPIED FOR DEXTER NELTON 1-21-74

Michael Lord

Water

Water Well Site

Thomas G. Merrell

Development Services

January 31, 1974

A site plan application has been filed with the Land Use Division for the development of a shopping center at the northeast corner of Euclid Street and Chapman Avenue. Staff analysis has revealed an abandoned well site abuts the southeast corner of this development.

The applicant will be constructing a zone separation wall along the south property line of the development which will result in the well site being enclosed on three sides by walls.

The Planning Coordinating Committee reviewed this matter on January 29, 1974, and has recommended that your division take the necessary action to have this well site included in Lot 58 of Tract No. 1417.

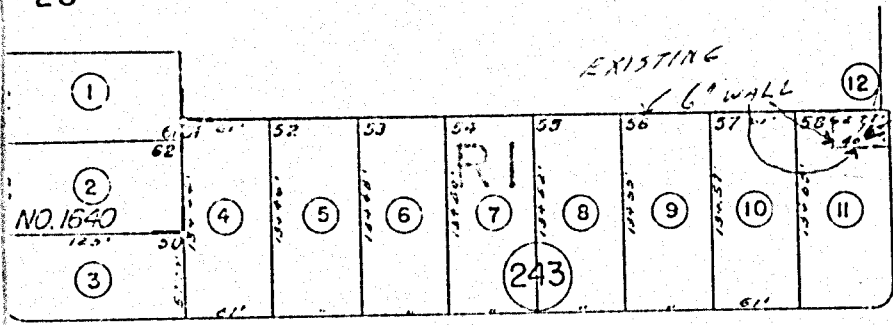
Thomas G. Merrell
Land Use Manager

File: SP-163-73

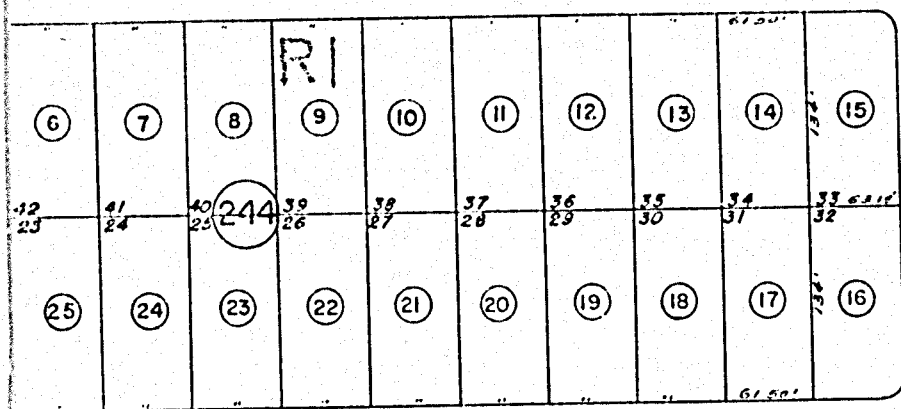
SEC. 32, T. 4 S. R. 10 W.

89-24

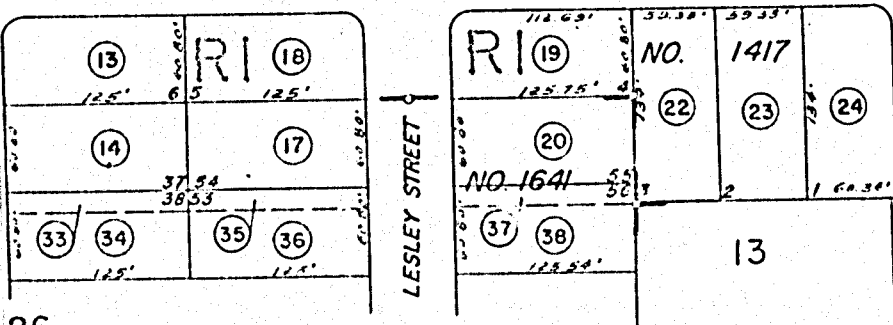
25



DRIVE



DRIVE



26

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

ASSESSOR'S MAP BOOK 89 PAGE 24 COUNTY OF ORANGE

1/1/69

C9

ABANDONED CITY WATER WELL SITE

AVENUE

90-05

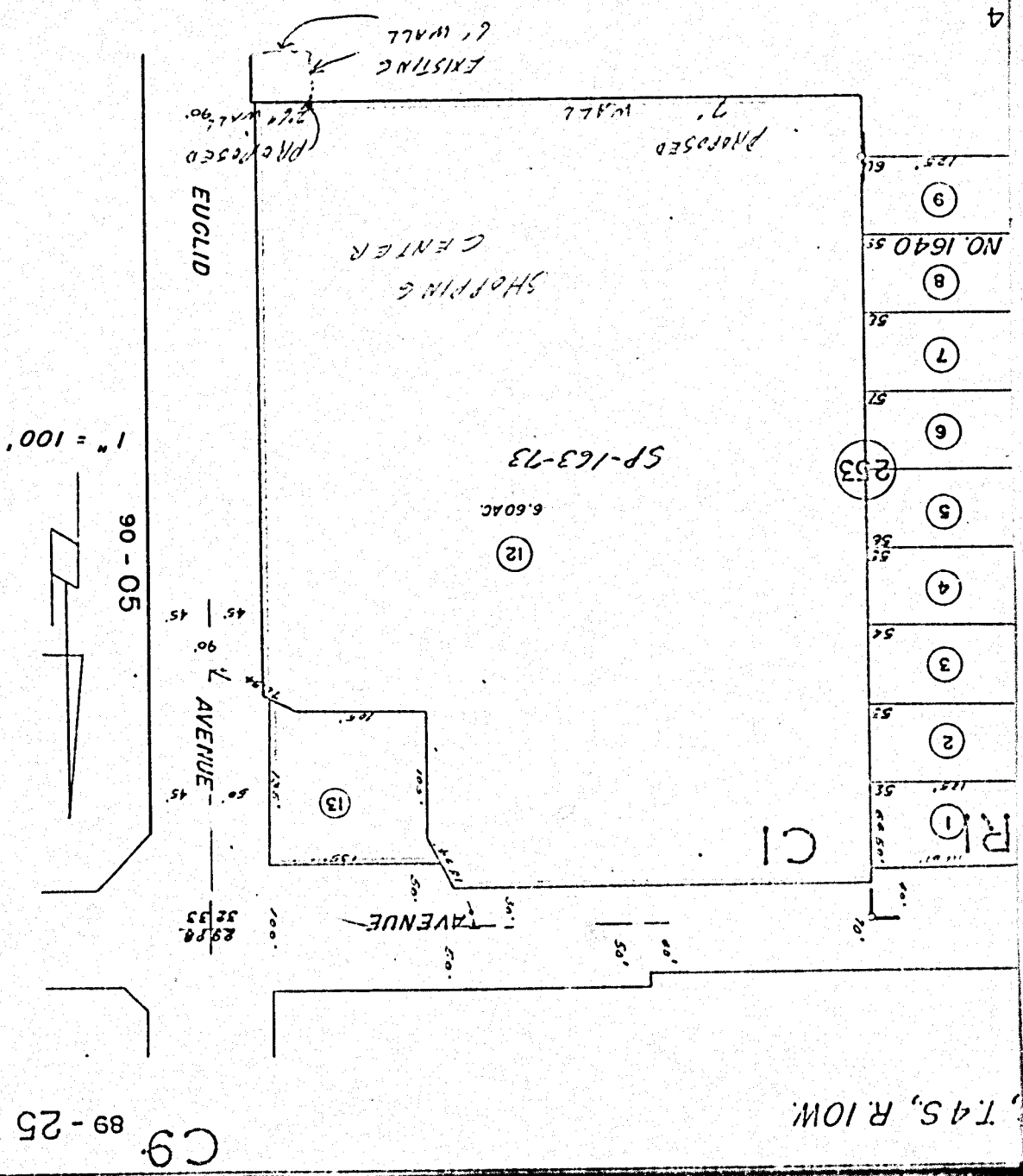
1" = 100'

EUGLID

3/1/63

ASSESSOR'S MAP
BOOK 89 PAGE 25
COUNTY OF ORANGE

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



T.A.S. ROW

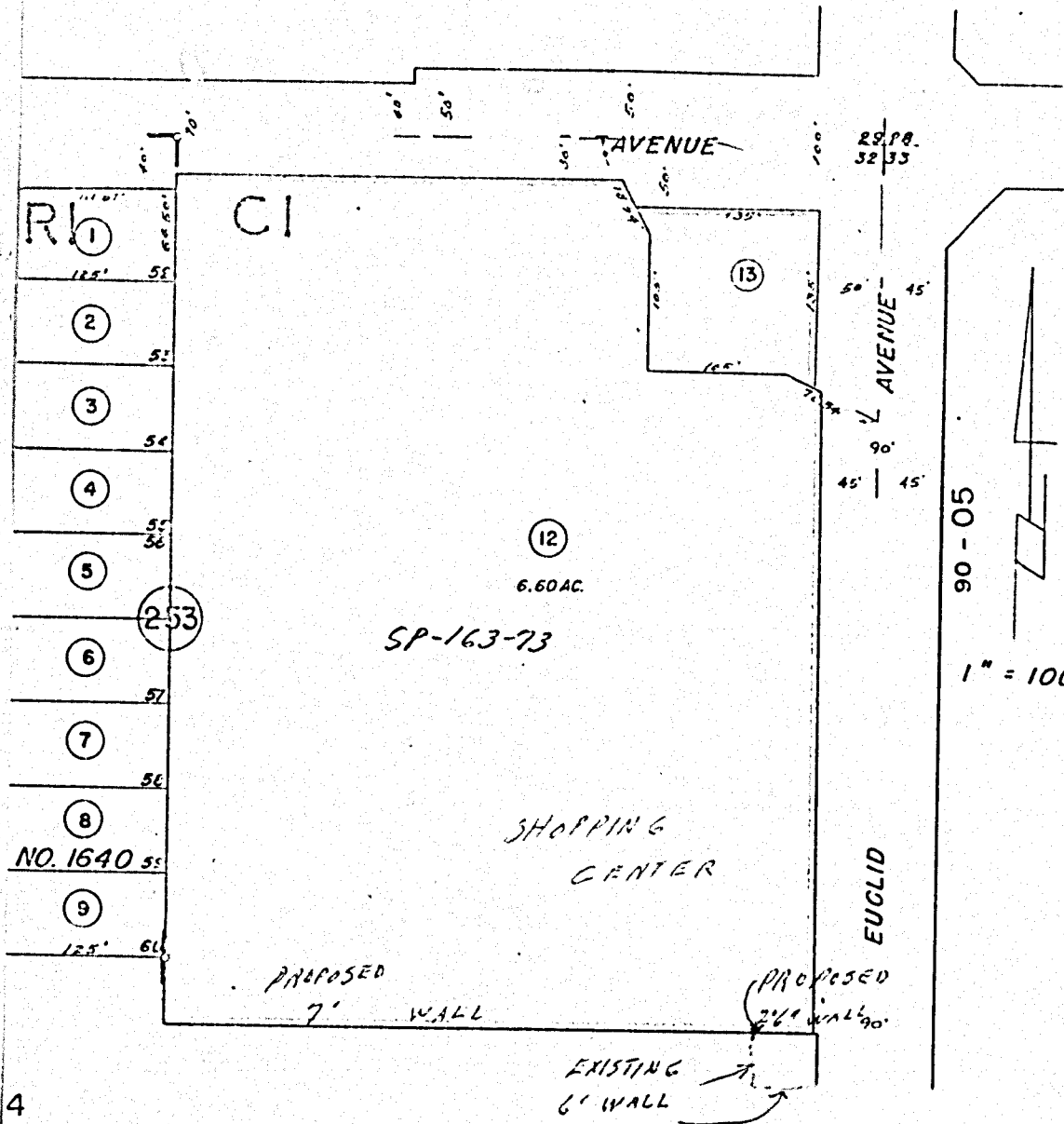
C9

89-25

Correction

T. 4 S., R. 10 W.

C 9 89 - 25



R 1

C 1

125' 58'

2

3

4

5

2-53

6

7

NO. 1640 55'

9

125' 66'

12

6.60 AC.

SP-163-73

SHOPPING CENTER

PROPOSED 7' WALL

EXISTING 6' WALL

PROPOSED 7' WALL

EUCLID

90 - 05

1" = 100'

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

ASSESSOR'S MAP BOOK 89 PAGE 25 COUNTY OF ORANGE

SP-163

*Handed to Clerk at
3 a.m. 2/6/74*

February 5, 1974

TO: THE GARDEN GROVE ZONING ADMINISTRATOR
RE: SANTA ANITA DEVELOPMENT CORPORATION
(SITE PLAN SP-163-73)

We, the undersigned residents of Garden Grove, in response to your mailed "Public Notice", respectfully and herewith register our objections to and the request of the applicant site plan #SP-163-73 be denied on but not limited to the following:

1. The "Limited Commercial Zone" will present a site intrusion to abutting residential lands tenements.
2. Noise pollution of trucks, cars, horns, heavier traffic flow will increase.
3. Pollution of waste foods, debris and grocery carts will contaminate the air and area.
4. Residential Real Estate value will depreciate with abutting lands and properties.
5. The term "Garbage Grove" has been used and read in our local newspaper in relation to piecemeal and spotty "Limited Commercial Zone" building areas such as this.
6. We are the nearest potential patrons who conveniently live within one mile in any of the four directions of Major and "Limited Commercial Zone" shopping areas as well as some other established markets, hairdressers, etc., within the present neighborhood area.
7. The city's policy to promote and continue a program of Beautifying Garden Grove is in recession with these "Limited Commercial Zone" buildings. Our unappreciated title, "Garbage Grove" remains our inheritance.

<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
<i>Rodney E. Bitts</i>	<i>12122 Ellen St. - Garden Grove</i>	<i>Feb. 5-74</i>
<i>James M. Batts</i>	<i>12122 Ellen St. Garden Grove</i>	<i>2-5-74</i>
<i>Adrian K. Larson</i>	<i>12107 Ellen St. G.G.</i>	<i>2/5/74</i>
<i>David Whitt</i>	<i>12072 Ellen St. G.G.</i>	<i>2/5/74</i>
<i>Alan C. Deane</i>	<i>17084 Ellen St. G.G.</i>	<i>2/5/74</i>
<i>David R. Hill</i>	<i>10842 Marion Dr. G.G.</i>	<i>2/5/74</i>

TO: THE GARDEN GROVE ZONING ADMINISTRATOR
RE: SANTA ANITA DEVELOPMENT CORPORATION (SITE PLAN SP-163-73)

Page II

SIGNATURE

ADDRESS

DATE

Shelby A. Hill

10842 Mariani Dr. N. H.

2-5-74

Michael S. Sweeney

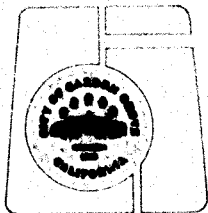
10831 Mariani Dr. S. H.

2-5-74

Conrad J. Sweeney

10831 Mariani Dr. S. H.

2-5-74



GARDEN GROVE

City Hall • 11391 Acacia Parkway • 92640

CITY OF
GARDEN GROVE
CALIFORNIA

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY SANTA ANITA DEVELOPMENT CORPORATION

FOR A SITE PLAN NO. SP-163-73

REQUESTING A neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1 (Limited Commercial zone). Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

LOCATION: Southwest corner of Chapman and Euclid at 12031 Euclid Street.

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE ZONING ADMINISTRATOR IN THE CITY COUNCIL CHAMBER, CITY HALL, 11391 ACACIA, GARDEN GROVE, CALIFORNIA, AT 3:00 P.M. ON FEBRUARY 6, 1974.

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

PRCL75

A.P. PARCEL NAME AND ADDRESS LISTING

01/03/80

PAGE 1

2-6-74

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18055	08917012	0	ROBERTSON, J H	10862 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917013	0	ROOTH, WILLIAM A	11962 HARRIS	GARDEN GROVE, CAL	92640
18055	08917014	0	PEARCY, BENJAMIN W ET AL	10871 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18055	08917015	0	MILLER, LEE R ZJTH	10881 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18055	08917016	0	MC SOUD, JOSEPH ET AL	ZMVA	ORANGE, CAL	92668
					ORANGE, CAL	92668
18055	08917017	0	MC SOUD, JOSEPH ET AL	ZMVA	ORANGE, CAL	92668
					ORANGE, CAL	92668
18055	08917018	0	SEEDBOG, HERBERT C ZJTH	12342 BRITAIN	HAWAIIAN GARDENS, CAL	
18055	08917019	0	HOWARD, EARLE W ZJTH	10921 CHAPMAN AVE	GARDEN GROVE, CAL	92540
18020	08917020	0	D ELIA, SERGE M ZMS	P O BOX 253	KOBE PORT	KOBE, JAPAN
18055	08917031	0	HEIFNER, BRUCE R	10952 SIDNEY	GARDEN GROVE CAL	92640
18055	08917032	0	TERRY, DAVID E ZJTH	10932 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917033	0	RUEN, RICHARD D ZJTH	10922 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917034	0	BENEDICT, LESLIE D ZJTH	10902 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917035	0	GOSECO, FRANK N ET AL	10892 SIDNEY PL	GARDEN GROVE, CAL	92640
18020	08917045	0	CITY OF GARDEN GROVE	WATER CORP & CITY OF	GARDEN GROVE	CITY HALL
					GARDEN GROVE, CAL	92640
18055	08917046	0	SOG ENTERPRISES ZPTH	P O BOX 155	GARDEN GROVE, CAL	92642
18055	08917047	0	ROBERTSON, J H	10862 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917048	0	BROADWAY OIL CO	PHILLIPS PETROLEUM CO	TAX, INS & CLAIMS DEPT	1 CALIFORNIA ST
					GARDEN GROVE, CAL	92640
18055	08917051	0	MAYMOR INVESTMENT CO	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18020	08917052	0	MAYMOR INVESTMENT CO	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18020	08917055	0	MAYMOR INVESTMENT CO ZNR	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18055	08924204	0	GUIREY, ERNEST L ZJTH	10831 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924205	0	PETT, EMILY J	12121 ELLEN	GARDEN GROVE, CAL	92640
18055	08924206	0	NICHOLS, ELBERT D JR	12101 ELLEN	GARDEN GROVE CAL	92640
18055	08924301	0	EDMONDSON, JOHN B	RODNEY J PEHRSON	12102 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08924302	0	BETTS, RODNEY C	12122 ELLEN	GARDEN GROVE, CAL	92640
18055	08924303	0	THOMAS, WILLIAM M	10881 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924304	0	DINGLE, RICHARD L	10891 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924305	0	MC CONAHEY, HUGH S	10901 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924306	0	METTLER, RANDAL K ZJTH	10921 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924307	0	CONROY, JAMES J	10931 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924308	0	MILNER, CHARLES H JR	10941 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924309	0	CAMPBELL, JAMES	10951 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924310	0	MARTINEZ, JULIO C	10961 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924311	0	MACON, EUGENE C	1201 EL MIRADOR	FULLERTON, CAL	92631
18055	08924404	0	VILL, DAVID G	10842 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924405	0	GUTTMAN, ARTHUR JR	10852 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924406	0	DORSEY, CECIL G	10872 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924407	0	WOODS, HOWARD R	10882 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924408	0	RASCH, GRANT A ZJTH	846 PONDEROSA	ORANGE, CAL	92667
18055	08924409	0	BAKER, GLENN J	10902 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924410	0	PINE, EARLE R	10922 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924411	0	PAIGE, COIL M	10932 MARIAN DR	GARDEN GROVE CAL	92640

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18055	08924412	0	SINGER, STANLEY P %JT	10942 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924413	0	WINCHELL, THOMAS A %JT	10952 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924414	0	SLONIGER, GEORGE E	10962 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924415	0	DOKKEN, HAROLD L	12161 EUCLID	GARDEN GROVE, CAL	92640
18055	08925210	0	VAN DER POL, DONALD R	12091 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925211	0	BLAKEMORE, EUGENE R	12081 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925212	0	TIETJEN, GEORGE D %UM	12071 ELLEN DR	GARDEN GROVE, CAL	92640
18055	08925213	0	BERRYMAN, JOHN R JR %JT	12061 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925214	0	COKER, GARY	12041 ELLEN	GARDEN GROVE, CAL	92640
18055	08925215	0	KOPIEC, JERRY D %JT	12031 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925216	0	SMITH, LAWRENCE G %JT	12021 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925217	0	DUPLESSIS, ELLA M %WD	12011 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925218	0	GESTERLING, EDWARD	GESTERLINS, MABEL E	9462 MOLOKAI DR	HUNTINGTON BCH, CAL 92646
18055	08925301	0	SCHANTZ, MELVIN R %MM	1740 W KATELLA AVE	ANAHEIM, CAL	92804
18055	08925302	0	WARDELL, CLAYTON D.	PROCTOR, LORAN G %JT	12012 ELLEN DR	GARDEN GROVE, CAL 92640
18055	08925303	0	TUDHINO, LAUREN J	12022 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925304	0	THOMPSON, THEODORE T %JT	12032 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925305	0	RITSEMA, MARIE E ET AL	%MV	12042 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925306	0	BRIGANDI, FLORENCE M	12062 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925307	0	MADIEROS, JOHN M	12072 ELLEN	GARDEN GROVE, CAL	92640
18055	08925308	0	KENNEDY, JAMES J	12082 ELLEN	GARDEN GROVE, CAL	92640
18055	08925309	0	FEYLER, HELEN S	12092 ELLEN ST	GARDEN GROVE, CAL	92640
18020	08925312	0	SCHNITZER, ARTHUR W TR	%NO	12031 EUCLID ST	GARDEN GROVE, CAL 92640
18055	08925313	0	SCHNITZER, ARTHUR W TR	%NO	12031 EUCLID ST	GARDEN GROVE, CAL 92640
18020	09005001	0	KAISER FOUNDATION	HOSPITALS %CR	1515 N VERMONT AVE	LOS ANGELES, CAL 90027
18020	09005021	0	KAISER FOUNDATION	HOSPITALS %CR	1515 N VERMONT AVE	LOS ANGELES, CAL 90027
18055	09005022	0	GARDEN GROVE HISTORICAL SOCIETY %CR		12174 EUCLID AVE	GARDEN GROVE, CAL 92640
18046	09064124	0	PANNIER, WILLIAM W ET AL ANAHEIM, CAL 92804	%MV	PANNIER, DAVID L	9166 CERRITOS AVE APT 10
18046	09064126	0	PANNIER, DONALD A %NO	11101 CHAPMAN AVE	GARDEN GROVE, CAL	92640

January 25, 1974

Santa Anita Development Company
P. O. Box 1880
Newport Beach, California 92663

SITE PLAN NO. SP-163-73

February 5, 1974.

Applicant Notified

January 25, 1974

Mr. Bill Casson
Anacal Engineering Company
222 E. Lincoln Avenue
Anaheim, California 92803

SITE PLAN NO. SP-163-73

February 6, 1974.

Applicant Notified

File

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: SITE PLAN NO. SP-163-73
APPLICANT: SANTA ANITA DEVELOPMENT CORPORATION
HEARING DATE: FEBRUARY 6, 1974
ANALYST: J. MOON

I. APPLICANT'S REQUEST:

The applicant is requesting site plan approval of a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1 (Limited Commercial zone). Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. Location of subject property is at the southwest corner of Chapman and Euclid at 12031 Euclid Street.

II. APPLICANT'S STATEMENT:

The property is presently an older grove. The shopping center development will be more aesthetic to the neighborhood and of better service to the community.

III. ZONING AND LAND USE INFORMATION:

A. Subject property is zoned C-1 and is improved with a residence and citrus trees.

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 single family dwellings and commercial uses.
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 PUD and is unimproved at present but has been approved for a future hospital development.

IV. BACKGROUND INFORMATION:

There are no previous cases on the subject property.

V. GENERAL PLAN ELEMENT IMPLICATIONS:

A. Land Use: The Land Use Element of the General Plan indicates commercial use of the subject property. The applicant's proposal conforms with this Element of the General Plan.

STAFF REPORT TO THE ZONING ADMINISTRATOR - SP-163-73 - 2/6/74

B. Fire Protection: The subject property is located approximately 3/4 miles from Headquarters Fire Station No. 1 located at 11301 Acacia Parkway and is within the recommended travel distance for fire suppression vehicles to commercial uses.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A. Fire Department:

1. One on-site fire hydrant required.
2. One off-site fire hydrant required.
3. 2,000 GPM fire flow required.

B. Building Division:

1. Street dedication required.
2. Parkway Tree Fee (Euclid Street only) - \$347.00
3. Street Bond - \$6,500.00
4. Drainage Fee (Area "D") - \$4,242.00.

C. Traffic Engineer:

1. Undergrounded marbelite street lights required on Chapman Avenue frontage only.

D. Water Department:

Water assessment fees are due on property. Water services for domestic use and fire protection will be required.

VII. STAFF COMMENTS:

A. The applicant is requesting site plan approval for a neighborhood shopping center to be constructed in two phases on an approximately 6.06 acre parcel in the C-1 (Limited Commercial) zone. Phase 1 will consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 will consist of 19,320 square feet of retail stores.

B. The site is designed with the buildings to be located on the south and west portions of the subject property. The majority of the parking area is provided at the front of the development. Additional parking is located at the northwest and southwest portions of the site at the rear of the proposed retail stores. The area to be developed in Phase 2 is proposed to be used as parking areas in development of Phase 1. These temporary parking areas do not include any landscaping as required by Municipal Code Section 9405(b). In the event that Phase 2 of the proposed development is not constructed, a landscape plan showing compliance with Municipal Code requirements will be required to be submitted for Zoning Administrator approval.

C. Access to the proposed development is by way of two driveways off Chapman Avenue and three driveways off Euclid Street. The southerly

STAFF REPORT TO THE ZONING ADMINISTRATOR - SP-163-73 - 2/6/74

drive off Euclid Street and the westerly drive off Chapman Avenue provide access to the rear parking areas, the refuse storage areas and to the loading ramp at the rear of the proposed food market. Vehicle circulation is served by one and two-way drives in the parking area.

D. Landscaping in excess of Municipal Code requirements is provided along the street frontages of Chapman Avenue and Euclid Street and throughout the parking area. Thirty-inch high block walls are provided where parking areas are adjacent to the street right-of-ways. A 7-foot high block wall is provided along the south and west property lines where the subject development abuts single family residences, except in the approximately 20-foot setbacks on Euclid Street and Chapman Avenue where said wall will be 30 inches high. This 7-foot high block wall will adequately screen the adjoining residential areas from any adverse effects of the proposed shopping center development.

E. It has been City policy to require total site development of commercial properties. The applicant is complying with this requirement, although the proposed development will be constructed in two phases. The first phase will include the food market and two buildings containing 15,000 square feet of retail stores. The second phase will include an additional two buildings containing 19,320 square feet of retail/commercial stores. In the first phase of development, the area for the two buildings containing 19,320 square feet of floor area will be used for additional parking areas. Construction of the second phase will eliminate this extra parking area which will leave the total development with 366 parking spaces which is 17 spaces below the required 383 parking spaces.

F. Inasmuch as the applicant has indicated only one tenant for the proposed shopping center, the parking criteria is calculated at one space for each 150 square feet of gross floor area. Studies made in the amount of parking required for shopping centers has indicated that the variety of tenants require less parking than normally provided. Actual experience and good practice has indicated that one (1) space for each 200 square feet of floor area is more than adequate. If this formula were applied in this development the number of spaces required would be 338. This number of parking spaces would be sufficient for Phase 2 of this development. It is possible that future tenants could require less parking spaces and that the parking provided for Phase 2 of the development may be sufficient. The Zoning Administrator may approve a reduction in the required parking for the development of Phase 2 in accordance with the provisions of Municipal Code Section 9219.7(a).

G. In conjunction with the proposed development, the applicant will provide landscaping in the unimproved areas between the existing service station on the northeast corner and the parking area of the shopping center. No access is provided across this landscaped area.

This portion will be included in future development of the service station site and is not part of the applicant's property although it will be maintained as a landscaped area in this development. To ensure that this unimproved area will be maintained with landscaping, the applicant and/or the property owner will be required to enter into an agreement with the City of Garden Grove providing that said unimproved area will be maintained with landscaping until such time as said area is developed by the Richfield Oil Corporation, lessee of the existing service station on the southwest corner of Euclid Street and Chapman Avenue, and/or by the property owner.

H. A revised plan for left turn pockets off Euclid Street to subject development has been submitted by the applicant in compliance with the Traffic Engineer's recommendations. This revised left turn pocket will not conflict with future left turn traffic to the proposed hospital development on the east side of Euclid Street opposite subject shopping center.

I. Elevation plans submitted indicate that the front of the food market facing Euclid Street has an architectural treatment of split face concrete block walls with a mission tile mansard roof and Spanish stucco trim. The west elevation has the same concrete block wall treatment with a parapet screening the pitched roof to give the roof a flat appearance from the west. Recessed loading docks are located at the rear of the building. The retail store buildings shown on the plans as Buildings 1, 2 and 3 have an architectural treatment similar to the food market with the design theme carried along the east and north elevations to assure a pleasant appearance from the adjoining streets. The mansard roof treatment has not been provided for the south elevations of the building located along the south drive of the development, as the applicant feels this type roof treatment would interfere with the access for large trucks servicing the food market and trash pickup areas. Rear elevations for the retail stores in Phase I have not been submitted. These elevations will be required to be submitted for Zoning Administrator approval.

J. Phase 2 of the proposed development is to be constructed within one year of Zoning Administrator approval of this site plan application. The applicant has indicated a "future building" to be constructed at the southeast corner of the subject property in the development of Phase 2. No plans have been submitted for this proposed building. A site plan application will be required to be submitted for Zoning Administrator approval for this proposed building.

K. The staff has reviewed the proposed development in relation to the criteria established by Municipal Code Section 9219.7 for review of site plans. All these criteria appear to have been satisfactorily considered and are complied with in spirit and intent. Said review includes consideration of parking, circulation, access, relation to public facilities and public service requirements, and design compatibility.

STAFF REPORT TO THE ZONING ADMINISTRATOR - SP-163-75 - 6/74

L. If SP-163-73 is approved, the following conditions of approval are suggested.

1. Undergrounded marbelite street lights shall be installed along the Chapman Avenue frontage by the developer before utility release.
2. All lighting structures shall be placed so as to confine direct rays to the subject property.
3. 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.
4. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
5. All signing shall be uniform and shall be subject to Zoning Administrator approval.
6. Phasing of the subject development shall be as follows:

Phase 1 shall include the food market and the 15,000 square feet of retail stores (Buildings 1 & 2). Phase 2 shall include the 13,320 square feet of retail stores (Building 3) and the 6,000 square-foot commercial building subject to condition No. 7 below. No occupancy of Phase 2 shall be permitted until Phase 1 is completed.
7. A new site plan application shall be filed for Zoning Administrator approval prior to issuance of building permits for the proposed 6,000 square-foot commercial building in Phase 2.
8. A bond in an amount to be determined by the Director of Development Services shall be posted for the installation and maintenance of landscaping in the temporary parking areas of Phase 1 in the event that Phase 2 of the proposed development is not constructed.
9. The applicant and/or the property owner shall enter into an agreement with the City of Garden Grove providing that the unimproved area between the subject development and the existing service station shall be maintained with landscaping until such time as said area is developed by the Richfield Oil Corporation, lessee of the existing service station on the southwest corner of Euclid Street and Chapman Avenue and/or by the property owner. The City Attorney shall determine which parties on behalf of the applicant shall enter into said agreement. In addition a faithful performance bond executed by said parties shall be approved by the City Attorney as to form and content.

STAFF REPORT TO THE ZONING ADMINISTRATOR - SP-163-72/6/74

10. Rear elevations for the retail stores in Phase 1 shall be submitted for Zoning Administrator approval prior to issuance of building permits for Phase 1.

11. If construction of Phase 2 has not commenced within 2 years from the effective date of approval of this site plan application, a new site application shall be filed for Zoning Administrator approval.

SP-163 73

MINUTES

GARDEN GROVE ZONING ADMINISTRATOR MEETING

A regular meeting of the Garden Grove Zoning Administrator was called to order in the Council Chamber of the City Hall, 11391 Acacia Parkway, on Wednesday, February 6, 1974, at 3:00 p.m.

PRESENT: STEWART O. MILLER, ZONING ADMINISTRATOR; JOSEPH MOON, ASSOCIATE LAND USE ANALYST

Mr. Miller introduced himself and outlined the procedure he follows. He explained the basis for granting approval of site plans and variances, and advised those present of their appeal privileges should they disagree with the Zoning Administrator Decision.

PUBLIC HEARING - SITE PLAN NO. SP-163-73

The Zoning Administrator announced the subject application, initiated by Santa Anita Development Corporation, requests site plan approval for a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1 (Limited Commercial) zone. Phase 1 is to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 is to consist of 19,320 square feet of retail stores. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment. The property is located at the southwest corner of Chapman Avenue and Euclid Street, at 12031 Euclid Street.

The Associate Land Use Analyst stated the case has been properly advertised, and no correspondence or calls have been received. He indicated maps for both phases of the proposed project are exhibited on the display boards.

The Zoning Administrator declared the public hearing open.

Mr. Bill Casson, Project Engineer, Anacal Engineering Company, 222 East Lincoln, Anaheim, appeared and stated Staff has spelled out what they intend to do in creating a shopping center in two phases at this location. The first phase will include a Ralph's Market and the second will consist of additional commercial development. The orange grove will be removed and the entire site developed, with the exclusion of the service station on the corner. Mr. Casson offered to answer any questions the Zoning Administrator might have.

Mr. David Powell, Director of Site Development, Santa Anita Development Corporation, appeared and stated he feels the Staff Report is very clear, and they will comply with all conditions mentioned. They have worked with Staff to comply with all requirements of the C-1 zone. The main component of the site is the Ralph's Market. Mr. Powell detailed the architecture and landscaping proposed for the site and indicated those areas for future development will be paved and striped at this time. The addition of the Phase 2 buildings will comply to City regulations also, and they plan to do these within two years. The stores will have 3-4 to 7-8 individual units, depending on the tenant's requirements, and will be ground floor units. All roof-mounted equipment will be thoroughly screened. Mr. Powell offered to answer any questions there might be.

Numerous questions were addressed to Mr. Casson and Mr. Powell from members of the audience. After requesting a show of hands, which indicated approximately twelve residents interested in this public hearing, the Zoning Administrator indicated he could call a recess in the hearing, so that persons attending could acquaint themselves with the Board exhibits and question the engineer, site developer, and staff concerning the proposal.

RECESS: At 3:10 p.m., the Zoning Administrator declared a recess.

RECONVENE: At 3:25 p.m., the Zoning Administrator reconvened the hearing.

Mr. Powell reappeared and stated he is now aware that the residents of the area have many questions, some of which have been answered, and he will be happy to answer any others.

No one appeared from the audience in favor the the subject proposal.

Mr. Ernest Guirey, 10831 Marian Drive, appeared and stated he does not see how this development will enhance their neighborhood since they are now only one mile in four different directions from a wide variety of shopping centers. He would need to be convinced also that this would appreciate his property value. He would like to see something more in keeping with Garden Grove rather than the city of Commerce, perhaps a professional building. This is a nice quiet residential area which is still close to all shopping needs. A shopping center will bring fireworks, veteran's bells, etc., and there is no telling what the small shops will be used for.

The Zoning Administrator indicated to Mr. Guirey that the land is presently zoned to allow this use, and it is the owner's right to develop it in this manner. This hearing is to consider the merits of the proposal with regard to compatibility, design layout, and aesthetics in general.

Mr. Rodney Betts, 12122 Ellen Street, appeared and stated he has a few objections. This project would present a sight intrusion on their view of the mountains, trucks will be bringing in their produce during the night with squealing brakes and loud noises, the rubbish collections will cause disturbance, and trash and rubbish left over will be aromatic. There will be parking and ingress and egress problems on Euclid Street, and people will use their residential streets to reach the place.

Mr. Betts continued there will be noise, odors, and debris from the business firms, and the real estate in the area will depreciate. He is aware of the term "Garbage Grove" and he feels this development does not in any way meet aesthetic qualities necessary to beautify the City. The public notice of this hearing indicates this will have no significant effect on the environment, but he feels it will have a tremendous effect. He agrees with his neighbor that the needs of the area do not include a market of this type.

The Zoning Administrator detailed guidelines and procedures used by City staff in preparing Environmental Impact Reports, and explained permitted uses in the C-1 zone.

Mr. N. J. Proctor, 12012 Ellen Drive, appeared and stated he liked the idea of a professional building, a community center, or a park area in this location. He questioned the research made by Ralph's which resulted in the choice of this location, and stated he was uncertain of the adequacy of loading pits, lighting, and fences proposed for the project.

Mrs. Joan Martinez, 10961 Marian Drive, appeared and questioned size and height of signs which would be allowed in connection with the project, and the Zoning Administrator explained Municipal Code requirements for signing in the C-1 zone. Mrs. Martinez continued by voicing her objections to tall signs and their possible reflection in her yard, and suggested large trees be planted instead of the seven foot block wall proposed. She stated she would like some information supplied as to whether their property would depreciate in value.

Mr. Julio Martinez, 10961 Marian Drive, appeared and stated he agrees with what his other neighbors have stated. His Number 1 apprehension is with the landscaping since there is no evidence of what is proposed; secondly he would question the proximity of this project to other shopping areas; and thirdly, he has never been given an opportunity to see the layouts on this proposal. He would like to have copies of the plans so that he can discuss and compare them with his neighbors and arrive at some impartial conclusions.

Mr. Martinez continued he would like to view the elevations of the walls, what type of landscaping is proposed, whether the building design has aesthetic value and will be palatable to the eye, where the property will drain to, and whether he could purchase a set of plans to study. He is concerned about increased traffic, stores being open until late hours, garbage, debris, lighting in general, and he would rather see an office building here.

Mr. Proctor reappeared and again discussed means of ascertaining property value appreciation or depreciation, indicating he felt the City should supply this information.

Mr. David Powell appeared in rebuttal and discussed briefly the uncertainty of predicting property valuation. He detailed maintenance and trash disposal schedules for the shopping center, and indicated the developers are responsible for the leasing of the buildings and instruct the tenants to maintain the integrity of the shopping center. Mr. Powell expressed regret that a representative of Ralph's Market was not present to detail their surveys about location of the market, but he feels a mile distance between markets is a good criteria. Since Ralph's will be spending approximately a half million dollars in this development, this alone would indicate an upgrade of the entire site.

Mr. Powell continued they have worked closely with the City staff on locations for driveways and median cuts, and have provided more than the adequate amount of landscaping required by the City. Putting trees around the perimeter of the property to totally obliterate the site would be very expensive. The lights will be directed totally to the parking area, and their lighting plan must be approved by the City before it will be installed. The street drainage will be totally to the street, and the grading plan will elevate the entire site to a point where it will drain 100% to Chapman or Euclid. They will be happy to provide a complete set of plans to a representative of the residents.

In response to questioning by the Zoning Administrator as to a time schedule for the project, Mr. Powell indicated they would like to go to bid in two to three weeks and start construction two to three weeks after award of contract. The Zoning Administrator indicated to Mr. Powell and to those present that he would like to continue this hearing, so that more information could be given to make the residents more familiar and secure in their feelings about this proposal.

Mr. A. W. Schnitger, owner of the subject property, appeared and suggested those present view the Ralph's Market at Warner and Golden West Streets for a good idea of a similar project. He spoke of the history of the zoning on his property, and expressed his apology that an informational meeting had not been held with the residents.

General discussion followed concerning possibility of an informational meeting in the near future, and residents and Mr. Powell concurred they would prefer to attend such a meeting before decision is rendered on the case by the Zoning Administrator. Mr. Guirey emphasized his feeling that an Environmental Impact Statement is needed on the project, and Mr. Betts presented a petition containing nine signatures indicating opposition to the case.

The Zoning Administrator instructed Staff to coordinate an informational meeting on SP-163-73, after which he declared the public hearing continued to a special meeting of the Zoning Administrator to be held on February 13, 1974, at 3:00 p.m. in the Council Chamber.

EXCERPT FROM ZONING ADMINISTRATOR HEARING MINUTES OF
FEBRUARY 13, 1974

CONTINUED PUBLIC HEARING - SITE PLAN NO. SP-163-73

The Zoning Administrator announced this is a continued public hearing from the Zoning Administrator Meeting of February 6, 1974, concerning Site Plan No. SP-163-73. Said application, initiated by Santa Anita Development Corporation, requests site plan approval for a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1 (Limited Commercial) zone. Phase 1 is to consist of a 33,350 square foot food market and 15,00 square feet of retail stores. Phase 2 is to consist of 19,320 square feet of retail stores. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment. The property is located at the southwest corner of Chapman Avenue and Euclid Street, at 12031 Euclid Street.

Mr. Miller further indicated this public hearing has been continued to this time and place in order to allow Staff and the developers to meet with the residents of adjoining properties to discuss the application in more depth.

The Land Use Analyst indicated a public meeting had been held on Monday, February 11, 1974, which was attended by a number of property owners in the vicinity of the subject proposal, the developer, a representative of Ralph's Market, and Staff.

The Land Use Manager commented this was a productive meeting, and many questions raised by the residents were answered.

The Zoning Administrator declared the public hearing open for discussion at this time, and questioned if anyone wished to offer testimony.

Mr. Rodney Betts, 12122 Ellen Street, appeared and stated he maintains his objections expressed at the previous hearing on this request, regarding traffic problems, noise problems, and rubbish and trash. He noted abandoned vehicles now on the property have not been removed by the City and the place is an eyesore; therefore, some residents were poisoned by the lack of action and feel anything would be better than the present appearance.

Mr. Betts reiterated his previous opinions that the site would be best suited as O-P or with a park; that the occupancies of the smaller shops could be objectionable; that delivery trucks would be present at late hours; shopping carts would be abandoned in their neighborhood; their property values would depreciate; there will be water pressure and sewer problems; and there should have been an Environmental Impact Report presented on the proposal.

The Zoning Administrator explained some of the guidelines used by Staff in determining where an Environmental Impact Report is necessary. General discussion between Staff, the Zoning Administrator and Mr. Betts followed, concerning noise problems in other shopping centers in the City, and it was noted by Staff that they are not aware of any such problems in connection with Orange County Plaza shopping center.

Mr. David Powell, Director of Site Development, Santa Anita Development Corporation appeared and noted that 16 people attended the Zoning Administrator meeting on February 6th regarding this proposal, and 26 more attended the Monday, February 11th informational meeting, taking this opportunity to learn what is proposed. Many questions were answered, and the meeting was not controversial. It was a valuable experience, and they have tried to assure these people that they have designed the facility to complement the area and they will try to be good neighbors.

Mr. Powell offered rebuttal to objections at this hearing concerning traffic congestion, deliveries, and trash enclosures. He mentioned that trash disposal units will be inside the market to destroy meat renderings, produce refuse, etc., and there will be no refuse from these products in the trash enclosures outside. He detailed delivery times anticipated for the market, noting Ralph's allows deliveries only between 7:00 and 11:00 a.m. He described the loading dock proposed and the sound-deadening efforts to be provided. He concluded by stating their final plans are exhibited here tonight, they will not be changed, and the project will be built as illustrated.

Mr. Brian Bittke, District Manager, Ralph's Markets, appeared and stated he can understand the concern for deliveries. They want to be good neighbors and not create problems. Mr. Bittke explained the meat processing and delivery procedures, emphasizing the fact that there will be no aroma from meat trucks, due to their cutting and distribution method. He continued by describing the method of receiving deliveries and maintaining the outside delivery area, and indicated Ralph's advertising format has been changed to stress the message that they are a quality market with lower prices serving the Southern California area for 100 years, and they want to be a good neighbor.

There being no further testimony, the Zoning Administrator declared the public hearing closed.

ADJOURNMENT

At 3:45 p.m., the Zoning Administrator declared the meeting adjourned.

/s/ MARY B. ROLLINSON
CLERK PRO TEMPORE OF THE PLANNING AGENCY

Tom

Michael Lord
Water Department
Disposition of Well Site No. 42L

Raul A. Mora
Urban Development
February 14, 1974

I have met with the owner of the parcel which adjoins the subject well site on the south, and he has agreed to incorporate the site as a part of his lot. He stated that he would remove the fence which surrounds the well site as soon as the block wall is completed. This block wall is to be constructed as part of the development of the acreage to the north.

I have informed the owner that we could not sell the property at this time due to the trust indenture, and that we would be in a position to sell to him within a year or so.

Raul A. Mora
Public Projects Coordinator

RAM:mc

cc: Tom Merrell ✓

RECEIVED

FEB 14 1974

DEVELOPMENT SERVICES

*Well site on
Lot 58 Tract 1417
AP# 89-243-11
south of Ralph's
Market*

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

RECEIVED

FEB 27 1974

DEVELOPMENT SERVICES

RM
3/11/74

To: Ralph A. Luciani
Dept: Administrative Services
Subject: Minutes of Neighborhood Meeting
February 11, 1974 - Lampson Intermediate School

From: Robert Faustrum
Dept: Administrative Services
Date: February 12, 1974

Subject of Neighborhood Meeting: Shopping Center Development at Chapman and Euclid

Attendance: Staff -- Tom Merrell, Joe Moon, Bob Faustrum
Councilman Woodrow Butterfield
Representatives from the Santa Anita Development Corporation,
David Powell and Tom Purcell
Representatives from Anocal Engineering and Ralphs Supermarket

Tom Merrell began the meeting at 7:30 p.m. by explaining the process used in approving or disapproving the Site Plan application. Mr. Merrell also detailed some considerations City Staff had made during preliminary evaluation of the Site Plan. These included:

- A. Ingress-egress drives to share median opening with Kaiser Hospital.
- B. Parking spaces, both in sufficient numbers and use-geared location.
- C. Parking, with landscaping, for the complete development.
- D. Compatibility with adjoining property, including a block wall of sufficient height to provide buffering and screening and landscaping for appearance.
- E. Noise abatement through delivery control, equipment housing and recesses and noise baffles.

Tom Merrell, in answer to petition, explained the zoning of the property. He stated that the purpose of the meeting was not to discuss the zoning but, rather, to ensure citizen input prior to development, since the Planning Commission and City Council had reaffirmed the zoning of the property during recent hearings on the Land Use Element.

Dave Powell of the Santa Anita Development Corporation spoke of the general design considerations his firm had undertaken to ensure inoffensiveness to the surrounding area.

Neighborhood Meeting
February 11, 1974
Page Two

Mr. Bitke of Ralphs assured property owners on both trash pickup frequency and type and the normal delivery schedule of the chain's stores.

Tom Merrell entertained a question on left-hand, controlled turn signals at the intersection by a citizen.

A question was raised on the 17-space parking deficiency. Mr. Merrell explained the customary usage rates for individual commercial ventures and the provision for a 15% reduction in required spaces where joint or common usage was likely. Mr. Merrell also stated he had not seen a parking lot of this size completely full and was sure the deficiency was miniscule.

Tom Merrell responded to a query about increased traffic flow from Kaiser by saying Kaiser was not likely to use their property until the end of the decade and Kaiser traffic was normally metered.

In response to a question on waiving the Environmental Impact Report on this development, Mr. Merrell explained that California State Law required an EIR on only those projects expected to have a significant impact on the local environment. He stated this development was not significant in terms of a "community environment."

At 9:15 p.m. Mr. Merrell adjourned the meeting and remained to answer any further questions.



Robert Fastrum
Administrative Intern

February 8, 1974

Dear Property Owner:

On Monday, February 11, 1974, a neighborhood meeting will be held at Lampson Intermediate School, 10851 Lampson Avenue, in the Multipurpose Room at 7:30 p.m.

Members of the City Planning Staff will be on hand to listen to your comments related to a proposal to develop property at the southwest corner of Chapman Avenue and Euclid Street. Your opinions will be helpful in developing requirements for the project which will assure its compatibility in the neighborhood. The applicant will be present to explain his proposal and answer your questions.

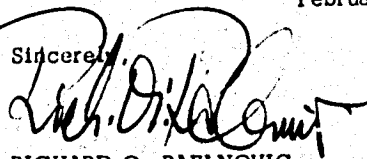
The proposed development is scheduled for a continued public hearing before the Zoning Administrator on February 13, 1974. The meeting of February 11, 1974 will be informative to you and help us to know your feelings on the proposed development.

We look forward to meeting with you and invite you to bring interested neighbors who may not have received this notice, which is being mailed to all property owners within 300 feet of the property proposed to be developed.

Again, the time and place of the meeting are as follows:

Lampson Intermediate School
10851 Lampson Avenue
Garden Grove, California
Multipurpose Room
February 11, 1974 - 7:30 p.m.

Sincerely,



RICHARD O. RAFANOVIC
Assistant City Manager

PRCL75

MAILING List NBRHD Mtg 2/11/74

A.P. PARCEL NAME AND ADDRESS LISTING

01/03/74

PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18055	08917012	0	ROBERTSON, J H	10862 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917013	0	BOOTH, WILLIAM A	11962 HARRIS	GARDEN GROVE, CAL	92640
18055	08917014	0	PEARCY, BENJAMIN W ET AL	10871 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18055	08917015	0	MILLER, LEE R XJTH	10881 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18055	08917016	0	MC SOUD, JOSEPH ET AL	XMV#	ORANGE, CAL	92668
					OVERTON, SHELDON	159 N PIXLEY
18055	08917017	0	MC SOUD, JOSEPH ET AL	XMV#	ORANGE, CAL	92668
					OVERTON, SHELDON	159 N PIXLEY
18055	08917018	0	SEEDBORG, HERBERT C XJTH	12342 BRITTAIN	HAWAIIAN GARDENS, CAL	
18055	08917019	0	HOWARD, EARLE W XJTH	10921 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18020	08917020	0	D ELIA, SERGE M XMS#	P O BOX 253	KOBE PORT	KOBE, JAPAN
18055	08917031	0	HEIFNER, BRUCE R	10952 SIDNEY	GARDEN GROVE, CAL	92640
18055	08917032	0	TERRY, DAVID E XJTH	10932 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917033	0	RUEN, RICHARD D XJTH	10922 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917034	0	BENEDICT, LESLIE D XJTH	10902 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917035	0	GOSECO, FRANK N ET AL	10892 SIDNEY PL	GARDEN GROVE, CAL	92640
18020	08917045	0	CITY OF GARDEN GROVE	WATER CORP & CITY OF	GARDEN GROVE, CAL	92640
					GARDEN GROVE	CITY HALL
18055	08917046	0	SOG ENTERPRISES XPTH	P O BOX 155	GARDEN GROVE, CAL	92642
18055	08917047	0	ROBERTSON, J H	10862 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917048	0	BROADWAY OIL CO	PHILLIPS PETROLEUM CO	TAX, INS & CLAIMS DEPT	1 CALIFORNIA ST
			SAN FRANCISCO, CAL 94111			
18055	08917051	0	MAYMOR INVESTMENT CO	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18020	08917052	0	MAYMOR INVESTMENT CO	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18020	08917055	0	MAYMOR INVESTMENT CO XNR	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18055	08924204	0	GUIREY, ERNEST L XJTH	10831 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924205	0	PETT, EMILY J	12121 ELLEN	GARDEN GROVE, CAL	92640
18055	08924206	0	NICHOLS, ELBERT D JR	12101 ELLEN	GARDEN GROVE, CAL	92640
18055	08924301	0	EDMONDSON, JOHN B	RODNEY J PEHRSON	12102 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08924302	0	BETTS, RODNEY C	12122 ELLEN	GARDEN GROVE, CAL	92640
18055	08924303	0	THOMAS, WILLIAM M	10881 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924304	0	DINGLE, RICHARD L	10891 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924305	0	MC CONAHEY, HUGH S	10901 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924306	0	METTLER, RANDAL K XJTH	10921 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924307	0	CONROY, JAMES J	10931 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924308	0	MILNER, CHARLES H JR	10941 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924309	0	CAMPBELL, JAMES	10951 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924310	0	MARTINEZ, JULIO C	10961 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924311	0	MACON, EUGENE C	1201 EL MIRADOR	FULLERTON, CAL	92631
18055	08924404	0	VILL, DAVID G	10842 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924405	0	GUTTMAN, ARTHUR JR	10852 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924406	0	DORSEY, CECIL G	10872 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924407	0	WOODS, HOWARD R	10882 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924408	0	RASCH, GRANT A XJTH	846 PONDEROSA	DRANGE, CAL	92667
18055	08924409	0	BAKER, GLENN J	10902 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924410	0	PINE, EARLE R	10922 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924411	0	PAIGE, COIL M	10932 MARIAN DR	GARDEN GROVE, CAL	92640

PRCL75

A.P. PARCEL NAME AND ADDRESS LISTING

01/03/74

PAGE 2

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18055	08924412	0	SINGER, STANLEY P %JT	10942 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924413	0	WINCHELL, THOMAS A %JT	10952 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924414	0	SLONIGER, GEORGE E	10962 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924415	0	DOKKEN, HAROLD L	12161 EUCLID	GARDEN GROVE, CAL	92640
18055	08925210	0	VAN DER POL, DONALD R	12091 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925211	0	BLAKEMORE, EUGENE R	12081 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925212	0	TIETJEN, GEORGE D %UM	12071 ELLEN DR	GARDEN GROVE, CAL	92640
18055	08925213	0	BERRYMAN, JOHN R JR %JT	12061 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925214	0	COKER, GARY	12041 ELLEN	GARDEN GROVE, CAL	92640
18055	08925215	0	KOPIEC, JERRY D %JT	12031 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925216	0	SMITH, LAWRENCE G %JT	12021 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925217	0	DU PLESSIS, ELLA M %ND	12011 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925218	0	GESTERLING, EDWARD	GESTERLING, MABEL E	9462 MOLOKAI DR	HUNTINGTON BCH, CAL 92646
18055	08925301	0	SCHANTZ, MELVIN R %MM	1740 W KATELLA AVE	ANAHEIM, CAL	92804
18055	08925302	0	WARDELL, CLAYTON D.	PROCTOR, LORAN G %JT	12012 ELLEN DR	GARDEN GROVE, CAL 92640
18055	08925303	0	TUOHINO, LAUREN J	12022 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925304	0	THOMPSON, THEODORE T %JT	12032 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925305	0	RITSEMA, MARIE E ET AL	%MVD	12042 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925306	0	BRIGANDI, FLORENCE M	12062 ELLEN ST	GARDEN GROVE, CAL	92640
18055	08925307	0	MADIEROS, JOHN M	12072 ELLEN	GARDEN GROVE, CAL	92640
18055	08925308	0	KENNEDY, JAMES J	12082 ELLEN	GARDEN GROVE, CAL	92640
18055	08925309	0	FEYLER, HELEN S	12092 ELLEN ST	GARDEN GROVE, CAL	92640
18020	08925312	0	SCHNITZER, ARTHUR W TR	%NO	12031 EUCLID ST	GARDEN GROVE, CAL 92640
18055	08925313	0	SCHNITZER, ARTHUR W TR	%NO	12031 EUCLID ST	GARDEN GROVE, CAL 92640
18020	09005001	0	KAISER FOUNDATION	HOSPITALS %CR	1515 N VERMONT AVE	LOS ANGELES, CAL 90027
18020	09005021	0	KAISER FOUNDATION	HOSPITALS %CR	1515 N VERMONT AVE	LOS ANGELES, CAL 90027
18055	09005022	0	GARDEN GROVE HISTORICAL SOCIETY %CR	SOCIETY %CR	12174 EUCLID AVE	GARDEN GROVE, CAL 92640
18046	09064124	0	PANNIER, WILLIAM W ET AL	%MVD	PANNIER, DAVID L	9166 CERRITOS AVE APT 10
18046	09064126	0	ANAHEIM, CAL 92804 PANNIER, DONALD A %NO	11101 CHAPMAN AVE	GARDEN GROVE, CAL	92640

SANTA ANITA DEV. CORP. P.O. Box 1880 NEWPORT BEACH, CA 92663

BILL CASSON, ANACAL ENGR. Co, P.O. Box 368 ANAHEIM, CA. 92803

THOMAS G. HERRILL, 11551 SEACREST CR. C.G. 92640

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

RECEIVED

MAR 1 - 1974

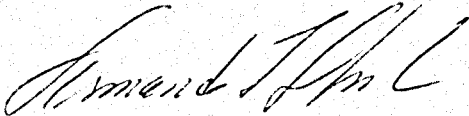
DEVELOPMENT SERVICES

To: Jim Jameson
Dept: Development Services
Subject: Chapman and Euclid
Project 09 - Parcel 5
Schnitger

From: Armando Morales
Dept: Urban Development
Date: March 1, 1974

This is to inform you that your request for right-of-way on the above-mentioned subject has been processed, and the necessary documents have been mailed to the owner for execution.

Please refer to Project 09 - Parcel 5 on any future correspondence regarding this matter.



Armando Morales
Right of Way Technician

ftd

Ralph
SP-163-73

ZONING ADMINISTRATOR
DECISION NO. 394
SITE PLAN NO. SP-163-73
SANTA ANITA DEVELOPMENT CORP.
MARCH 12, 1974

This is a site plan application pertaining to property located on the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street.

Public hearings were held on February 6 and on February 13th, 1974 and all testimony presented at the public hearings and all evidence applicable to this case have been considered.

The applicant is requesting approval of a site plan for a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1 (Limited Commercial Zone), Phase 1 is to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 is to consist of 19,320 square feet of retail stores. The City has filed an Exemption 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 the Staff Report is very clear, and they will comply to all conditions mentioned. The main component of the site is a Ralph's Market. Architecture of the buildings and landscaping of the site are modern and well planned. All roof-mounted equipment will be screened from view. All trash will be maintained within the store or fenced-in trash enclosures. The Ralph's store will be a \$500,000 investment. Delivery times to the market are scheduled for between 7:00 a.m. to 11:00 a.m., and it is their opinion that due to the design of the store and the control of deliveries, the operation will in no way infringe upon the use of the adjacent properties.

The plans and testimony submitted by the applicant indicate that the front of the market facing Euclid Street has an architectural treatment of split face concrete block walls, with a mission tile mansard roof and Spanish stucco trim. The west elevation facing the residences to the rear will use the same concrete blocks. Recessed loading docks are also located at the rear of the building. The retail stores included in the application will maintain the same architectural theme.

see
PUD-167-73
ZA MINOR
mod 6/22/74
approving
sanctified
main block
for lower 8'
with split
face block
for upper
portion. JL

The applicant proposes to develop the site in two phases. Phase 1 is to consist of Ralph's Market, plus 15,000 square feet of retail stores. Phase 2 is to consist of an additional 19,320 square feet of retail stores. Phase 2 shall be constructed within one year of the approval of the subject site plan.

During the public hearing process for the subject application, several of the adjoining residential property owners voiced concern about the project. They were concerned with possible increase in traffic on Chapman Avenue and Euclid Street, lights shining into their properties, noise generated by deliveries made to the stores, adequate landscaping, maintenance of trash and rubbish, and the need for additional stores in Garden Grove.

In response to the citizen's concerns, it was shown that commercial developments of all types tend to increase traffic to only a limited degree. This is based on the fact the public spends a given amount of their income on various services and products, and the only variance is where they spend it. The developer feels that his store will be supported by the citizens in the near vicinity of his store; therefore, instead of the local citizen traveling a mile or more to shop, he could drive or walk a quarter to a half-mile to shop. In summary then, the amount of driving to obtain the products or services that will be provided on the subject site by the citizens of the city will be greatly reduced.

Z. A. Decision No. 394
Site Plan No. SP-163-73

The questions relating to lights shining into adjacent yards, landscaping, and trash storage are development standards made part of the zoning code which would provide protection for the adjoining properties. The applicant stated that deliveries to Ralph's Market are all made by their trucks between 7:00 and 11:00 a.m. While it is natural for the adjoining residents to be concerned about development in their neighborhood, development standards incorporated in the Garden Grove Municipal Code and amenities provided by the applicant would indicate that the development would be compatible on this site.

In consideration of the evidence submitted, and after a review of the criteria established for the approval of site plans, it is hereby determined that Site Plan No. SP-163-73 should be and is hereby approved, subject to the following conditions:

1. Undergrounded marbelite street lights shall be installed along the Chapman Avenue frontage by the developer before utility release.
2. All lighting structures shall be placed so as to confine direct rays to the subject property.
3. 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.
4. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
5. All signing shall be uniform and shall be subject to Zoning Administrator approval.
6. Phasing of the subject development shall be as follows:

Phase 1 shall include the food market and the 15,000 square feet of retail stores (Buildings 1 and 2.) Phase 2 shall include the 13,320 square feet of retail stores (Building 3) and the 6,000 square foot commercial building subject to Condition No. 7 below. No occupancy of Phase 2 shall be permitted until Phase 1 is completed.
7. A new site plan application shall be filed for Zoning Administrator approval prior to issuance of building permits for the proposed 6,000 square foot commercial building in Phase 2.
8. A bond in an amount to be determined by the Director of Development Services shall be posted for the installation and maintenance of landscaping in the temporary parking areas of Phase 1 in the event that Phase 2 of the proposed development is not constructed.
9. The applicant and/or the property owner shall enter into an agreement with the City of Garden Grove providing that the unimproved area between the subject development and the existing service station shall be maintained with landscaping until such time as said area is developed by the Richfield Oil Corporation, lessee of the existing service station on the southwest corner of Euclid Street and Chapman Avenue and/or by the property owner. The City Attorney shall determine which parties on behalf of the applicant shall enter into said agreement. In addition, a faithful performance bond executed by said parties shall be approved by the City Attorney as to form and content.

Z. A. Decision No. 394
Site Plan No. SP-163-73

10. Rear elevations for the retail stores in Phase 1 shall be submitted for Zoning Administrator approval prior to issuance of building permits for Phase 1.
11. If construction of Phase 2 has not commenced within two years from the effective date of approval of this site plan application, a new site plan application shall be filed for Zoning Administrator approval.

/s/ STEWART O. MILLER
ZONING ADMINISTRATOR

The appeal deadline for the subject application is March 19, 1974.

APPEAL

And Request for City Council

Public Hearing

CITY RECEIVED
MAY 18 1974

TO: Mar 18 City Clerk
City of Garden Grove

Pursuant to Sections 9219.12 or 9220.7(c) of the Municipal Code (see reverse), I hereby appeal the decision of the ~~Planning Commission~~ Zoning Administrator in Case No. DECISION NO. 394 and petition the City Council for a public hearing to consider ~~approving/denying/modifying~~ the subject application for the following reasons:

REFER

THE

FOLLOWING

SUBMITTED

FIVE

PAGES.

(Use additional sheets if necessary)

DATE: Monday March 18, 1974

APPELLANT: *Rodney C. Bitts*
(Signature)

ADDRESS: 12122 E. Len St., Garden Grove, Calif. 92640

Appeal Fee

Amendment.	\$50.
Site Plan Amend.	50.
Site Plan.	25.
Variance	25.
Cond. Use Perm.	25.
Uncl. Use Perm.	25.
Planned Unit Dev.	50.

RECEIVED
CITY OF GARDEN GROVE
MAR 18 3 43 PM '74

March 16, 1974
12122 Ellen Street
Garden Grove, Ca 92640

Garden Grove City Clerk
City of Garden Grove
11391 Acacia Parkway
Garden Grove, Ca 92640

Dear Sir:

This letter is an appeal from the City Zoning Administrators' Decision No. 394 of March 12, 1974, which favored the development of site plan No. SP-163-73.

The 'Decision' acknowledges, "... several of the adjoining residential property owners voiced concern about the project." A 'response' was glossed to a listed six 'concerns'. No mention or resolve of other and major objections to the development were noted or given.

The following is a major listing of objections registered at the 'Hearings' of 2-6-74 (3:00 PM), 2-11-74 (7:30PM), and 2-13-74 (3:00PM), as well as an included late signed petition of nine (9) of eleven (11) persons contacted and submitted at the 2-6-74 hearing to this proposed development:

1. City policy, 'Beautify Garden Grove', would be detoured.
2. Courts of constituted authority established a requirement for Environmental Impact (Study) Reports. This requirement appears to be arbitrarily and promiscuously waived capriciously and with disregard for circumspection (Notice of Development application for site plan No. SP-163-73, and two accompanying development applications, produced 'City' waiving of required Environmental Impact Reports as well as the disregard shown for its requested study and compliance made at the Hearing, and its failure to be noted in this 'Decision'.)
3. Health; air, noise and sanitation pollution, apparent and evidenced inadequate city water pressures and sewer systems should all be studiously examined and resolved by a competent Resources Board.
4. Reverberating truck engines, mufflers, hydraulic accessories; honking horns, screeching of accelerating and skidding tires, yelling; and the Zoning staff announcement of possible music shop tenants may legally install and use blarable outside - roof mounted loudspeaker systems, would all, singularly, collectively and effectively create a disconcerting noise pollution to abutting lands residents (Patio sessions, pleasantries and public peace would be dis-

- turbed).
5. Odors and fumes emanating from damaged, spoiled, decayed, waste, processed, leaking or broken foods, liquids, cosmetics, drugs, oils, alcoholic beverages and vehicle exhaust products or their broken containers would foul, pollute and pervade the air.
 6. Uncontrolled and promiscuous depositing and littering of paper, hand carried cartons (six pack, etc.), cans, bottles, market baskets would be found in the residential neighborhood. Mattresses, boxes, dressers, clothing and racks, large toys, bags, wheels and other materials would be site (unsightly) intrusions at or near Goodwill or Veterans type receptacles. Traffic, air, site and noise pollution from fireworks stands would further aggravate and compound the disturbed, problem elements.
 7. The proposed development would continue and reflect a (local newspaper word) 'Garbage' Grove zoning problem of spotty, intermittent and unsightly intermingling of Business, Residential, Agricultural, Industrial, Office Professional and Entertainment complexes to occur or abutt from city block to city block and within individual city blocks.
 8. The main thoroughfare of Euclid and Chapman streets are already heavily travelled and congested. Frequent widening and narrowing of these roadbeds occur throughout their length in the area. No Parking signs, and absence of parking lanes alongside curbs where the roadbed narrows, including the area near the proposed development site, are in evidence. Disabled vehicles and continuing hazardous police/violator detention stops would continue an increasingly unsafe and inefficient use of the highways in these narrowed areas, jeopardizing life, limb and property.
 9. Traffic congestion and volume would increase as a result of this proposed development. Euclid and Chapman would have to be widened. Longer left-turn pocket lanes and left-turn 'green arrow' traffic signals would have to be considered for the accommodation of increased traffic and vision obscuring 60 ft. combination trucks/truck tractor and trailers (such as are Ralphs Market trucks).
 10. Curbside parked trucks southbound on Euclid, and beautiful highway divider landscaping shrubs and trees would present hazardous vision obscurements to motorists, bicyclists and pedestrians turning right or crossing the highway to enter or exit the driveways of this development. The bounding curbs of the narrow southbound roadbed (divider and west curb) impede a safe and efficient right turn by large trucks around lawfully curb parked southbound vehicles and trucks.
 11. A proposed highway divider opening on Euclid between Chapman

- and Marion would prohibit an apparent need for an adequately extended left-turn pocket lane.
12. Residential hazards and debris would increase from traffic and persons not identifying with or owing allegiance to the neighborhood.
 13. Across the street and to the east of the proposed development and at the southeast corner, construction of a Kaiser Hospital has been proposed and favorably recognized as a possibility by the City Zoning Staff. A Junior College has also been suggested for approval on this same piece of real estate. Either of these possibilities would increase voluminously, the aforementioned objections.
 14. The Zoning Staff Analyst acknowledges, "...compliance with total site development requirement will leave the parking lot facility with 17 spaces below the required 383." The analyst rationalizes the decay of enforcing and requiring a studied zoning required ordinance, with another studied decision, inconsistent with and permitting less than the ordained required number of parking spaces. Further rationalizing a disregard for other required numbers of ordained parking spaces is evidenced in the influential report submitted to the Zoning Administrator by the Zoning Staff, wherein it states, "It is possible that future tenants could require less parking spaces and that the parking provided for phase 2 of the development may be sufficient." An alternative, It is possible that future tenants could require more parking spaces and that the parking provided by phase 2 of the development may be insufficient, could apply.
 15. Testimony concerning an apparent disregard for compliance with law and city ordinance by City officials in response to justified citizens' complaints for the past six years, and continuing presently with this same proposed development property, provided the incompetent ingredients of poison, bias, and compromise into the minds of some abutting lands neighbors who now state, "Anything is better than those abandoned and unsightly car bodies and debris, and from where voices and noises are heard in the middle of the night." (Eight of the vehicle and car bodies, truck type steel rendering crane frame, large metal cabinets or housings similar to heating or air conditioning units and conduits, and other rusting debris could be observed on this property from the arterial highway.)
 16. Testimony in the closing minutes of the last day of the Hearing indicated public distrust, frustration, disillusionment and a feeling of being 'used' in a public inquiry at a required formality of a City function was exemplified by: A. Enforcement agencies of constituted authority failing to abate or cause to be abated ongoing hazards, nuisances and

peace disturbing events. B. Conduct of the Hearings to have provided the applicant with question and answer sessions, but no closing period for sustaining opposing arguments until the last Hearing date, and after resentful, discouraged and downtrodden neighbors failed to reappear because "You can't fight City Hall or the system" pronouncements.

17. Testimonial replies to other suggested land use variances inquired of and by the Zoning Administrator were: A. A green park site, which would be harmonious with and to a hospital or college campus and attendant personnel; and aesthetically responsive to the City's publicized and popular 'Beautify Garden Grove' theme and movement. B. An 'Office Professional' land use would be a less disturbing invasion imposed upon the neighborhood than this proposed development site (SP-163-73) plan.
18. Adequate shopping and centers are presently located conveniently within one block or a mile of any of the four directions, and no solicitous need or demand from the public has been made for this development.

In summarizing, this 'Appeal' is couched and housed upon the basis of all the foregoing objections and:

- A. A need for the required Environmental Impact Report being respected.
- B. A respect for and evaluation of all the testimony submitted at the Hearings.
- C. Conduct of the Hearings should not and must not appear controlled or contrived, favoring either side of a publicly invited controversy or Hearing.
- D. Respect for circumspection, (Laws, Court Decisions, City Building Code parking space ordinances, city beautifying policies) appears absent.
- E. The public should not be made to feel used, manipulated, invited to an exercise in futility, nor frustrated in their invited and engaging attendance at public hearings, nor in their attempts to have nuisance, abatement or disturbing the peace laws enforced.
- F. Unenforced laws by regulatory agencies should not be permitted to poison, bias, prejudice, restrict, influence or share in anything less than a freewill and open-minded judgment of decisions by affected, interested and invited public parties.
- G. Persons holding public office of honor, trust or profit should not allow the appearance of that trust to be abused, circumvented or politically influenced.

Objections and complaints listed in this 'Appeal' are singularly, collectively, but not wholly limited to the foregoing, as being the basis

March 16, 1974
Appeal from Zoning Administrators'
Decision No. 394 (Continued)

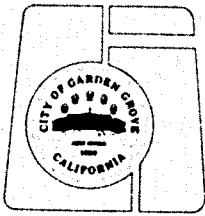
Page five of five

for seeking the Zoning Administrators' Decision of March 12, 1974,
No. 394, which favored development of site plan No. SP-163-73,
be reversed.

Yours truly,

Rodney C. Betts 3-12-74
Rodney C. Betts

RCE/jb



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

March 13, 1974

**Santa Anita Development Corporation
Post Office Box 1800
Newport Beach, California 92663**

Attention: Mr. David Powell

Gentlemen:

Re: Site Plan No. SP-163-73

The Zoning Administrator of the City of Garden Grove approved the above mentioned request on **March 12, 1974**.

The effective date of this action is **March 19, 1974**, unless an appeal has been received by the City Clerk within this period.

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

You are further advised that unless the approval of your request is exercised within one year, subject case will expire on **March 20, 1975**.

Further information regarding the consummation of the conditions as outlined in the attached Decision can be received from the Building and Zoning Division of the Development Services Department.

Very truly yours,

**Harry R. Peirce
Building-Zoning Manager
Development Services Department**

HRP:TM:mbr
Encl. Decision No. 394

**cc: Anecal Engineering Company
P. O. Box 3668
Anaheim, Ca. 92803**

**Mr. Rodney Betts
12122 Ellen Street.
Garden Grove, Ca. 92640**

SP-163-73

EXCERPT FROM CITY COUNCIL MINUTES OF APRIL 2, 1974

PUBLIC HEARING - APPEAL ON SITE PLAN NO. SP-163-73

Site Plan No. SP-163-73, initiated by Santa Anita Development Corporation, requesting a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores, located on the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

Pursuant to Decision No. 394, the Zoning Administrator recommended approval of this Site Plan on March 12, 1974. Appeal from action taken by the Zoning Administrator was filed by a resident in the area, and pursuant to legal

notice published March 22, 1974, public hearing on the case was ordered by the City Council to be held this date.

The Land Use Manager explained recommendations of the Zoning Administrator forwarded to the City Council by Decision No. 394 and other related material, and reviewed plans for this project, indicating the developer has worked with Staff prior to public hearing to resolve problems in the areas of traffic and access. He indicated preliminary plans were changed, increasing the height of the block wall and landscaping in the rear areas of the site.

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

Mr. David Powell, 363 San Miguel Drive, Newport Beach, appeared before the City Council as representative of the applicant indicating that plans were submitted for this development many months ago and since then, by working with City staff, changes have been made to comply with City requirements. Mr. Powell advised he is aware of the conditions imposed on this development and is willing to adhere to them. He clarified that concerns expressed over the type of businesses that could be located in this center is an area that is governed by the City under zoning and business operations tax provisions.

Mr. Powell reviewed the architectural design of the proposed development, planned landscaping, parking, and access, and advised that Euclid Street and Chapman Avenue would be fully dedicated and improved to ultimate street width, including curb, gutter, street trees, street lighting, etc.

Mrs. Florence M. Brigandi, 12062 Ellen Street, appeared before the Council and spoke in favor of the proposed development. She presented petition with 19 signatures representing people in the neighborhood who are also in favor of the project.

Mr. Charles Milner, 10941 Marian Drive, appeared before the Council and spoke in favor of the project. He indicated he has always been aware that the property was zoned for Commercial use and would be developed as such.

Mrs. Patricia Tuohino, 12022 Ellen Street, appeared before the Council and spoke in favor of the proposed development.

Mrs. Jody Proctor, 12012 Ellen Street, appeared before the Council and spoke in favor of the proposed development.

Mr. Rodney Betts, 12122 Ellen Street, appeared before the Council in opposition to subject application, and reiterated his reasons against the proposed development as set forth in his letter of appeal. He indicated the shrubbery and dividers in the streets will present vision obscurement to vehicles crossing the highway entering or exiting the development. He also expressed the need for an Environmental Impact Report on this project since the streets are narrow and not fully developed in the vicinity where the market is to be built.

Mr. Betts cited poor water pressure at his address and questioned the supply of water pressure available for a development such as is proposed. He reviewed proposal for block wall on the market side of the property being 7 feet in height, with the property being elevated 3 feet above the residential properties, which would make the wall on the residential properties in excess of 10 feet, shutting out sunlight and air.

Mr. Ernest Cuyerie, 10831 Marian Drive, appeared before the Council and spoke against the proposed development, questioning the need for another market in the City.

Mr. David Powell, in rebuttal, indicated a lot of time, research and investigation has gone into this project, and the company would not invest as much money as it has in the development if they were not certain it was feasible.

In answer to Mayor Adams question regarding loading docks at the proposed market, Mr. Powell advised they plan depressed loading docks and would have a drainage system and baffle walls around them.

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

In answer to Mayor Adams' question about drainage to the south, Staff advised that drainage would be towards Chapman and Euclid streets.

Mayor Adams inquired as to water supply to the subject area, and Staff advised that water supply would exceed the demand for this type of development, and would not decrease the pressure in the residential area.

Mayor Adams questioned the legality of a 7' wall separating the residential property from the Commercial. Staff advised that Code allows Zoning Administrator to approve walls up to 7' as a zone separation, whereas residences are limited to 6'.

Following discussion, Council Members generally concurred that the proposed project and site plan are good, is proposed in the right zone, the developer has met all the requirements set forth by the Code and Staff, and the development will benefit the City.

Mayor Adams suggested that the following additional conditions be imposed on SP-163-73:

12. That the driveway be maintained on the south and west side.
13. That there be constructed 6' masonry baffle walls around the loading dock.
14. That dual sump pumps be installed if the loading docks are depressed.
15. That off-site drainage plans be prepared showing adequate drainage in the public right-of-way.

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

Councilman Krieger moved, seconded by Councilman Donovan that Appeal on Site Plan No. SP-163-73 be and hereby is denied; that Site Plan No. SP-163-73 be and hereby is approved with the addition of the above conditions suggested by Mayor Adams, and that Staff be directed to prepare Council Resolution of approval of SP-163-73. Said motion carried by the following vote:

AYES:	COUNCILMEN:	BARR, DONOVAN, ERICKSON, KRIEGER, ADAMS
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

RECESS

At 8:25 p.m., the Mayor declared a recess.

SP-163-73

EXCERPT FROM CITY COUNCIL MINUTES OF APRIL 9, 1974

RESOLUTION NO. 4551-74

Councilwoman Barr moved, seconded by Councilman Krieger, that Resolution No. 4551-74 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-163-73 HEARD ON APPEAL, be and hereby is adopted. There being no request to the contrary, reading in full of said Resolution was waived and upon the following vote:

AYES:	COUNCILMEN:	BARR, DONOVAN, ERICKSON, KRIEGER, ADAMS
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

said Resolution No. 4551-74 was declared adopted.

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

RECEIVED

APR 12 1974

DEVELOPMENT SERVICES

En 4/12/74

April 11, 1974

City Attorney
City of Garden Grove
11391 Acacia Parkway
Garden Grove, Ca. 92640

RE: Ralphs Shopping Center
Garden Grove
Southwest Corner Chapman & Euclid

Gentlemen:

Santa Anita Development Corporation has recently received approval by the zoning administrator in his Decision No. 394 of Site Plan No. SP-163-73 on March 12, 1974. That approval was appealed to the City Council and was subsequently approved in a 5 to 0 vote the evening of April 2, 1974.

As a condition of the zoning administrator's approval, it is required that Santa Anita Development Corporation enter into an agreement with the City of Garden Grove providing that the unimproved area between the subject development and the existing Arco service station shall be maintained with landscaping until such time as the subject service station is enlarged. Condition #9 of this approval references this agreement and I would appreciate your direction as to what type of an agreement the City would like and who would be included in said agreement. An additional requirement was the posting of a faithful performance bond which I understand your office would draft and furnish for our execution.

With construction eminent, I would appreciate your response to this matter and we will do our utmost to have this agreement executed and back into your hands in the shortest possible time.

City Attorney
City of Garden Grove

Page 2

Thank you very much for your consideration and I shall look forward to hearing from you.

Very truly yours,

SANTA ANITA DEVELOPMENT CORPORATION



David C. Powell

DCP:tr

cc: Mr. Tom Merrill
Land Use Department
City of Garden Grove

Mr. Harry R. Peirce
Building-Zoning Manager
Development Services Department
City of Garden Grove

SP-163-73

RESOLUTION NO. 4551-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-163-73 HEARD ON APPEAL

WHEREAS, the subject case, initiated by Santa Anita Development Corporation, requests a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores, located on the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment; and

WHEREAS, the Zoning Administrator approved SP-163-73 on March 12, 1974, pursuant to Decision No. 394; and

WHEREAS, appeal from action taken by the Zoning Administrator was filed by a resident of the area, and public hearing on the case was ordered by the City Council to be held on April 2, 1974; and

WHEREAS, all interested persons were given an opportunity to be heard; and

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

WHEREAS, facts and reasons supporting the conclusion of the City Council, as required under Municipal Code Section 9219.16, are as follows:

1. Pursuant to Municipal Code Section 9219.7(g), the subject Site Plan cannot be denied on the basis of the proposed use since the proposed development fully conforms to the use regulations of the C-1 zone.
2. The criteria for the granting of a Site Plan have been met in that the spirit and intent of the provisions of the zoning ordinance have been complied with in terms of traffic safety, compatibility, public facilities, and all other requirements under Municipal Code Section 9219.7;

NOW, THEREFORE, BE IT RESOLVED:

1. That Site Plan No. SP-163-73 is hereby approved, subject to the following conditions:
 - A. Undergrounded marbelite street lights shall be installed along the Chapman Avenue frontage by the developer before utility release.
 - B. All lighting structures shall be placed so as to confine direct rays to the subject property.
 - C. 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.
 - D. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
 - E. All signing shall be uniform and shall be subject to Zoning Administrator approval.
 - F. Phasing of the subject development shall be as follows:

RESOLUTION NO.
SP-163-73

Phase 1 shall include the food market and the 15,000 square feet of retail stores (Buildings 1 and 2). Phase 2 shall include the 13,320 square feet of retail stores (Building 3) and the 6,000 square foot commercial building subject to Condition G below. No occupancy of Phase 2 shall be permitted until Phase 1 is completed.

G. A new site plan application shall be filed for Zoning Administrator approval prior to issuance of building permits for the proposed 6,000 square foot commercial building in Phase 2.

H. A bond in an amount to be determined by the Director of Development Services shall be posted for the installation and maintenance of landscaping in the temporary parking areas of Phase 1 in the event that Phase 2 of the proposed development is not constructed.

I. The applicant and/or the property owner shall enter into an agreement with the City of Garden Grove providing that the unimproved area between the subject development and the existing service station shall be maintained with landscaping until such time as said area is developed by the Richfield Oil Corporation, lessee of the existing service station on the southwest corner of Euclid Street and Chapman Avenue and/or by the property owner. The City Attorney shall determine which parties on behalf of the applicant shall enter into said agreement. In addition, a faithful performance bond executed by said parties shall be approved by the City Attorney as to form and content.

J. Rear elevations for the retail stores in Phase 1 shall be submitted for Zoning Administrator approval prior to issuance of building permits for Phase 1.

K. If construction of Phase 2 has not commenced within two years from the effective date of approval of this site plan application, a new site plan application shall be filed for Zoning Administrator approval.

L. The driveway on the south and west side shall have a minimum width of 20 feet.

M. There shall be constructed 6-foot masonry baffle walls around the loading dock.

N. Dual sump pumps shall be installed if the loading docks are depressed.

O. Off-site drainage plans shall be prepared showing adequate drainage in the public right-of-way. The developer shall extend full street improvements on Euclid to meet existing improvements to the south, providing the necessary transition to assure satisfactory drainage.

2. The City Clerk is directed to forward a copy of this resolution to the applicant and the appellant.

ADOPTED this 9th day of April, 1974.

/s/ BERNARD C. ADAMS
MAYOR

ATTEST:

/S/ RUBY K. SILVA
CITY CLERK

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 9th day of April, 1974, by the following vote:

AYES: COUNCILMEN: BARR, DONOVAN, ERICKSON, KRIEGER, ADAMS
NOES: COUNCILMEN: NONE
ABSENT: COUNCILMEN: NONE

/S/ RUBY K. SILVA
CITY CLERK

TO: Building Division
Engineering Division
City Attorney

April 29, 1974

Site Plan No. SP-163-73 (Santa Anita Development Corporation) has been approved by City Council Resolution No. 4551-74 (copy attached), subject to conditions. This Resolution became effective on April 9, 1974.

Please note the conditions we have flagged that pertain to your operation.

Tom

Thomas G. Merrell
Land Use Manager

RESOLUTION NO. 4551-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-163-73 HEARD ON APPEAL

WHEREAS, the subject case, initiated by Santa Anita Development Corporation, requests a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores, located on the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment; and

WHEREAS, the Zoning Administrator approved SP-163-73 on March 12, 1974, pursuant to Decision No. 394; and

WHEREAS, appeal from action taken by the Zoning Administrator was filed by a resident of the area, and public hearing on the case was ordered by the City Council to be held on April 2, 1974; and

WHEREAS, all interested persons were given an opportunity to be heard; and

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

WHEREAS, facts and reasons supporting the conclusion of the City Council, as required under Municipal Code Section 9219.16, are as follows:

1. Pursuant to Municipal Code Section 9219.7(g), the subject Site Plan cannot be denied on the basis of the proposed use since the proposed development fully conforms to the use regulations of the C-1 zone.

2. The criteria for the granting of a Site Plan have been met in that the spirit and intent of the provisions of the zoning ordinance have been complied with in terms of traffic safety, compatibility, public facilities, and all other requirements under Municipal Code Section 9219.7;

NOW, THEREFORE, BE IT RESOLVED:

1. That Site Plan No. SP-163-73 is hereby approved, subject to the following conditions:

BUILDING & ENGINEERING

A. Undergrounded marbelite street lights shall be installed along the Chapman Avenue frontage by the developer before utility release. ✓

B. All lighting structures shall be placed so as to confine direct rays to the subject property. ✓

C. 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. ✓

See MINOR MOD 6/26/74
RE: REAR elevation

D. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.

Ralph's signs
Approved by
5/13/74

E. All signing shall be uniform and shall be subject to Zoning Administrator approval.

Baskin-Robbins signs
Approved by Harry Pearce
(actually Z.A.) 11/17/74

F. Phasing of the subject development shall be as follows:

Pioneer Chicken Signs approved 11/27/74 by Z.A. 504

ROUND TABLE Pizzeria APPROVED 11/30/74 by Z.A. (DEPT)

RESOLUTION NO.
SP-163-73

Phase 1 shall include the food market and the 15,000 square feet of retail stores (Buildings 1 and 2). Phase 2 shall include the 13,320 square feet of retail stores (Building 3) and the 6,000 square foot commercial building subject to Condition G below. No occupancy of Phase 2 shall be permitted until Phase 1 is completed.

G. A new site plan application shall be filed for Zoning Administrator approval prior to issuance of building permits for the proposed 6,000 square foot commercial building in Phase 2.

BUILDING

H. A bond in an amount to be determined by the Director of Development Services shall be posted for the installation and maintenance of landscaping in the temporary parking areas of Phase 1 in the event that Phase 2 of the proposed development is not constructed.

BUILDING &
CITY ATTORNEY

I. The applicant and/or the property owner shall enter into an agreement with the City of Garden Grove providing that the unimproved area between the subject development and the existing service station shall be maintained with landscaping until such time as said area is developed by the Richfield Oil Corporation, lessee of the existing service station on the southwest corner of Euclid Street and Chapman Avenue and/or by the property owner. The City Attorney shall determine which parties on behalf of the applicant shall enter into said agreement. In addition, a faithful performance bond executed by said parties shall be approved by the City Attorney as to form and content.

Reviewed and
approved 5/24/74
for SDC shop bldgs
by EA

J. Rear elevations for the retail stores in Phase 1 shall be submitted for Zoning Administrator approval prior to issuance of building permits for Phase 1.

K. If construction of Phase 2 has not commenced within two years from the effective date of approval of this site plan application, a new site plan application shall be filed for Zoning Administrator approval.

OK 12/26/74 JZ

L. The driveway on the south and west side shall have a minimum width of 20 feet.

OK 12/26/74 JZ

M. There shall be constructed 6-foot masonry baffle walls around the loading dock.

BUILDING OK 12/26/74 JZ

N. Dual sump pumps shall be installed if the loading docks are depressed.

BUILDING

O. Off-site drainage plans shall be prepared showing adequate drainage in the public right-of-way. The developer shall extend full street improvements on Euclid to meet existing improvements to the south, providing the necessary transition to assure satisfactory drainage.

2. The City Clerk is directed to forward a copy of this resolution to the applicant and the appellant.

ADOPTED this 9th day of April, 1974.

/S/ BERNARD C. ADAMS
MAYOR

0

ATTEST:

/S/ RUBY K. SILVA
CITY CLERK

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 9th day of April, 1974, by the following vote:

AYES:	COUNCILMEN:	BARR, DONOVAN, ERICKSON, KRIEGER, ADAMS
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

/S/ RUBY K. SILVA
CITY CLERK

May 2, 1974

Santa Anita Development Corporation
P. O. Box 1880
Newport Beach, California 92660

Attention: David C. Powell

RE: Ralphs Shopping Center

Dear Mr. Powell:

Enclosed are original and three copies of the agreement which we have prepared in accordance with Condition "I" of the City Council Resolution No. 4551-74 regarding Site Plan No. SP-163-73.

You will note that the bond form is attached as an exhibit and that both the agreement and bond must be signed by you and the property owner. Please return the original agreement, after it has been executed, to this office. The extra copies are for the property owner, the bonding company and your file.

Should you have any question, please do not hesitate to contact me.

Respectfully,

ERIC LAUTERER
City Attorney

EL:mas
cc: Development Services

Ralphs File SP 163-73

1 AGREEMENT
2 (Site Plan No. SF-163-73)

3 THIS AGREEMENT is made and entered into this 10th day
4 of Nov, 1974, by and between the CITY OF GARDEN GROVE,
5 a Municipal corporation, hereinafter designated as "CITY," and
6 SANTA ANITA DEVELOPMENT CORPORATION, hereinafter designated as
7 "APPLICANT" and ARTHUR WALLACE SCHNITGER, As Trustee of the
8 HELEN SUSAN SCHNITGER TRUST, hereinafter designated as "PROPERTY
9 OWNER."

10 RECITALS

11 1. Applicant has filed an application with the City
12 requesting approval of Site Plan No. SP-163-73, for the install-
13 ation of a neighborhood shopping center to be constructed in two
14 phases at the location of the southwest corner of Chapman Avenue
15 and Euclid Street (12031 Euclid Street) in the City of Garden
16 Grove.

17 2. Following a hearing on the matter, SP-163-73 was
18 approved by the City Council, subject to certain conditions. A
19 true and correct copy of Resolution No. 4551-74 of the Garden
20 Grove City Council is attached as Exhibit "A".

21 3. The parties desire to enter into this agreement
22 pursuant to Condition I of Resolution No. 4551-74.

23 AGREEMENT

24 THE PARTIES MUTUALLY AGREE AS FOLLOWS:

25 4. The Applicant and Property Owner shall maintain
26 the unimproved area between the subject development as more
27 particularly described in Site Plan No. SP-163-73 and related
28 documents attached thereto, all on file in the office of

EL:mes
4/29/74

1 Development Services in the City of Garden Grove and incorporated
2 herein by reference as if set out in full, and existing service
3 station located at 12001 Euclid Street, with landscaping until
4 such time as said area is developed by the Richfield Oil Corpor-
5 ation or any successor in interest thereto or by the Property
6 Owner as designated herein.

7 5. To insure the provisions of this condition and
8 agreement, the Applicant and Property Owner shall post with the
9 City of Garden Grove, a faithful performance bond (Exhibit "B")
10 attached hereto in the amount of Three Thousand Dollars (\$3,000.00)
11 to remain in full force and effect during all the period of time
12 covered by the condition designated in paragraph I of Resolution
13 No. 4551-74.

14 The parties hereto have caused this agreement to be
15 executed as of the day and year first above written.

16 CITY OF GARDEN GROVE, a Municipal
17 corporation

18 ATTEST:

By

19 Ruby K. Selin
20 City Clerk

Bernard C Adams
Mayor

"CITY"

21 APPROVED AS TO FORM:

22 ERIC LAUTERER
23 City Attorney

24 SANTA ANITA DEVELOPMENT CORPORATION,
a corporation

25 By

26 Title

27 [Signature]
28 Title

SECRETARY

"APPLICANT"

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Arthur Wallace Schnitger Trustee
 ARTHUR WALLACE SCHNITGER, Trustee

"PROPERTY OWNER"

STATE OF CALIFORNIA)
) ss.
 COUNTY OF ORANGE)

On May 10, 1974, before me, the undersigned,
 a Notary Public in and for said State, personally appeared
Arn K. Youngman known to be to be the
 President, and Dennis M. Berryman known to be to be
Secretary of the corporation that
 executed the within Instrument, known to me to be the persons who
 executed the within Instrument on behalf of the corporation
 therein named, and acknowledged to me that such corporation
 executed the within instrument pursuant to its bylaws or a
 resolution of its board of directors.

WITNESS my hand and official seal.

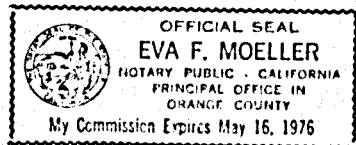
Eva F. Moeller
 Notary Public in and for said State.
 EVA F. MOELLER

STATE OF CALIFORNIA)
)
 COUNTY OF ORANGE)

On May 10, 1974, before me, the undersigned,
 a Notary Public in and for said State, personally appeared
 ARTHUR WALLACE SCHNITGER, as Trustee of Helen Susan Schnitger Trust
, known to me to be the person whose name is
 subscribed to the within instrument, and acknowledged to me that
 he executed the same as such Trustee.

WITNESS my hand and official seal.

Eva F. Moeller
 Notary Public in and for said State
 EVA F. MOELLER

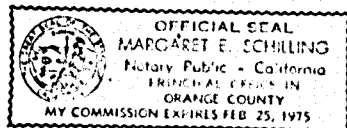


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STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On May 14, 1974, before me, the undersigned,
a Notary Public in and for said state, personally appeared
BERNARD C. ADAMS, known to me to be the Mayor, and RUBY K. SILVA,
known to me to be the City Clerk of the CITY OF GARDEN GROVE,
the City that executed the within Instrument, known to me to be
the persons who executed the within Instrument on behalf of the
City therein named, and acknowledged to me that such City executed
the within instrument pursuant to Resolution of its City Council.

WITNESS my hand and official seal.



Margaret E. Schilling
Notary Public in and for said State.

MARGARET E. SCHILLING
My Commission Expires Feb. 25, 1975

RESOLUTION NO. 4551-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-163-73 HEARD ON APPEAL

WHEREAS, the subject case, initiated by Santa Anita Development Corporation, requests a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores, located on the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment; and

WHEREAS, the Zoning Administrator approved SP-163-73 on March 12, 1974, pursuant to Decision No. 394; and

WHEREAS, appeal from action taken by the Zoning Administrator was filed by a resident of the area, and public hearing on the case was ordered by the City Council to be held on April 2, 1974; and

WHEREAS, all interested persons were given an opportunity to be heard; and

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

WHEREAS, facts and reasons supporting the conclusion of the City Council, as required under Municipal Code Section 9219.16, are as follows:

1. Pursuant to Municipal Code Section 9219.7(g), the subject Site Plan cannot be denied on the basis of the proposed use since the proposed development fully conforms to the use regulations of the C-1 zone.

2. The criteria for the granting of a Site Plan have been met in that the spirit and intent of the provisions of the zoning ordinance have been complied with in terms of traffic safety, compatibility, public facilities, and all other requirements under Municipal Code Section 9219.7;

NOW, THEREFORE, BE IT RESOLVED:

1. That Site Plan No. SP-163-73 is hereby approved, subject to the following conditions:

A. Undergrounded marbelite street lights shall be installed along the Chapman Avenue frontage by the developer before utility release.

B. All lighting structures shall be placed so as to confine direct rays to the subject property.

C. 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.

D. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.

E. All signing shall be uniform and shall be subject to Zoning Administrator approval.

F. Phasing of the subject development shall be as follows:

RESOLUTION NO.
SP-163-73

Phase 1 shall include the food market and the 15,000 square feet of retail stores (Buildings 1 and 2). Phase 2 shall include the 13,320 square feet of retail stores (Building 3) and the 6,000 square foot commercial building subject to Condition G below. No occupancy of Phase 2 shall be permitted until Phase 1 is completed.

G. A new site plan application shall be filed for Zoning Administrator approval prior to issuance of building permits for the proposed 6,000 square foot commercial building in Phase 2.

H. A bond in an amount to be determined by the Director of Development Services shall be posted for the installation and maintenance of landscaping in the temporary parking areas of Phase 1 in the event that Phase 2 of the proposed development is not constructed.

I. The applicant and/or the property owner shall enter into an agreement with the City of Garden Grove providing that the unimproved area between the subject development and the existing service station shall be maintained with landscaping until such time as said area is developed by the Richfield Oil Corporation, lessee of the existing service station on the southwest corner of Euclid Street and Chapman Avenue and/or by the property owner. The City Attorney shall determine which parties on behalf of the applicant shall enter into said agreement. In addition, a faithful performance bond executed by said parties shall be approved by the City Attorney as to form and content.

J. Rear elevations for the retail stores in Phase 1 shall be submitted for Zoning Administrator approval prior to issuance of building permits for Phase 1.

K. If construction of Phase 2 has not commenced within two years from the effective date of approval of this site plan application, a new site plan application shall be filed for Zoning Administrator approval.

L. The driveway on the south and west side shall have a minimum width of 20 feet.

M. There shall be constructed 6-foot masonry baffle walls around the loading dock.

N. Dual sump pumps shall be installed if the loading docks are depressed.

O. Off-site drainage plans shall be prepared showing adequate drainage in the public right-of-way. The developer shall extend full street improvements on Euclid to meet existing improvements to the south, providing the necessary transition to assure satisfactory drainage.

2. The City Clerk is directed to forward a copy of this resolution to the applicant and the appellant.

ADOPTED this 9th day of April, 1974.

/s/ BERNARD C. ADAMS
MAYOR

ATTEST:

/S/ RUBY K. SILVA
CITY CLERK

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 9th day of April, 1974, by the following vote:

AYES: COUNCILMEN: BARR, DONOVAN, ERICKSON, KRIEGER, ADAMS
NOES: COUNCILMEN: NONE
ABSENT: COUNCILMEN: NONE

/S/ RUBY K. SILVA
CITY CLERK

Bond No. 2429561

FAITHFUL PERFORMANCE BOND

Bond No. 2429561
Premium \$32.00

KNOW ALL MEN BY THESE PRESENTS: That we, SANTA ANITA DEVELOPMENT CORPORATION and ARTHUR WALLACE SCHNITGER, as Trustee of the HELEN SUSAN SCHNITGER TRUST, Principals, and ~~SAFECO INSURANCE COMPANY OF AMERICA~~ as Surety, are held and firmly bound unto the CITY OF GARDEN GROVE, California, hereinafter called the "CITY," in the sum of ~~THREE THOUSAND AND NO/100~~ Dollars (\$ 3,000.00), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

That the said Surety's Office is located at ~~17470 Brookhurst Street, Fountain Valley, California 92708~~ Telephone No.: ~~714-712-7111~~ and the said Surety is licensed to do business in the State of California, and the California Insurance Agent's License No.: CA 414658 - Legrand Bonding Agency Address: 500 Newport Center Drive, Newport Beach, California 92659 Telephone No.: 714-833-8810

THE CONDITION OF THIS OBLIGATION IS SUCH, That:

WHEREAS, the Principals have entered into a certain Agreement dated May 11, 1974, with the City of Garden Grove regarding Site Plan No. SP-163-73,

NOW, THEREFORE, if the Principals shall well and truly perform, or cause to be performed, each and all of the requirements and obligations of said agreement to be performed by said Principals, as in said agreement set forth, then this bond shall be null and void; otherwise it shall remain in full force and effect. In the event suit is instituted to recover on this bond, said Surety will pay as attorney's fees such sum as the Court may adjudge reasonable.

Further, the said surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the contract documents or of work to be performed thereunder shall in any way affect its obligation on this bond and it does hereby waive notice of any such change, extension of time, alteration or modification of the contract documents or of work to be performed thereunder.

Surety shall notify the City of any material change, cancellation or termination of coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination.

Executed this 6th day of May, 1974.

SANTA ANITA DEVELOPMENT CORPORATION,
a corporation

By [Signature]

4/29/74
EL:mes

Max-165 (CS) Ack Corporation Rev 12-68 Staple

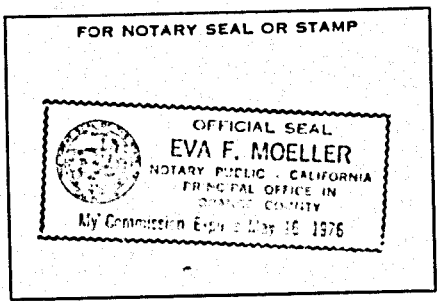
STATE OF CALIFORNIA }
COUNTY OF Orange } SS.

On May 10, 1974 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Arn K. Youngman,
known to me to be the _____ President, and
Dennis M. Berryman, known to me to be

Secretary of the corporation that executed the
within Instrument, known to me to be the persons who executed the
within Instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its by laws or a resolution of its board of
directors.

Signature Eva F. Moeller
EVA F. MOELLER

Name (Typed or Printed)
Notary Public in and for said County and State



TO 447 C
(Individual)

(TI)

STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On May 10, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Arthur Wallace Schnitger

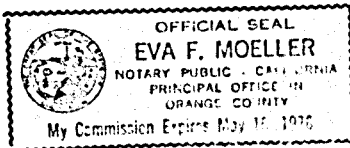
_____ known to me

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

WITNESS my hand and official seal
Signature Eva F. Moeller

EVA F. MOELLER

Name (Typed or Printed)



(This area for official notarial seal)

STAPLE HERE

HELEN SUSAN SCHNITGER TRUST

By Arthur Wallace Schnitger TRUSTEE
ARTHUR WALLACE SCHNITGER, Trustee

"PRINCIPALS"

SAFECO INSURANCE COMPANY OF AMERICA

Surety

By F. E. Legrand
Attorney-in-Fact

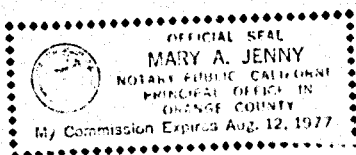
F. E. Legrand

California Resident Agent

STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On this 6th day of May, 1974, before me, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared F. E. Legrand known to me to be the Attorney-in-Fact of the Safeco Insurance Company of America, of Seattle, Washington, (Corporation) (City) (State) and acknowledged that he executed the bond to the City of GARDEN GROVE as such Attorney-in-Fact and as the free act and deed of said corporation, and that said bond was executed on behalf of said corporation by authority of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal, the day and year in this certificate first above written.



Mary A. Jenny
Notary Public in and for said State.



SAFECO INSURANCE COMPANY OF AMERICA
GENERAL INSURANCE COMPANY OF AMERICA
FIRST NATIONAL INSURANCE COMPANY OF AMERICA
HOME OFFICE: 4347 BROOKLYN AVE. N.E., SEATTLE, WASHINGTON 98105

**GENERAL AGREEMENT OF INDEMNITY
FOR SUBDIVISION OR OFFSITE IMPROVEMENT BONDS**

THIS AGREEMENT is made by the Undersigned in favor of the Safeco Insurance Companies for the purpose of indemnifying them from all loss and expense in connection with any Bonds of _____

SANTA ANITA DEVELOPMENT CORPORATION and ARTHUR WALLACE SCHNITGER, as Trustees of the

HELEN SUSAN SCHNITGER TRUST

as Principal, for which any of the Safeco Insurance Companies now is or hereafter becomes surety.

In consideration of the execution of any such Bonds for Developer and as an inducement to such execution by Surety, the Undersigned, jointly and severally, agree as follows:

DEFINITIONS: Where they appear in this agreement, the following terms shall be considered as defined in this paragraph:

Developer: Any one, combination of, or all of the persons, firms or corporations set forth on Lines 2 to 4 hereof or their successors in interests, whether alone or in joint venture with others not named herein.

Bond: Any and all bonds, undertakings or instruments of guarantee and any renewals or extensions thereof executed by Surety.

Surety: Safeco Insurance Company of America, General Insurance Company of America, First National Insurance Company of America and any person or company joining with any of them in executing any Bond, executing any Bond at its request, or providing reinsurance to it with respect to any Bond.

Subdivision Agreement: Any contract between Developer and a third party providing for the installation at Developer's expense of streets or other public improvements, the performance of which is guaranteed by a Bond.

Contract: Any other contract between Developer and a third party, the performance of which is guaranteed by a Bond.

Default: Developer shall be deemed to be in default in the event it:

- (1) Is declared to be in default by the Oblige of any Bond;
- (2) Actually breaches any Contract or Subdivision Agreement or abandons any work of improvement;
- (3) Fails to pay when due persons who have supplied labor, material or supplies used in the performance of any work of improvement;
- (4) Becomes the subject of any agreement or proceeding of liquidation, receivership, trusteeship or bankruptcy, or becomes actually insolvent;
- (5) If an individual, dies, is adjudged mentally incompetent, is convicted of a felony, becomes a fugitive from justice or disappears and cannot be immediately found by Surety by use of usual methods;
- (6) Conveys the property upon which the improvements are to be constructed without consent of Surety.
- (7) Fails to keep at all times in escrow or impounded for benefit of Surety all funds required by Surety to be so kept, in an amount deemed by Surety to be sufficient to complete said improvements and to pay for all labor and material used in completing them for which Surety is or may be liable.
- (8) Fails to complete the improvements within the time provided in any Subdivision Agreement or such later time to which completion is extended by Oblige with consent of Surety.
- (9) Breaches any provision of this agreement.

INDEMNITY TO SURETY: Undersigned agree to pay to Surety upon demand:

1. All loss and expense, including attorney fees, incurred by Surety by reason of having executed any Bond, or incurred by it on account of any breach of this agreement by any of the Undersigned;
2. An amount sufficient to discharge any claim made against Surety on any Bond and to complete the balance of the improvements guaranteed by such Bonds. This sum may be used by Surety to pay such claim, to complete the improvements, or be held by Surety as collateral security against loss on such Bonds;
3. Any premium due for such bonds, computed according to the rates currently charged by Surety, and including renewal premiums until proof satisfactory to Surety is furnished of its discharge from liability under such Bonds.

With respect to claims against Surety:

1. Surety shall have the exclusive right for itself and the Undersigned to determine in good faith whether any claim or suit upon such Bonds shall, on the basis of liability, expediency or otherwise, be paid, compromised, defended or appealed.
2. Surety may incur such expenses, including attorneys' fees, as deemed necessary or advisable in the investigation, defense and payment of such claims, and in completion of the improvements.
3. Surety's determination in good faith of the foregoing shall be final and conclusive upon the Undersigned.
4. An itemized statement of loss and expense incurred by Surety, sworn to by an officer of Surety, shall be prima facie evidence of the fact and extent of the liability of Undersigned to Surety in any claim or suit by Surety against Undersigned.

SURETY'S REMEDIES IN EVENT OF DEFAULT: In event of default by Developer, Surety shall have the right, at its sole discretion, to:

1. Take possession of the improvement work guaranteed by any Bonds and to arrange for its completion by others or by the Oblige of any Bonds;
2. Take possession of Developer's equipment, materials and supplies at the site of the work, or elsewhere, if needed for prosecution of the work, as well as Developer's office equipment, books and records, and utilize the same in completion of the work without payment of any rental for such use;

S-1000 R2 5/71

SAFECO Insurance Company of America, registered in the State of Washington
PRINTED IN U.S.A.

3. Loan or guarantee a loan to Developer of such money as Surety shall see fit, for the purpose of completing any improvements, or for discharging Developer's obligations for Labor, material, equipment, and supplies and other charges, incurred in connection therewith.

Undersigned waive all notice of such default, of the payment of any claim or of the making of any loan to Developer by Surety. Should Undersigned learn of any claim or suit against Developer, for which Surety may be held liable, Undersigned shall give prompt notice to Surety of such claim or suit.

Separate suits may be brought under this agreement as causes of action accrue; and the pendency or termination of any such suit shall not bar any subsequent action by Surety.

SECURITY TO SURETY: As collateral security to Surety for the Agreement of the Undersigned to repay all loss and expense to Surety, the Undersigned:

1. Convey to Surety, as of the date of execution of such Bonds, all rights of the Developer, in or in any manner growing out of:
 - a. Any Contract or modification thereof;
 - b. Any contract or subcontract and against any legal entity and its surety who has contracted with Developer to furnish Labor, materials, equipment or supplies in connection with any contract or work of improvement;
 - c. Monies due or to become due Developer on any Contract, and any funds or undischarged loan proceeds escrowed or impounded by or due from any lender or other entity for completion of any improvements;
 - d. Any property upon or for the direct benefit of which the construction of public improvements is guaranteed by any Bond;
 - e. The proceeds of any policy of insurance including title insurance arising out of any Contract or work of improvement.
2. Irrevocably nominate and appoint any officer of Surety as the true and lawful attorney-in-fact of the Undersigned, with full right and authority in event of Developer's default to sign the name of the Undersigned to any voucher, release, satisfaction, check, bill of sale or Deed to property real or personal referred to herein, or any other paper or contract necessary or desired to carry into effect the purposes of this agreement, and to file for record any notices of completion, cessation of Labor, or any other notice that Surety deems necessary to file for record.
3. Authorize Surety to join any and all of the Undersigned as parties defendant in any action, regardless of venue, against Surety on account of such Bonds, and to enforce the obligations hereunder directly against any of the Undersigned without the necessity of first proceeding against the Developer.
4. Waive all right to claim any property, including homestead, as exempt from legal process under any applicable law as against the rights of Surety. Authorize any attorney in any state of the United States, where such procedure is permitted by state law, at the request of Surety, to waive the issuing and service of process and to appear for and confess judgment against Undersigned for any sum due under this agreement.
5. Agree that this agreement may at any time be completed and filed by Surety in such a manner that it will qualify as a financing statement under the applicable provisions of any statute of any state which has adopted The Uniform Commercial Code, and that Surety may add such schedules to this agreement, describing specific items of security covered hereunder as shall be necessary under such statutes.
6. Agree that all monies earned by Developer under any Contract and all funds borrowed from any lender for the purpose of completing any Subdivision Agreement are trust funds, whether in the possession of Developer or otherwise, for the benefit of, and for payment of Developer's obligations for, Labor, material, and supplies furnished to Developer in performance of such Contract or Subdivision Agreement for which Surety would be liable under any bond.

GENERAL PROVISIONS:

1. Assent by Surety to changes in any Contract, Subdivision Agreement or Bond or refusal so to assent shall not release or affect the obligations of Undersigned to Surety.
2. Surety shall have the right to decline to execute any Bond, including any final Bond where it has furnished a bid or proposal Bond, or to extend the time for completion of improvements.
3. Surety shall have every right, defense or remedy which a personal surety without compensation would have, including the right of exoneration and the right of subrogation.
4. Until Surety shall have been furnished with competent evidence of its discharge, without loss from any Bonds, Surety shall have the right to free access at reasonable times to the books, records and accounts of each of the Undersigned for the purpose of examining them. Each one of the Undersigned hereby authorizes any depositories in which funds of any of the Undersigned may be deposited to Surety the amount of such deposits as of any date requested, and any legal entity doing business with the Undersigned is authorized to furnish any information requested by Surety concerning any transaction. Surety may furnish copies of any information, which it now has or may hereafter obtain concerning each of the Undersigned, to other persons or companies for the purpose of procuring co-suretyship or reinsurance or of advising interested persons or companies.
5. Undersigned will, on request of Surety, procure the discharge of Surety from any Bond, and all liability by reason thereof.
6. Undersigned warrant that each of them is specifically and beneficially interested in the obtaining of each Bond.
7. In case the execution hereof by any of the Undersigned may be defective or invalid for any reason, such defect or invalidity shall not in any manner affect the validity of this obligation of the liability hereunder of any other of the Undersigned. Invalidity of any provision of this agreement by reason of the laws of any state or for any other reason shall not render the other provisions hereof invalid.
8. Execution by Developer or any of the Undersigned of any application for any Bond or of any other agreement of indemnity in behalf of Developer, or the taking of indemnity of any other person by Surety with respect to any Bond of Developer, shall in no way be deemed to waive, diminish or abrogate any rights of Surety under this agreement.

TERMINATION: This agreement is a continuing obligation of the Undersigned unless terminated as provided in this paragraph. An Undersigned desiring to terminate liability as to future Bonds of Developer must:

1. Give written notice to Surety at its home office at 4347 Brooklyn Avenue N.E., Seattle, Washington 98105, by certified or registered mail, of such termination;
2. State in such notice the effective date (not less than thirty days after the receipt of notice by Surety) of termination of such Undersigned's liability for future Bonds.

*****This agreement is limited to bonds required in connection with Ralphs Shopping Center in Garden Grove, California!*****

After the effective date of termination, the Undersigned giving notice shall be liable hereunder for:

1. Bonds executed or authorized prior to such date, and renewals and extensions thereof;
2. Bonds executed pursuant to a bid or proposal bond executed or authorized prior to such date, and renewals and extensions thereof.

Such termination of liability as to an Undersigned shall in no way affect the obligation of any other Undersigned who has not given notice as herein provided.

EXECUTED this 6th day of MAY, 1974

SANTA ANITA DEVELOPMENT CORPORATION

By: [Signature]
Arn K. Youngman

By: [Signature]
Dennis M. Berryman

ARTHUR WALLACE SCHNITZER, as Trustee of the
HELEN SUSAN SCHNITZER TRUST

By: [Signature] TRUSTEE
Arthur Wallace Schnitzer, Trustee

[Multiple horizontal lines for additional signatures or text]



1. Take possession of the improvement work guaranteed by any Bonds and to arrange for its completion by others or by the Obligor of any Bonds;
2. Take possession of Developer's equipment, materials and supplies at the site of the work, or elsewhere, if needed for prosecution of the work, as well as Developer's office equipment, books and records, and utilize the same in completion of the work without payment of any rental for such use;

PH'S MARKET P.C. # 2207
BLDG. P.C. # 222

LAND USE PLAN CORRECTION REQUIREMENTS - LANDSCAPING

APPLICANT SANTA ANITA DEVELOPMENT CORPORATION
ADDRESS S/W corner of Euclid and Chapman Avenue PHONE 644-6440
USE Commercial - food market, misc. stores
DATE REC'D 5/10/74 DATE CHECKED 5/13/74
LAND USE CASE NO. SP-163-73 ANALYST Greg LaPierre

THE FOLLOWING PLAN CORRECTIONS OR ADDITIONS ARE TO BE MADE PRIOR TO BUILDING PERMIT ISSUANCE:

See sheet 8 of 13

- OK 1. Show landscaped areas, including tree wells, in S/W portion of lot
OK 2. Indicate means of irrigation for landscaping in S/W portion of lot;
provide at least one water outlet within each landscaped area.

Please return two sets of landscape plans and two sets of corrected
irrigation plans. called applicant 5/13/74 JLF

DATE RECHECKED 5/16/74
APPROVED BY Greg LaPierre DATE 5/16/74

GL:nm

olph's Market P.C. #2207
p Bldgs. P.C. #2222

LAND USE PLAN CORRECTION REQUIREMENTS

APPLICANT Santa Anita Development Corporation
ADDRESS SW Corner of Euclid and Chapman PHONE 644-6440
USE Commercial - food market, misc. stores
DATE REC'D _____ DATE CHECKED May 6, 1974
LAND USE CASE NO. SP-163-73 ANALYST Greg LaPierre

THE FOLLOWING PLAN CORRECTIONS OR ADDITIONS ARE TO BE MADE PRIOR TO BUILDING PERMIT ISSUANCE:

- OK 1. Submit landscape plan (in duplicate) as per Section 9403 of Garden Grove Municipal Code, include plan for unimproved area adjacent to service station.
- OK 2. Correctly label number of parking spaces - appears to be 419.
- OK 3. Note: Site plan for Phase II compared with present plans indicates 347 parking spaces instead of required 366.
- OK 4. Provide 20' wide drives on south and west sides
- OK 5. Add note: Refuse storage areas to comply with Development Services Standard Plan B-502.
- OK 6. Except for parking located in SW corner; either label painted planter areas as "cart storage areas," or some equivalent use, or provide landscaping.

Plot DATE RECHECKED 5/10/74
APPROVED BY Greg LaPierre

DATE 5/13/74



MACKEL ASSOCIATES, Engineers

308 SOUTH UNION PLACE, LOS ANGELES, CALIFORNIA 90017 • Tel. (213) 483-0530

May 28, 1975

File No. 8185 R1

Planning Department
11391 Acacia Parkway
Garden Grove, California 92640

RECEIVED

MAY 30 1975

Pub. Works & Devel. Dept.

Attn: Mr. Don Butterfield

Re: Shop Buildings
Ralph's Center
Euclid & Chapman Avenues
Garden Grove, California

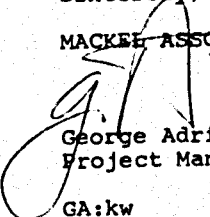
Dear Mr. Butterfield:

Santa Anita Development Corporation, Owner of the above mentioned project, is proposing an equipment enclosure at the northeast end of Building No. 2 (Pioneer Chicken), to conceal gas and electrical metering. We (Mackel Associates) have designed the enclosure and believe it is both functional (checked with the Gas Company and Edison Company) and compatible with the existing building design.

Plans have been submitted to the Building and Safety and Planning Departments for review. Your earliest response will be appreciated. Thank you.

Sincerely,

MACKEL ASSOCIATES, ENGINEERS


George Adrian,
Project Manager

GA:kw

Enclosed two sets of prints upon request

*MINOR MOD APPROVED BY
STUART O. MILLER 6.2.75
(SEE PLANS)*

"Engineering, Planning, Consulting since 1938"

NOTICE OF DETERMINATION

Date June 20, 1974

County Clerk
County of Orange
700 Civic Center Drive West
Santa Ana, California

Agency: City of Garden Grove

Dept.: Development Services

Project Location: Southwest corner of Euclid Avenue & Chapman Avenue

The City of Garden Grove has reviewed the above referenced project pursuant to the California Environmental Quality Act of 1970.

The above project has been approved by the City of Garden Grove. It was determined that the project will not have a significant effect on the environment in the City of Garden Grove. As a result of the above an Environmental Impact Report has not been prepared pursuant to the provisions of the California Environment Quality Act of 1970.


Stewart O. Miller
Urban Development Manager

Case File SP 163-73

10/73

RECEIVED
JUN 27 1974
LAND USE



GENERAL OFFICES
2610 WEST THIRD STREET • LOS ANGELES, CALIFORNIA 90005
Telephone 342-7234

June 27, 1974

Mr. Greg La Pierre
Supervisor, Zoning Field Services
City of Garden Grove, California
11391 Acacia Parkway
Garden Grove, California 92640

Subject: Ralphs Market at Euclid and Chapman - Sump Pump

Dear Greg:

Reference the City Council requirement that dual sump pumps be installed in the recessed dock pits. Ralphs Grocery policy is as follows. The store is furnished a portable sump pump, Pinberthy Model No. 60-B. This pump is kept in the store and is operated by the store personnel. We have found this system more reliable, because of our experience with permanent sump pump installations failing when needed. They are very unreliable because of drying out and being clogged with debris between rainy seasons.

By this letter I wish your approval of our sump pump method as acceptable.

If I can be of further assistance, please advise.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "E. Sylwanowicz".

E. Sylwanowicz
Construction Manager

ES/rs

July 17, 1974

Mr. Everett Sylvanowicz
Construction Manager
Ralph's Grocery Company
3410 West Third St.
Los Angeles, Ca 90812

Dear Mr. Sylvanowicz:

Subject: Sump pump for Ralph's Market

Your June 27, 1974 request that a portable sump pump be approved in lieu of dual sump pumps has been considered by the Zoning Administrator.

The Ralph's Market development was approved by the City Council on April 9, 1974. Condition of approval N. specifies that "Dual pumps shall be installed if the loading docks are depressed." Because the dual sump pumps were required by the City Council, the Zoning Administrator has not approved the substitution of a portable sump pump.

If you wish to appeal the Zoning Administrator's decision, please submit a letter to the City Clerk explaining the advantages of a portable pump as opposed to a permanent pump installation and request that the City Council consider your request.

Please contact me at 638-6869 if I may be of further assistance.

Sincerely,

GL
Greg LaPierre, Supervisor
Zoning Field Services

GL:nm
File SP-163-73 ✓

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Tom Merrell

From: Greg LaPierre

Dept: Land Use

Dept: Zoning Field Services

Subject: Water well site #42L *OK*

Date: July 22, 1974

The 42" high masonry wall recently constructed along the north property line of well site #42L by the Santa Anita Development Co. on property located at the southwest corner of Chapman Avenue and Euclid Street being developed under SP-163-73 should be increased to 6' in height, except within the 10' setback from Euclid Street. This would require increasing the height of approximately 20' of wall.

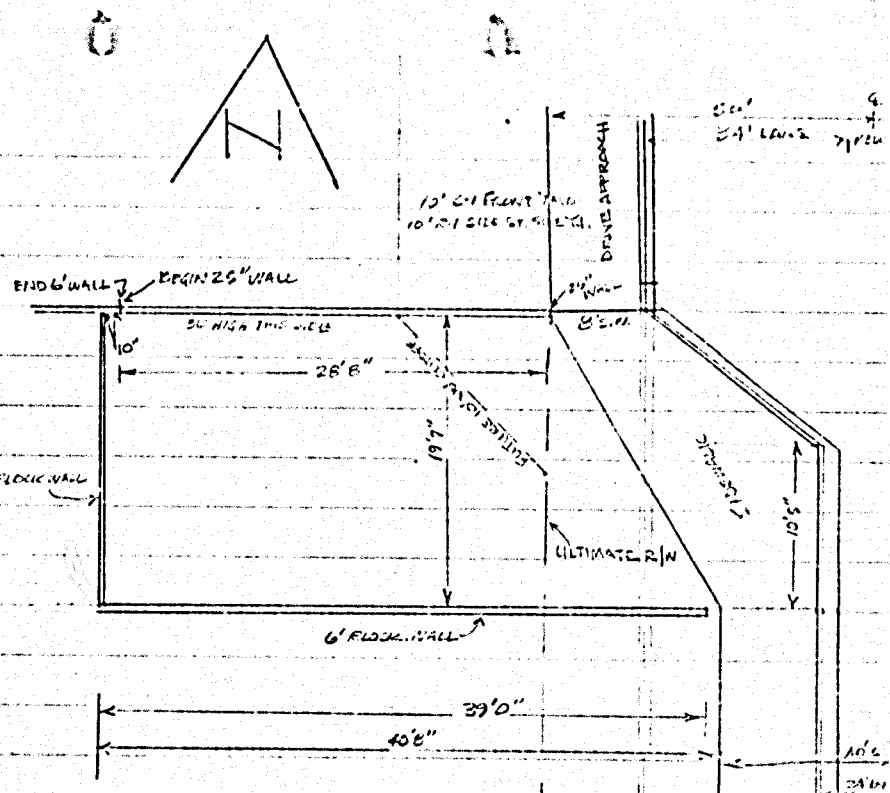
When appropriate, the owner of AP #89-243-11 should remove the existing 6' high masonry walls separating his property from the well site and construct a 6' high masonry wall along the east property line, except within 10' of the north property line. The owner should also construct a 6' high masonry wall diagonally across the northeast corner of the lot to connect the walls located on the north and east property lines.

Maintenance of the resultant triangular area should be the responsibility of the owner of lot AP #89-243-11.

Greg LaPierre
Greg LaPierre, Supervisor

GL:nm

I will relay our recommendations to SOC on 7/29/74



WELL SITE ADJOINING SOUTH Pt OF S.D.C. - RALPH'S
 CHAPMAN/EUCLID

12/5/74 Phil D.

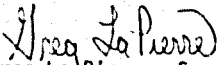
October 30, 1974

NOTE TO FILE SP-163-73

In response to an inspection request from Mr. Sylwanowicy, construction manager for Ralph's Market (213-487-0011), Tom Merrell and I inspected the rear wall of the market at the southwest corner of Euclid Street and Chapman Avenue. Revised plans in this file indicate the lower portion of the wall is to be constructed of plain block that will be sandblasted to blend with the remainder of the split face block wall.

Our October 23 inspection revealed those portions of the plain block rear wall visible to the general public have been sandblasted. The portion behind the truck well and loading dock screen walls that is not visible to the general public has not been sandblasted. We conclude that the appearance of the masonry on the rear of the building, as sandblasted, complies with the intent of the site plan and it is not necessary to sandblast the portion not visible to the general public.

This information was provided to Building Inspector Ken Miller (October 28) and to Mr. Sylwanowicy's office (October 29).


Greg La Pierre, Supervisor
Zoning Field Services Section
Land Use Division

CITY OF GARDEN GROVE



APPLICATION FOR:

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

REC 14-73 11 032 11****50.00

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

MAILING ADDRESS: P. O. Box 1880, Newport Beach, California 92660

NAME OF RECORDED OWNER: Arthur Wallace Schnitger, trustee TELEPHONE: (714) 534-2322

MAILING ADDRESS: 12031 Euclid Street, Garden Grove, California 92640

STATUS OF THE APPLICANT (CHECK ONE)

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

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

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED: The property is presently an older grove. The shopping center development will be more aesthetic to the neighborhood and of better service to the community.

SANTA ANITA DEVELOPMENT CORPORATION

SIGNATURE OF APPLICANT: [Signature] DATE: 12/13/73
 Arn K. Youngman, President

ACCEPTANCE BY LAND USE: [Signature] DATE: 12-14-73

ACKNOWLEDGEMENT OF FEE PAYMENT: Caryl Heath DATE: 12-14-73

SP-163-73

✓ 3. Environmental Inventory - SP-163-73 - Santa Anita Development Corp.

The Planning Coordinating Committee reviewed ^(PCC minutes 12/18/74) the Environmental Inventory submitted and finds it is justified for an Exemption Declaration for the following reasons:

1. The Plan is in conformance with the environmental goals and policies adopted by the community.
2. The project will not have a significant environmental impact.

City of Garden Grove

SP-163-73

INTER-DEPARTMENT MEMORANDUM

To: Harry R. Peirce
Dept: Development Services
Subject: Chapman Avenue and Euclid Street
SP-163-73
Ralph's Market

From: Thomas G. Merrell
Dept: Development Services
Date: December 17, 1974

Inspection of the project's landscaping on December 10, 1974 revealed the following trees have been deleted:

1. At south property line, immediately east of the trash enclosure,
2. At south property line, west of the trash enclosure,
3. Along the west property line just north of the southwest corner of the lot.

Note: A tree has been added to the ivy covered area adjacent to the Arco Station.

6" A.C. BENCH added to N P/L TO SEPARATE IVY FROM ASPHALT.

~~Thomas G. Merrell~~

work copy

SP-163-73

**CITY OF GARDEN GROVE
EXEMPTION DECLARATION FORM**

CASE/PROJECT NUMBER SP-163-73 Date: December 26, 1973
PROJECT APPLICANT/ADDRESS - Santa Anita Development Corporation, 363 San Miguel Drive, Newport Beach, California 92663
PROJECT TITLE/DESCRIPTION - Construction of a neighborhood shopping center on approximately 6 acres at the southwest corner of Euclid Avenue & Chapman Avenue in the City of Garden Grove to include a Ralph's Market and commercial businesses.
PROJECT LOCATION/ADDRESS - Southwest corner of Euclid Avenue & Chapman Avenue
PROJECT CENSUS TRACT (IF KNOWN) _____

IN ACCORDANCE WITH THE CITY COUNCIL OF THE CITY OF GARDEN GROVE POLICIES REGARDING IMPLEMENTATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 (SPECIFICALLY SECTION 21151 OF THE PUBLIC RESOURCES CODE), THE PLANNING COORDINATING COMMITTEE HAS REVIEWED THE ENVIRONMENTAL INVENTORY FOR THE ABOVE DESCRIBED PROJECT AND HEREBY FINDS: (CHECK ONE)

_____ THAT THE ENVIRONMENTAL INVENTORY SUBMITTED IS INSUFFICIENT TO FACILITATE A DECISION AS TO THE ENVIRONMENTAL SIGNIFICANCE OF THIS PROJECT AND THE PROJECT SPONSOR IS THEREFORE REQUESTED TO RESUBMIT A MORE THOROUGH ENVIRONMENTAL INVENTORY COVERING THE FOLLOWING INFORMATION:

_____ THAT THE PROPOSED PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND HAS NOT BEEN COVERED ADEQUATELY IN A PREVIOUSLY APPROVED ENVIRONMENTAL IMPACT REPORT OR ENVIRONMENTAL INVENTORY. EXEMPTION DECLARATION STATUS THEREFORE CANNOT BE GRANTED FOR THIS PROJECT AND AN ENVIRONMENTAL ANALYSIS REPORT IS THEREBY REQUIRED TO BE SUBMITTED TO THE LAND USE DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE PROJECT'S APPROVAL. THE SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH MAY RESULT FROM THIS PROJECT INCLUDE — BUT MAY NOT BE LIMITED TO — THE FOLLOWING:

X _____ THAT THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, OR IS OTHERWISE EXEMPT PURSUANT TO THE ADOPTED STATE GUIDELINES PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. EXEMPTION DECLARATION STATUS IS THEREFORE GRANTED FOR THIS PROJECT AND THE SUBMITTAL OF AN ENVIRONMENTAL IMPACT REPORT IS THEREBY NOT NECESSARY. JUSTIFICATION FOR THIS ACTION IS AS FOLLOWS:

1. The plan is in conformity with the environmental goals and policies adopted by the community.
 2. The project will not have a significant environmental impact.
- _____

THAT EVEN THOUGH THE PROPOSED PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THE PROJECT IS A LESSER INCLUDED PART OF ANOTHER PROJECT FOR WHICH AN ENVIRONMENTAL IMPACT REPORT OR ENVIRONMENTAL INVENTORY HAS PREVIOUSLY BEEN SUBMITTED, PROVIDED THAT THE PROJECT AND STATEMENT SUBMITTED WAS APPROVED AND COVERS THE SPECIFIC ENVIRONMENTAL IMPACTS OF THE LESSER PROJECT. (IN THIS CASE, THE PREVIOUS PROJECT AND STATEMENT SHOULD BE NOTED:)

APPROVED BY:

Stewart Smiller
Chairman, Planning Coordinating Committee

12-27-73
Date

or

Director of Development Services

Date

SP-163-73

Harry Peirce
Development Services
Ralph's Market and Shops
12051 Euclid Street
SP-163-73

Tom Merrell
Development Services
December 27, 1974

Inspection of the project on December 27, 1974, revealed the following items require completion, revision, or submittal of revised plans for review prior to approval:

1. Undergrounded marbelite street lights have not been installed along the Chapman Avenue frontage. (Condition of Approval #A)
2. The lighting structures on the rear of the Ralph's building are not placed so as to confine direct rays to the subject property. (Condition #B)
3. Roof mounted mechanical equipment on the Ralph's building is not screened and is visible from the rear of the structure. (Condition #C)
4. There are four refuse bins for which trash enclosures have not been provided. (9209.8)
5. A trash enclosure shown on the approved plans to be located adjacent to the north wall of the Ralph's building has not been provided.
6. No six inch high protective border/curb has been provided to protect the landscaping from vehicles using the northernmost drive on Euclid Street (9404).
7. For safety reasons, a vehicle barrier should be provided to terminate the uncompleted driveway along the east property line adjacent to the service station.

Thomas G. Merrell
Land Use Manager

GL:jm

Water

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 12-17-73

CASE: SP-163-73

APPLICANT: Santa Anita Development Co.

HEARING DATE: 1-16-74

REQUEST: Shopping center in C-1 zone

RECEIVED
DEC 18 1973

RETURN TO LAND USE SECTION BY 12-21-73 *Jos*

DEPARTMENT COMMENTS: Water Assessment Fees
are due on property. Water services for
domestic use & fire protection will be
required

BY: _____

DATE: _____

T. Coffin

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 12-17-73

CASE: SP-163-73

APPLICANT: Santa Anita Development Co.

HEARING DATE: 1-16-74

REQUEST: Shopping center in C-1 zone

RETURN TO LAND USE SECTION BY 12-21-73 *Jin*

DEPARTMENT COMMENTS: *noted and dittoed in*
showing base further up - established distance to
city is sufficient.
checked median to ensure width of 27 ft. middle
divisions and established base to be checked with
a minimum of 77 ft.
line to ensure that it meets the min
requirements of the ordinance.

noted by
Enlight
12/21/73
OK
for
12/21/73
Revised

BY: *Thomas P. [Signature]*

DATE: 12-28-73

TO
LAND USE

RECEIVED
DEC 27 1973
DEVELOPMENT SERVICES

Fire.
Stan Beutler

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 12-17-73

CASE: SP-163-73
APPLICANT: Santa Anita Development Co.
HEARING DATE: 1-16-74
REQUEST: Shopping center in C-1 zone

RETURN TO LAND USE SECTION BY 12-21-73 Joe

DEPARTMENT COMMENTS:

1. One on-side fire Hydrant
2. One off-side fire Hydrant
3. 2000 g.p.m. fire flow required.

BY: S. Miller
DATE: 12-20-73

Engineering

INTERDEPARTMENTAL CASE RESUME SHEET

DATE: 12-17-73

CASE: SP-163-73

APPLICANT: Santa Anita Development Co.

HEARING DATE: 1-16-74

REQUEST: Shopping center in C1 zone

RETURN TO LAND USE SECTION BY 12-21-73

Joe

DEPARTMENT COMMENTS:

① Dedication Required

Resolved →

② What Happens To Area Between Existing Service Station & Proposed Development??

43379LF ③ Parkway Tree Fee (Excl. 3 Only) = \$ 347.60

④ Street Bond \$ 6500.00

6.06 A: ⑤ Drainage Fee (Area 0) \$ 4242.00

BY:

AM

DATE:

12-19-73

CASE/PROJECT NO. SP-163-73

SANTA ANITA DEVELOPMENT CORP.

ENVIRONMENTAL INVENTORY

I. Background information

1. Give a brief description of the proposed project.

The project proposes to construct a neighborhood shopping center on approximately 6 acres at the SW corner of Euclid Avenue and Chapman Avenue in the City of Garden Grove. Included within the development will be a Ralph's Market and commercial businesses.

2. Describe the project area, including distinguishing natural and manmade characteristics.

The site is planted in citrus with one existing single family residence. At the immediate SW corner of Euclid and Chapman is a Richfield station. Adjoining to the south and west are single family residences. At the NW corner of Euclid and Chapman is a commercial development. Located at the NE corner is a Shell station and commercial shops. At the SE corner is a vacant field proposed to be developed as a hospital.

3/9/73

A2

3. Could the project disrupt or divide an established community or disrupt orderly, planned development or is it inconsistent with plans and goals that have been adopted by the community in which the project is located? Yes ___ No X
4. Could it cause increased congestion or result in higher densities than desired by the community? Yes ___ No X
5. Could the project result in the temporary or permanent displacement or annoyance of neighboring community residents? Yes ___ No X
6. Could the project have an effect on natural, ecological, cultural or scenic resources of national, state, or local concern? Yes ___ No X
7. Is the project in an area characterized by unique physical features? Yes ___ No X
8. Is the project near any natural or partially channelized flood plains? Yes ___ No X
9. Could views by neighboring property owners be disrupted by the project? Yes ___ No X
10. Could any geologic features (slide prone areas, earthquake faults, etc.) cause adverse conditions to result from this project? Yes ___ No X
11. Could the project disrupt or alter the appearance of the surroundings of a historic or archaeological site? Yes ___ No X
12. Could the project affect the potential use, extraction or conservation of a scarce natural resource? Yes ___ No X
13. Could the project affect the continued use of a recreational area or area of important aesthetic value? Yes ___ No X

14. Could any wildlife or unique vegetative communities be disrupted or displaced by the project? Yes ___ No X
15. Could any wildlife migration patterns be disrupted by the project? Yes ___ No X
16. Could existing noise levels be increased by this project (including during its construction period) to the extent that present or future residents or passers-by would be annoyed to any degree? Yes X No ___
17. Would recreational or wildlife areas be detrimentally affected by noise increases? Yes ___ No y
18. Could the project increase air pollution levels in the area or exceed any existing air pollution standards? Particulate matter (dust) as well as chemical pollutants should be considered. Yes ___ No X
19. Could any unique characteristics be introduced into the area atmosphere, such as sonic booms, radiation, annoying electronic transmissions, vibrations, etc.? Yes ___ No X
20. Could the proposed project have any detrimental effect on existing water quality or quantities, of either surface or subsurface supplies? Yes ___ No X
21. Could the project disrupt or alter any of the items listed on the Physical Environment Checklist* which are not specifically discussed above, including Land Resources, Water Resources, Air Resources, Noise Levels, or Biological Resources? Yes ___ No X
22. Could the project establish any precedents or facilitate any other projects of which the impacts of these may be significant? Yes ___ No X
23. Could the project serve to encourage development of presently undeveloped areas or intensify development of already undeveloped areas? (Examples include the introduction of facilities such as streets, roads, water mains or sewerage lines in such a manner as to facilitate development or intensification of use of an area.) Yes ___ No X

24. Could the project generate a controversy? Yes _____ No X
25. Are there any feasible and less environmentally offensive alternatives to this project? Yes X No _____
26. Could the project affect economic conditions within the City of Garden Grove (i.e., Appendix B, employment, cost/benefit to the community, etc.) Yes X No _____
27. If you have answered yes to one or more of the above questions, but still think the project will not or cannot have any significant environmental effects, indicate your reasons below:
 The project is being developed in conformance with the existing zone on the property. Other uses certainly would be possible, however, it has been determined that a shopping center is needed in this area; therefore whatever nuisance is created to the homes immediately adjoining would be more than offset by the convenience of the neighborhood and benefit to the city as a whole.

II. ALTERNATIVES AND MITIGATING MEASURES:

1. What adverse impacts are evident in the project that cannot be avoided?

Construction noises

Increased traffic

2. Are there any feasible or less environmentally offensive alternatives that meet the project objectives which have been considered by the applicant? (Please list below those alternatives that have been considered. The law requires one to consider no development as an alternative. Include such things as minor or major project design alternatives considered and a brief statement as to why it was not selected or if it is still considered a feasible alternative).

Alternative uses have not been considered due to compliance with

the existing zone. Compliance will be made to existing code in

setbacks design and landscaping.

3. Does the short term use of the environment affect the long term use of the environment? (Such as open pit resource removal leaving unmitigated scars on the environment. If your answer is yes, briefly explain). Yes _____ No XX

III If you have answered yes to one or more of the above questions, but still think the project will not or cannot have any significant environmental affects, indicate your reasons below:

IV SUMMARY

1. Summarize adverse affects: Construction noises, increased traffic and commercial buildings will create the normal nuisances to residences in the area.

2. Summarize positive affects: Convenience to the neighborhood. Benefit to city through collection of taxes.

3. Describe in short, concise manner, the overall total impact of the proposed project:

The appearance of the project will be of most concern to the residents immediately adjoining subject site. The overall appearance will be of

concern to the neighborhood and passersby. The benefits of a well
planned development will far offset the negative impact.

Submitted by Santa Anita Development Corporation

Date 12/14/73

Mailing Address 363 San Miguel Drive
Newport Beach, CA 92663

Zip Code

Telephone Number 644-6440



VC
SHIPPING CENTER
SECURITY TITLE INSURANCE COMPANY

825 North Broadway, P. O. Box 208, Santa Ana, California 92702
(714) 547-7251

PRELIMINARY REPORT

• "E" Booth
•
•

Attention: Doreen Black

Your No.
Our No. 359141-A-WBT

Dated as of December 12 1973 at 7:30 A.M.

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

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

William B. Thomas
William B. Thomas

Title Officer

Shipping Center

SCHEDULE A

The estate or interest in the land described or referred to in this schedule covered by this report is:

a fee

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

ARTHUR WALLACE SCHNITGER, TRUSTEE of the Helen Susan Schnitger Trust dated May 4, 1971.

The land referred to in this report is situated in the State of California, County of Orange and is described as follows:

The North half of the Northeast quarter of the Northeast quarter of Section 32, Township 4 South, Range 10 West, partly in the Rancho Las Bolsas and partly in the Rancho Los Coyotes, in the City of Garden Grove, County of Orange, State of California, as per map recorded in book 51, page 10 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXCEPTING THEREFROM the West 800 feet thereof.

ALSO EXCEPTING THEREFROM the North 175 feet of the East 175 feet thereof.

ALSO EXCEPTING THEREFROM those portions of said land described as follows:

1. Beginning at the Northwest corner of the Easterly 175.00 feet of the Northeast quarter of said Section 32; thence South $0^{\circ} 47' 10''$ East along the West line of the Easterly 175.00 feet of the Northeast quarter of said Section 32, a distance of 70.00 feet; thence North $27^{\circ} 21' 00''$ West 78.54 feet to the North line of said Section 32; thence North $89^{\circ} 41' 40''$ East 35.15 feet to the point of beginning.
2. Beginning at the Southeast corner of the Northerly 175.00 feet of the Northeast quarter of said Section 32; thence South $89^{\circ} 41' 40''$ West along the South line of the Northerly 175.00 feet of the Northeast quarter of said Section 32, a distance of 70.00 feet; thence South $63^{\circ} 44' 30''$ East 78.54 feet to the East line of said Section 32; thence North $0^{\circ} 47' 10''$ West 35.15 feet to the point of beginning.

SCHEDULE B

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

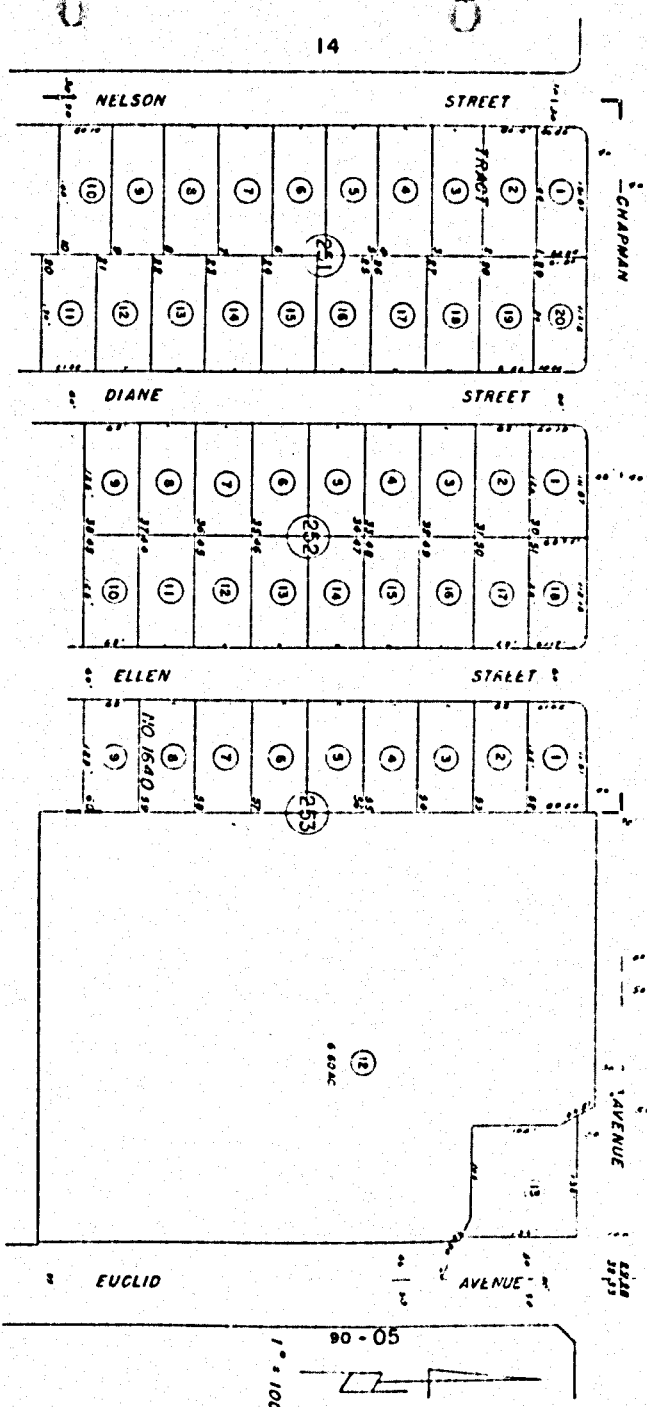
1. Not yet examined.
2. An easement for roads, railroads and ditches over the North 30 feet and East 30 feet of said land, as reserved by A. Robinson, Trustee, in the deed recorded June 21, 1975 in book 38, page 52, Deeds, records of Los Angeles County.
3. An easement for public street and highway purposes over the Easterly 45 feet of said land, as granted to the City of Garden Grove, by deed recorded September 28, 1966 in book 8061, page 334, Official Records.
4. An easement for waterlines and incidental purposes over the Southerly 10 feet of the Northerly 40 feet of said land, as granted to the City of Garden Grove, by deed recorded August 10, 1967 in book 8338, page 1, Official Records.
5. The effect of a deed of trust to secure an indebtedness of \$11,000.00, and any other amounts payable under the terms thereof recorded May 17, 1973, in book 10701, page 738, Official Records.
Dated: May 3,
Trustor: A. Wallace Schnitger
Trustee: Commonwealth Land Title Company, a California corporation.
Beneficiary: Neil P. Harkins, Lynelle M. Harkins (jt).

* * *

41

17

424



MARCH 1953
MARCH 1972-73

TR. NO. 1640 N.M. 48-33

NOTE - ASSESSOR'S BLOCK B
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 89 PAGE 25
 COUNTY OF ORANGE

POR. SE. 1/4, NE. 1/4, SEC. 32, T. 4 S., R. 10 W.

First American Title Insurance Company

421 NORTH MAIN STREET • SANTA ANA, CALIFORNIA • 947-6092

COLWELL, BANKER & COMPANY
550 NEWPORT CENTER DRIVE
NEWPORT BEACH, CALIFORNIA
ATTN: ROBERT S. HIRSCH

Your No.

Our Order No. CR-1133092

Form of Policy Coverage Requested: CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY.

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

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

Dated as of February 12, 1973 at 7:30 a.m.

Robert C. Kohl
Robert C. Kohl TITLE OFFICER

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

ARTHUR WALLACE SCHNITZER, as Trustee of the Helen Susan Schnitzer Trust dated May 4, 1971.

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

A Fee.

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

1. General and Special Taxes for the fiscal year 1972-1973, first installment, \$4,093.71, delinquent, penalty \$245.62; second installment \$4,093.71; Code Area 18-020, A. P. No. 89-253-12.

The above does not include a Veterans or Homeowners Tax Exemption.

(Continued)

2. A Sale to the State of California for General and Special Taxes for the fiscal year 1970, and subsequent delinquencies. Amount to redeem prior to March 1, 1973, \$15,643.25; Code Area 18-020, A. P. Number 09-253-12.
 3. The Reservation of roads, railroads and ditches of a strip of land 30 feet wide, along, adjoining and each side of the Township and Section lines, as reserved in the deed from Alfred Robinson, Trustee, recorded June 21, 1875 in book 33, page 92 of Deeds, Los Angeles County, California.
 4. The Effect of a Deed dated September 2, 1953, executed by Mildred C. Jacobsen and others, to the County of Orange, describing an easement over the Northerly portion of said land for widening Chapman Avenue, recorded September 25, 1953 in book 2583, page 56 of Official Records, and in subsequent deeds of record. The record owners of the herein described land did not join in the execution of said deeds.
 5. A Lien for \$1,301.24, together with interest and penalties, in favor of the United State of America, for income taxes assessed against Arthur and Carol L. Schnitger filed as No. 18901 in the office of the Collector of Internal Revenue, 6th District of California, a notice of which lien was filed May 22, 1964 as No. 20151 in the office of the County Recorder of said county.
- Note: We are unable to determine if the above Arthur Schnitger is one and the same as Arthur W. Schnitger described as the owner of the herein described land.
6. An Easement for road and incidental purposes as set forth in an instrument recorded in book 8061, page 334, Official Records, over the Easterly 45 feet of said land, excepting therefrom the Northerly 175 feet.
 7. An Easement for installation and maintenance of waterlines and incidental purposes as recorded in book 8333, page 1, of Official Records, over a portion of the Southerly 10 of the Northerly 40 feet of said land, lying Easterly of the Easterly line of Tract 1640, as shown on a map recorded in book 43, page 33, of Miscellaneous Maps, excepting therefrom, the Easterly 175 feet.
 8. Delinquent unsecured personal property taxes for the fiscal year 1971 levied pursuant to Section 2922 of the Revenue and Taxation Code. The Certificate of Delinquency recorded January 26, 1972 in book 9979, page 232, of Official Records.

Tax \$25.24	Penalty --	Total \$25.24
Taxpayer Arthur W. Schnitger		Parcel No. 10000 Assessment No. 56-015-46.
 9. Enclosed herewith is our statement of charges for this report. Any reference herein for a policy of title insurance is hereby cancelled.

DESCRIPTION

All that certain land situated in the State of California, County of Orange, City of Garden Grove, described as follows:

That portion of the North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 4 South, Range 10 West, partly in the Rancho Los Bolsas, Rancho Los Alamitos, and Rancho Los Coyotes, as shown on a Map recorded in book 51, page 10 of Miscellaneous Maps, records of Orange County, California, lying Easterly of the Easterly line of Tract No. 1640, as shown on a map recorded in book 48, page 33 of Miscellaneous Maps, records of Orange County, California.

Excepting therefrom the North 175.00 feet of the East 175.00 feet.

Also excepting therefrom that portion described as follows:

Beginning at the Northwest corner of the Easterly 175.00 feet of the Northeast quarter of said Section 32; thence South $0^{\circ} 47' 10''$ East along the West line of the Easterly 175.00 feet of the Northeast quarter of said Section 32, a distance of 70.00 feet; thence North $27^{\circ} 21' 00''$ West 78.54 feet to the North line of said Section 32; thence North $89^{\circ} 41' 40''$ East 35.15 feet to the point of beginning.

Also excepting therefrom that portion described as follows:

Beginning at the Southeast corner of the Northerly 175.00 feet of the Northeast quarter of said Section 32; thence South $89^{\circ} 41' 40''$ West along the South line of the Northerly 175.00 feet of the Northeast quarter of said Section 32, a distance of 70.00 feet; thence South $63^{\circ} 44' 30''$ East 78.54 feet to the East line of said Section 32; thence North $0^{\circ} 47' 10''$ West 35.15 feet to the point of beginning.

* * * * *

RCK:bb
Plats enclosed.

Note: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of six months prior to the date of this report except as follows:

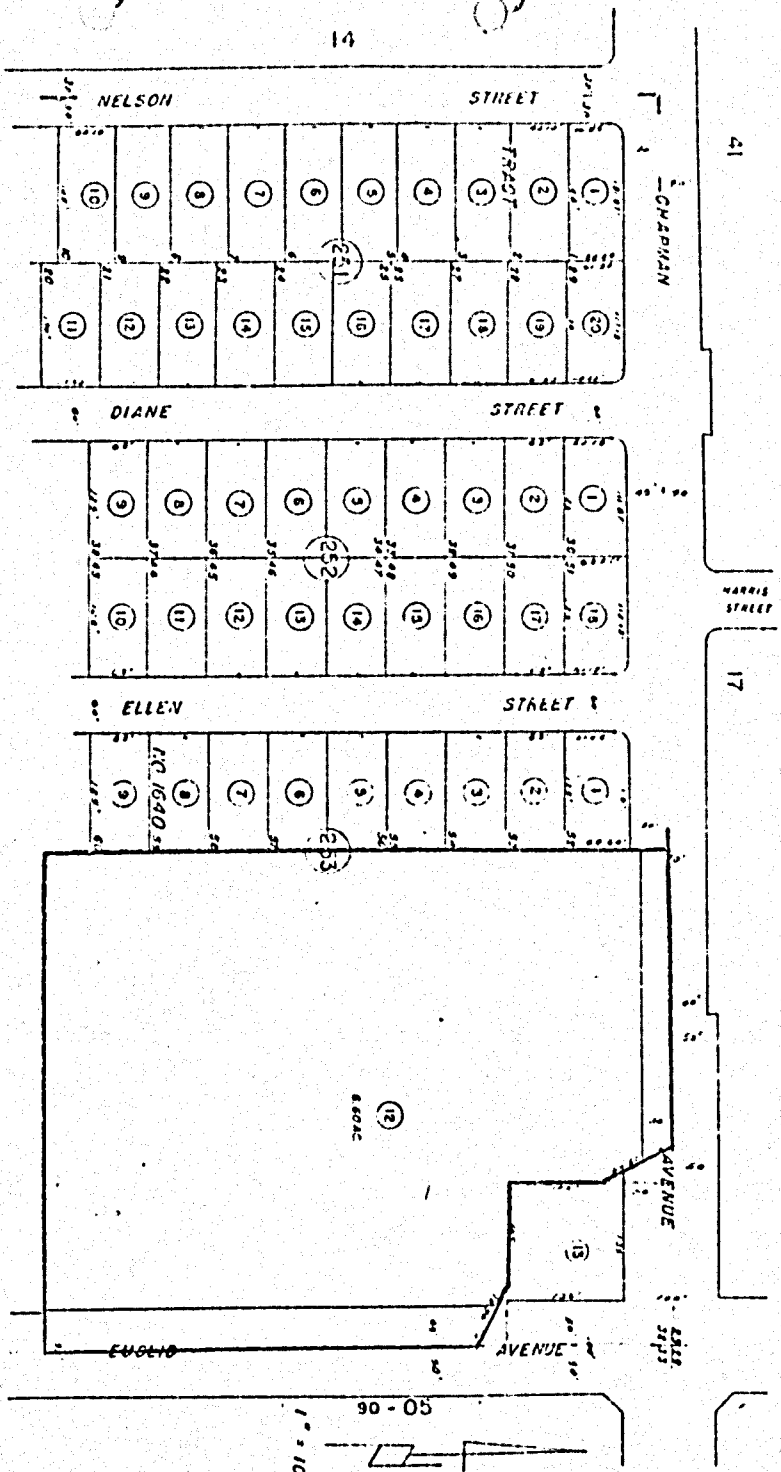
None.

POR. N1/2, NE1/4, SEC 54, T4S, R10W.

41

17

89-2



MARCH 1953
MARCH 1972

TR. NO. 1640 M.M. 49-33

NOTE - ASSESSOR'S BLOCK 3
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BACK ON PAGE 25
COUNTY OF GRANGE

5/17

First American Title Company

For Information Only And Is Not A Part Of The Record

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR Site Plan CASE NO. SP-163-73

I, 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: See attached

Arthur Wallace Schnitger (TX)
(Signature of Owner)

Arthur Wallace Schnitger, trustee

State of California }
County of Orange } SS.

On this the 13 day of December 1973, before me, the undersigned a Notary Public in and for the State of California with principal office in the County of Orange, personally appeared

Arthur Wallace Schnitger

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Laverne J. Reafsnyder

SIGNATURE, JURISDICTION, EXPIRATION DATE AND ADDRESS OF NOTARY

OFFICIAL SEAL
LAVERNE J. REAFSNYDER
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Oct. 3, 1977
12302 Euclid St., Garden Grove, CA. 92640

DESCRIPTION

All that certain land situated in the State of California, County of Orange, City of Garden Grove, described as follows:

That portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 4 South, Range 10 West, partly in the Rancho Los Bolsas, Rancho Los Alamitos, and Rancho Los Coyotes, as shown on a Map recorded in book 51, page 10 of Miscellaneous Maps, records of Orange County, California, lying Easterly of the Easterly line of Tract No. 1640, as shown on a map recorded in book 48, page 33 of Miscellaneous Maps, records of Orange County, California.

Excepting therefrom the North 175.00 feet of the East 175.00 feet.

Also excepting therefrom that portion described as follows:

Beginning at the Northwest corner of the Easterly 175.00 feet of the Northeast quarter of said Section 32; thence South $0^{\circ} 47' 10''$ East along the West line of the Easterly 175.00 feet of the Northeast quarter of said Section 32, a distance of 70.00 feet; thence North $27^{\circ} 21' 00''$ West 73.54 feet to the North line of said Section 32; thence North $89^{\circ} 41' 40''$ East 35.15 feet to the point of beginning.

Also excepting therefrom that portion described as follows:

Beginning at the Southeast corner of the Northerly 175.00 feet of the Northeast quarter of said Section 32; thence South $89^{\circ} 41' 40''$ West along the South line of the Northerly 175.00 feet of the Northeast quarter of said Section 32, a distance of 70.00 feet; thence South $63^{\circ} 44' 30''$ East 73.54 feet to the East line of said Section 32; thence North $0^{\circ} 47' 10''$ West 35.15 feet to the point of beginning.

* * * * *

RCK:bb

Plats enclosed.

Note: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of six months prior to the date of this report except as follows:

None.

APPEAL

And Request for City Council

Public Hearing

CP-163-73

CITY RECEIVED

TO: Mar 18 4 33 PM '74
City Clerk
City of Garden Grove

Pursuant to Sections 9219.12 or 9220.7(c) of the Municipal Code (see reverse), I hereby appeal the decision of the Planning Commission or Zoning Administrator in Case No. ~~DECISION NO. 394~~ and petition the City Council for a public hearing to consider ~~approving/denying/modifying~~ the subject application for the following reasons:

REFER


THE

FOLLOWING

SUBMITTED

FIVE

PAGES.

		RECEIPT	DATE <u>March 18 1974</u> No. <u>50019</u>
RECEIVED FROM <u>R. R. Bitts</u>		ADDRESS <u>12122 Ellen St., Garden Grove</u>	
THE SUM OF <u>Twenty five and 00/100</u> DOLLARS \$ <u>25.00</u>		OR <u>Appeal 2.A. Decision 394</u>	
CASH	<input checked="" type="checkbox"/> MONEY ORDER	CHECK	VALIDATION
GENERAL LEDGER NO.		CITY OF GARDEN GROVE, CALIF.	
ACCOUNT NUMBER		BY <u>R. M. ...</u> DEPARTMENT	
FINANCE DEPARTMENT USE ONLY			

(Use additional sheets if necessary)

DATE: Monday March 18, 1974

APPELLANT: Rodney R. Bitts
(Signature)
ADDRESS: 12122 Ellen St., Garden Grove, Calif. 92640

Appeal Fee

- Amendment. \$50.
- Site Plan Amend. 50.
- Site Plan. 25.
- Variance 25.
- Cond. Use Perm. 25.
- Uncl. Use Perm. 25.
- Planned Unit Dev. 50.

RECEIVED
CITY OF GARDEN GROVE
MAR 18 3 43 PM '74

March 16, 1974
12122 Ellen Street
Garden Grove, Ca 92640

Garden Grove City Clerk
City of Garden Grove
11391 Acacia Parkway
Garden Grove, Ca 92640

Dear Sir:

This letter is an appeal from the City Zoning Administrators' Decision No. 394 of March 12, 1974, which favored the development of site plan No. SP-163-73.

The 'Decision' acknowledges, "... several of the adjoining residential property owners voiced concern about the project." A 'response' was glossed to a listed six 'concerns'. No mention or resolve of other and major objections to the development were noted or given.

The following is a major listing of objections registered at the 'Hearings' of 2-6-74 (3:00 PM), 2-11-74 (7:30PM), and 2-13-74 (3:00PM), as well as an included late signed petition of nine (9) of eleven (11) persons contacted and submitted at the 2-6-74 hearing to this proposed development:

1. City policy, 'Beautify Garden Grove', would be detoured.
2. Courts of constituted authority established a requirement for Environmental Impact (Study) Reports. This requirement appears to be arbitrarily and promiscuously waived capriciously and with disregard for circumspection (Notice of Development application for site plan No. SP-163-73, and two accompanying development applications, produced 'City' waiving of required Environmental Impact Reports as well as the disregard shown for its requested study and compliance made at the Hearing, and its failure to be noted in this 'Decision'.)
3. Health; air, noise and sanitation pollution, apparent and evidenced inadequate city water pressures and sewer systems should all be studiously examined and resolved by a competent Resources Board.
4. Reverberating truck engines, mufflers, hydraulic accessories; honking horns, screeching of accelerating and skidding tires, yelling; and the Zoning staff announcement of possible music shop tenants may legally install and use blarable outside - roof mounted loudspeaker systems, would all, singularly, collectively and effectively create a disconcerting noise pollution to abutting lands residents (Patio sessions, pleasantries and public peace would be dis-

turbed).

5. Odors and fumes emanating from damaged, spoiled, decayed, waste, processed, leaking or broken foods, liquids, cosmetics, drugs, oils, alcoholic beverages and vehicle exhaust products or their broken containers would foul, pollute and pervade the air.
6. Uncontrolled and promiscuous depositing and littering of paper, hand carried cartons (six pack, etc.), cans, bottles, market baskets would be found in the residential neighborhood. Mattresses, boxes, dressers, clothing and racks, large toys, bags, wheels and other materials would be site (unsightly) intrusions at or near Goodwill or Veterans type receptacles. Traffic, air, site and noise pollution from fireworks stands would further aggravate and compound the disturbed, problem elements.
7. The proposed development would continue and reflect a (local newspaper word) 'Garbage' Grove zoning problem of spotty, intermittent and unsightly intermingling of Business, Residential, Agricultural, Industrial, Office Professional and Entertainment complexes to occur or abutt from city block to city block and within individual city blocks.
8. The main thoroughfare of Euclid and Chapman streets are already heavily travelled and congested. Frequent widening and narrowing of these roadbeds occur throughout their length in the area. No Parking signs, and absence of parking lanes alongside curbs where the roadbed narrows, including the area near the proposed development site, are in evidence. Disabled vehicles and continuing hazardous police/violator detention stops would continue an increasingly unsafe and inefficient use of the highways in these narrowed areas, jeopardizing life, limb and property.
9. Traffic congestion and volume would increase as a result of this proposed development. Euclid and Chapman would have to be widened. Longer left-turn pocket lanes and left-turn 'green arrow' traffic signals would have to be considered for the accommodation of increased traffic and vision obscuring 60 ft. combination trucks/truck tractor and trailers (such as are Ralphs Market trucks).
10. Curbside parked trucks southbound on Euclid, and beautiful highway divider landscaping shrubs and trees would present hazardous vision obscurments to motorists, bicyclists and pedestrians turning right or crossing the highway to enter or exit the driveways of this development. The bounding curbs of the narrow southbound roadbed (divider and west curb) impede a safe and efficient right turn by large trucks around lawfully curb parked southbound vehicles and trucks.
11. A proposed highway divider opening on Euclid between Chapman

and Marion would prohibit an apparent need for an adequately extended left-turn pocket lane.

12. Residential hazards and debris would increase from traffic and persons not identifying with or owing allegiance to the neighborhood.
13. Across the street and to the east of the proposed development and at the southeast corner, construction of a Kaiser Hospital has been proposed and favorably recognized as a possibility by the City Zoning Staff. A Junior College has also been suggested for approval on this same piece of real estate. Either of these possibilities would increase voluminously, the aforementioned objections.
14. The Zoning Staff Analyst acknowledges, "...compliance with total site development requirement will leave the parking lot facility with 17 spaces below the required 383." The analyst rationalizes the decay of enforcing and requiring a studied zoning required ordinance, with another studied decision, inconsistent with and permitting less than the ordained required number of parking spaces. Further rationalizing a disregard for other required numbers of ordained parking spaces is evidenced in the influential report submitted to the Zoning Administrator by the Zoning Staff, wherein it states, "It is possible that future tenants could require less parking spaces and that the parking provided for phase 2 of the development may be sufficient." An alternative, It is possible that future tenants could require more parking spaces and that the parking provided by phase 2 of the development may be insufficient, could apply.
15. Testimony concerning an apparent disregard for compliance with law and city ordinance by City officials in response to justified citizens' complaints for the past six years, and continuing presently with this same proposed development property, provided the incompetent ingredients of poison, bias, and compromise into the minds of some abutting lands neighbors who now state, "Anything is better than those abandoned and unsightly car bodies and debris, and from where voices and noises are heard in the middle of the night." (Eight of the vehicle and car bodies, truck type steel rendering crane frame, large metal cabinets or housings similar to heating or air conditioning units and conduits, and other rusting debris could be observed on this property from the arterial highway.)
16. Testimony in the closing minutes of the last day of the Hearing indicated public distrust, frustration, disillusionment and a feeling of being 'used' in a public inquiry at a required formality of a City function was exemplified by: A. Enforcement agencies of constituted authority failing to abate or cause to be abated ongoing hazards, nuisances and

- peace disturbing events. B. Conduct of the Hearings to have provided the applicant with question and answer sessions, but no closing period for sustaining opposing arguments until the last Hearing date, and after resentful, discouraged and downtrodden neighbors failed to reappear because "You can't fight City Hall or the system" pronouncements.
17. Testimonial replies to other suggested land use variances inquired of and by the Zoning Administrator were: A. A green park site, which would be harmonious with and to a hospital or college campus and attendant personnel; and aesthetically responsive to the City's publicized and popular 'Beautify Garden Grove' theme and movement. B. An 'Office Professional' land use would be a less disturbing invasion imposed upon the neighborhood than this proposed development site (SP-163-73) plan.
 18. Adequate shopping and centers are presently located conveniently within one block or a mile of any of the four directions, and no solicitous need or demand from the public has been made for this development.

In summarizing, this 'Appeal' is couched and housed upon the basis of all the foregoing objections and:

- A. A need for the required Environmental Impact Report being respected.
- B. A respect for and evaluation of all the testimony submitted at the Hearings.
- C. Conduct of the Hearings should not and must not appear controlled or contrived, favoring either side of a publicly invited controversy or Hearing.
- D. Respect for circumspection, (Laws, Court Decisions, City Building Code parking space ordinances, city beautifying policies) appears absent.
- E. The public should not be made to feel used, manipulated, invited to an exercise in futility, nor frustrated in their invited and engaging attendance at public hearings, nor in their attempts to have nuisance, abatement or disturbing the peace laws enforced.
- F. Unenforced laws by regulatory agencies should not be permitted to poison, bias, prejudice, restrict, influence or share in anything less than a freewill and open-minded judgment of decisions by affected, interested and invited public parties.
- G. Persons holding public office of honor, trust or profit should not allow the appearance of that trust to be abused, circumvented or politically influenced.

Objections and complaints listed in this 'Appeal' are singularly, collectively, but not wholly limited to the foregoing, as being the basis

March 16, 1974
Appeal from Zoning Administrators'
Decision No. 394 (Continued)

Page five of five

for seeking the Zoning Administrators' Decision of March 12, 1974,
No. 394, which favored development of site plan No. SF-163-73,
be reversed.

Yours truly,

Rodney C. Betts 3-18-74
Rodney C. Betts

RCB/jb

Sp 16-73

TAX CODE	PARCEL NUMBER	SUJ NL	NAME	ADDRESS	CITY-STATE	
18055	08917012	0	ROBERTSON, J H	10862 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917013	0	BOOTH, WILLIAM A	11982 HARRIS	GARDEN GROVE, CAL	92640
18055	08917014	0	PEARCY, BENJAMIN W ET AL	10871 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18055	08917015	0	MILLER, LEE R ZJTD	10881 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18055	08917016	0	MC SQUID, JOSEPH ET AL	ZMVD	OVERTON, SHELTON	159 N PIXLEY
			ORANGE, CAL 92668			
18055	08917017	0	MC SQUID, JOSEPH ET AL	ZMVD	OVERTON, SHELTON	159 N PIXLEY
			ORANGE, CAL 92668			
18055	08917018	0	SEEDBORG, HERBERT C ZJTD	12342 BRITAIN	HAWAIIAN GARDENS, CAL	
18055	08917019	0	HOWARD, EARLE W ZJTD	10921 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18020	08917020	0	D ELIA, SERGE M ZMSD	P O BOX 253	KOBE PORT	KOBE, JAPAN
18055	08917021	0	HEIFNER, BRUCE R	10952 SIDNEY	GARDEN GROVE CAL	92640
18055	08917022	0	TERRY, DAVID E ZJTD	10932 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917023	0	RUEN, RICHARD D ZJTD	10922 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917024	0	BENEDICT, LESLIE D ZJTD	10902 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917025	0	GOSECO, FRANK N ET AL	10892 SIDNEY PL	GARDEN GROVE, CAL	92640
18020	08917026	0	CITY OF GARDEN GROVE	WATER CORP & CITY OF	GARDEN GROVE	CITY HALL
			GARDEN GROVE, CAL 92640			
18055	08917027	0	SGG ENTERPRISES ZPTD	P O BOX 154	GARDEN GROVE, CAL	92642
18055	08917028	0	ROBERTSON, J H	10862 SIDNEY PL	GARDEN GROVE, CAL	92640
18055	08917029	0	BROADWAY OIL CO	PHILLIPS PETROLEUM CO	TAX, INS & CLAIMS DEPT	1 CALIFORNIA ST
			SAN FRANCISCO, CAL 94111			
18055	08917030	0	MAYMOR INVESTMENT CO	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18020	08917031	0	MAYMOR INVESTMENT CO	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18020	08917032	0	MAYMOR INVESTMENT CO INR	12511 BROOKHURST	GARDEN GROVE, CAL	92640
18055	08924204	0	GUIREY, ERNEST L ZJTD	10831 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924205	0	PEIT, EMILY J	12121 ELLEN	GARDEN GROVE, CAL	92640
18055	08924206	0	NICHOLS, ELBERT D JR	12101 ELLEN	GARDEN GROVE CAL	92640
18055	08924207	0	EDMONDSON, JOHN B	RODNEY J PEHRSON	12102 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08924208	0	BETTS, RODNEY C	12122 ELLEN	GARDEN GROVE, CAL	92640
18055	08924209	0	THOMAS, WILLIAM M	10881 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924210	0	DINGLE, RICHARD L	10891 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924211	0	MC CONAHEY, HUGH S	10921 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924212	0	METTLER, RANDAL K ZJTD	10921 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924213	0	CONROY, JAMES J	10931 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924214	0	MILNER, CHARLES H JR	10941 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924215	0	CAMPBELL, JAMES	10951 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924216	0	MARTINEZ, JULIO C	10961 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924217	0	MACON, EUGENE C	1201 EL MIRADOR	FULLERTON, CAL	92 31
18055	08924218	0	VILL, DAVID G	10842 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924219	0	GUTMAN, ARTHUR JR	10852 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924220	0	DORSEY, CECIL G	10872 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924221	0	WOODS, HOWARD R	10882 MARIAN DR	GARDEN GROVE CAL	92640
18055	08924222	0	RASCH, GRANT A ZJTD	846 FONDEROSA	ORANGE, CAL	92667
18055	08924223	0	BAKER, GLENN J	10902 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924224	0	PINE, EARLE R	10922 MARIAN DR	GARDEN GROVE, CAL	92640
18055	08924225	0	PAIGE, COIL M	10932 MARIAN DR	GARDEN GROVE CAL	92640

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18055	08924412	0	SINGER, STANLEY P ZJTD	10942 MARIAN DR	GARDEN GROVE, CAL 92640
18055	08924413	0	WINCHELL, THOMAS A ZJTD	10952 MARIAN DR	GARDEN GROVE, CAL 92640
18055	08924414	0	SLEWISER, GEORGE E	10962 MARIAN DR	GARDEN GROVE, CAL 92640
18055	08924415	0	DOKKEN, HAROLD L	12161 EUCLID	GARDEN GROVE, CAL 92640
18055	08925210	0	VAN DER POU, DONALD R	12091 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925211	0	BLAKEMORE, EUGENE R	12081 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925212	0	TIEIJEN, GEORGE D ZUMC	12071 ELLEN DR	GARDEN GROVE, CAL 92640
18055	08925213	0	PERRYMAN, JOHN R JR ZJTD	12061 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925214	0	COKER, GARY	12041 ELLEN	GARDEN GROVE, CAL 92640
18055	08925215	0	KOPIEC, JERRY D ZJTD	12031 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925216	0	SMITH, LAWRENCE G ZJTD	12221 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925217	0	DU PLESSIS, ELLA M ZHCD	12011 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925218	0	GESTERLING, EDWARD	GESTERLING, MABEL E	9462 MOLOKAI DR HUNTINGTON BCH, CAL 92646
18055	08925201	0	SCHANTZ, MELVIN R ZMCD	1740 W KATELLA AVE	ANAHEIM, CAL 92804
18055	08925202	0	WARDELL, CLAYTON D.	PROCTOR, LORAN G ZJTD	12012 ELLEN DR GARDEN GROVE, CAL 92640
18055	08925203	0	TUCHIND, LAUREN J	12022 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925204	0	THOMPSON, THEODORE I ZJT	12032 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925205	0	RITSEMA, MARIE E ET AL	ZMVD	12042 ELLEN ST GARDEN GROVE, CAL 92640
18055	08925206	0	BRICANDI, FLORENCE M	12062 ELLEN ST	GARDEN GROVE, CAL 92640
18055	08925207	0	MADIEROS, JOHN M	12072 ELLEN	GARDEN GROVE, CAL 92640
18055	08925208	0	KENNEDY, JAMES J	12082 ELLEN	GARDEN GROVE, CAL 92640
18055	08925209	0	FEYLER, HELEN S	12092 ELLEN ST	GARDEN GROVE, CAL 92640
18020	08925212	0	SCHNITZER, ARTHUR W TR	ZNCD	12031 EUCLID ST GARDEN GROVE, CAL 92640
18055	08925213	0	SCHNITZER, ARTHUR W TR	ZNCD	12031 EUCLID ST GARDEN GROVE, CAL 92640
18020	09015001	0	KAISER FOUNDATION	HOSPITALS ZCRD	1515 N VERMONT AVE LOS ANGELES, CAL 90027
18020	09005021	0	KAISER FOUNDATION	HOSPITALS ZCRD	1515 N VERMONT AVE LOS ANGELES, CAL 90027
18055	09005022	0	GARDEN GROVE HISTORICAL SOCIETY ZCRD		12174 EUCLID AVE GARDEN GROVE, CAL 92640
18046	09064124	0	PANNIER, WILLIAM W ET AL	ZMVD	PANNIER, DAVID L 9166 CERRITOS AVE APT 10
18046	09064125	0	PANNIER, DONALD A ZNCD	11101 CHAPMAN AVE	GARDEN GROVE, CAL 92640

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL will hold PUBLIC HEARING in the COUNCIL CHAMBER 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:

* April 2, 1974
7:00 p.m.

APPEAL ON SITE PLAN NO. SP-163-73

APPLICANT: SANTA ANITA DEVELOPMENT CORPORATION

REQUEST: Requesting a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

LOCATION: Southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. (Pursuant to Decision No. 394, the Zoning Administrator recommended approval of SP-163-73 on March 12, 1974.)

ALL INTERESTED PARTIES are invited to attend said HEARING 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 Land Use Division or City Clerk's Office in City Hall or by telephone: 638-6731.

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

Ruby K. Silva
City Clerk

March 20, 1974

The Orange County Evening News
13261 Century Boulevard
Garden Grove, California 92640

Gentlemen:

We are enclosing copy of Notice of Public Hearings which we request you publish on Friday, March 22, 1974 for the following:

Appeal on Site Plan No. SP-163-73
Planned Unit Development No. PUD-107-73

Prior to publication, however, kindly furnish us with proof of this notice, and do not publish until we have approved the proof.

Upon completion of publication, please forward three copies of Affidavit of Publication to the undersigned.

Very truly yours,

CITY CLERK

Encl.

RECEIVED
CITY OF GARDEN GROVE

IN THE
Superior Court #26 10 08 AM '74
OF THE
STATE OF CALIFORNIA
In and for the County of Orange

CITY OF GARDEN GROVE
CITY CLERK

State of California } ss.
County of Orange }

Geralline Russell

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 three 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:

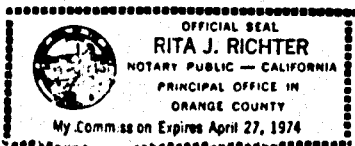
March 22

ALL IN THE YEAR 1974

Subscribed and sworn to before me this
22nd day of March 1974

Rita J. Richter
Notary Public in and for said County and State.

(SEAL)



AFFIDAVIT OF PUBLICATION

Public Hearings

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct Public Hearings on April 2, 1974 at 7:30 p.m. in the Council Chambers of the City Hall, 1180 Avenue Parkway, Garden Grove, California, to receive and consider applications for the following:

APPLICANT: SANTA ANITA DEVELOPMENT CORPORATION

REQUIRE: Requesting a neighborhood shopping center to be constructed in two phases on a 6.0 acre parcel in the C-1 Limited Commercial zone. Phase 1 to consist of a 22,500 square foot food market and 11,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

LOCATION: Southwest corner of Chapman Avenue and Euclid Street at 1281 Euclid Street. (Pursuant to Decision No. 79, the Planning Administrator recommended approval of SP-61-73 on March 12, 1974.)

PLANNED UNIT DEVELOPMENT NO. PUD-107-73

APPLICANT: JOHNSON-BELL ENTERPRISES

REQUIRE: Requesting rezoning of 2.80 acres from the R-1 One Family Residential zone to the PUD Planned Unit Development zone and approval of a General Development Plan for the construction of 38 duplex subdivision units. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

LOCATION: North side of Chapman Avenue, west of Gary Street at 1824 Chapman Avenue. (Pursuant to Resolution No. 778, the Planning Commission recommended approval of PUD-107-73 on March 14, 1974.)

INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposed development.

FURTHER INFORMATION on the above application may be obtained or viewed at the Land Use Division of Development Services Department or City Clerk's Office in City Hall or by contacting: City Clerk.

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

DATED: March 22, 1974.

RUBY K. SILVA, City Clerk

Published March 22, 1974.
Orange County Evening News No. 242

INVOICE
WEST ORANGE PUBLISHING CORPORATION

Publishers of

THE ORANGE COUNTY EVENING NEWS

BUENA PARK NEWS and INDEPENDENT
HUNTINGTON BEACH INDEPENDENT

LA MIRADA LAMPLIGHTER
BUENA PARK and LA MIRADA SUNDAY EDITION
ANAHEIM FULLERTON INDEPENDENT

REMIT TO: 13261 CENTURY BLVD. • GARDEN GROVE, CALIFORNIA 92643 • 537-7510

MARCH 25, 1974
INVOICE NO 542

CITY OF GARDEN GROVE
CITY CLERK
11371 ACACIA PARKWAY
GARDEN GROVE, CALIF

ALL ACCOUNTS PAYABLE ON 10th OF THE MONTH

PUBLISHED MARCH 22, 1974

RE: NOTICE OF PUBLIC HEARINGS

CHARGE FOR PUBLICATION:

40 lines by 2 columns = 80 lines

96 lines = 9.65 legal squares

9.65 legal squares @ 2.80 = \$27.58

RECEIVED
CITY OF GARDEN GROVE
MAR 26 10 08 AM '74

March 22, 1974

Mr. Rodney C. Betts
12122 Ellen Street
Garden Grove, California 92640

Dear Mr. Betts:

The Garden Grove City Council will conduct Public Hearings in the Council Chamber of the Garden Grove City Hall, 11391 Acacia Parkway, during their regular meeting of April 2, 1974, which commences at 7:00 p.m. At this time, they will consider Appeal on Site Plan No. 163-73 which concerns property located at the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street.

Said public hearing will be held for the purpose of hearing any and all persons either favoring or opposing said proposed Site Plan. You are invited to attend this meeting.

Very truly yours,

CITY CLERK

RKS:bjm

cc: Santa Anita Development Company
Mr. Bill Casson

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct Public Hearings on April 2, 1974, at 7:00 p.m. in the Council Chambers of the City Hall, 11391 Acacia Parkway, Garden Grove, California, to receive and consider evidence and reports on the following:

APPEAL ON SITE PLAN NO. SP-163-73

APPLICANT: SANTA ANITA DEVELOPMENT CORPORATION

REQUEST: Requesting a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

LOCATION: Southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. (Pursuant to Decision No. 394, the Zoning Administrator recommended approval of SP-163-73 on March 12, 1974.)

PLANNED UNIT DEVELOPMENT NO. PUD-107-73

APPLICANT: JOHNSON-BELL ENTERPRISES

REQUEST: Requesting rezoning of 2.89 acres from the R-1, One Family Residential zone to the PUD, Planned Unit Development zone and approval of a General Development Plan for the construction of 26 cluster subdivision units. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

LOCATION: North side of Chapman Avenue, west of Gary Street at 10521 Chapman Avenue. (Pursuant to Resolution No. 2705, the Planning Commission recommended approval of PUD-107-73 on March 14, 1974.)

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 Land Use Division of Development Services Department or City Clerk's Office in City Hall or by telephone: 638-6731.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
DATED: March 22, 1974

RUBY K. SILVA, CITY CLERK

City of Garden Grove


INTER-DEPARTMENT MEMORANDUM

To: Richard R. Powers
Dept: City Manager
Subject: Appeal on Site Plan No. SP-163-73 -

From: Thomas G. Merrell
Dept: Development Services
Date: March 27, 1974

The attached materials contain all relevant documentation of the Zoning Administrator hearing and decision on the subject case. Appeal from action taken by the Zoning Administrator was filed by a neighboring property owner on March 18, 1974.

It is now in order for the City Council to hold a hearing and take action on this matter pursuant to Municipal Code Section 9219.14. Consistent with routine scheduling of appeals, hearing date of April 2, 1974, is recommended.


Thomas G. Merrell
Land Use Manager

To: The City Council, City of Garden Grove

Re: Site Plan S.P. 163-73

We, the undersigned, are property owners in the area adjacent to the proposed Ralph's Market development on the south-west corner of Euclid and Chapman Avenues.

We would like to make it known to the City Council that we are in favor of the proposed development.

Signed

NAME	ADDRESS	DATE
① Ellen M. Duplessis	12011 Ellen	3/29/74
2 Mr + Mrs Blakemore	12051 Ellen St & G	3-29-74
3 Mr + Mrs J. Kopin	12031 Ellen St GC	3-29-74
4 Mrs + Mrs John Thomas	10962 Marwood Dr 654	3/29/74
5 Florence M. Brigandis	12062 Ellen St.	3/29/74
6 Mr + Mrs Laurence J. Lushins	12022 Ellen St. St	3/30/74
7 Mr + Mrs Loretta Smith	12021 Ellen St. St	3/30/74
8 Mrs + Mrs John B. Berryman	12061 Ellen St St	3/30/74
9 Mr + Mrs L. J. V. ...	12012 Ellen Dr. C. G.	3/31/74
10 Mr and Mrs ...	12032 - Ellen St St	3/31/74
11 Mr + Mrs ...	10442 Marion St St.	3/31/74
12 Mrs Marie E. ...	12042 Ellen. G. G.	3/31/74
13 Mr + Mrs ...	12041 Ellen St St.	3/31/74
14 Mrs. David Bugbee	12101 Ellen St G.C.	4/1/74
15 Mr + Mrs Hugh McCoubrey	10901 Marwood	
16 Mr + Mrs ...	10932 Marwood	
17 Mr + Mrs ...	12072 Ellen St. B.B.	4/1/74
18 Mr + Mrs ...	17766 12921 Marwood	66-92640
19 Mr + Mrs ...	12071 Ellen St G.G.	4/2/74
20		
21		
22		

Submitted to Council
4-3-74

PUBLIC HEARING - APPEAL ON SITE PLAN NO. SP-163-73

Site Plan No. SP-163-73, initiated by Santa Anita Development Corporation, requesting a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores, located on the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. The City has filed an Exemption Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.

Pursuant to Decision No. 394, the Zoning Administrator recommended approval of this Site Plan on March 12, 1974. Appeal from action taken by the Zoning Administrator was filed by a resident in the area, and pursuant to legal

notice published March 22, 1974, public hearing on the case was ordered by the City Council to be held this date.

The Land Use Manager explained recommendations of the Zoning Administrator forwarded to the City Council by Decision No. 394 and other related material, and reviewed plans for this project, indicating the developer has worked with Staff prior to public hearing to resolve problems in the areas of traffic and access. He indicated preliminary plans were changed, increasing the height of the block wall and landscaping in the rear areas of the site.

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

Mr. David Powell, 363 San Miguel Drive, Newport Beach, appeared before the City Council as representative of the applicant indicating that plans were submitted for this development many months ago and since then, by working with City staff, changes have been made to comply with City requirements. Mr. Powell advised he is aware of the conditions imposed on this development and is willing to adhere to them. He clarified that concerns expressed over the type of businesses that could be located in this center is an area that is governed by the City under zoning and business operations tax provisions.

Mr. Powell reviewed the architectural design of the proposed development, planned landscaping, parking, and access, and advised that Euclid Street and Chapman Avenue would be fully dedicated and improved to ultimate street width, including curb, gutter, street trees, street lighting, etc.

Mrs. Florence M. Brigandi, 12062 Ellen Street, appeared before the Council and spoke in favor of the proposed development. She presented petition with 19 signatures representing people in the neighborhood who are also in favor of the project.

Mr. Charles Milner, 10941 Marian Drive, appeared before the Council and spoke in favor of the project. He indicated he has always been aware that the property was zoned for Commercial use and would be developed as such.

Mrs. Patricia Tuohino, 12022 Ellen Street, appeared before the Council and spoke in favor of the proposed development.

Mrs. Jody Proctor, 12012 Ellen Street, appeared before the Council and spoke in favor of the proposed development.

Mr. Rodney Betts, 12122 Ellen Street, appeared before the Council in opposition to subject application, and reiterated his reasons against the proposed development as set forth in his letter of appeal. He indicated the shrubbery and dividers in the streets will present vision obscurement to vehicles crossing the highway entering or exiting the development. He also expressed the need for an Environmental Impact Report on this project since the streets are narrow and not fully developed in the vicinity where the market is to be built.

Mr. Betts cited poor water pressure at his address and questioned the supply of water pressure available for a development such as is proposed. He reviewed proposal for block wall on the market side of the property being 7 feet in height, with the property being elevated 3 feet above the residential properties, which would make the wall on the residential properties in excess of 10 feet, shutting out sunlight and air.

Mr. Ernest Cuyerie, 10831 Marian Drive, appeared before the Council and spoke against the proposed development, questioning the need for another market in the City.

Mr. David Powell, in rebuttal, indicated a lot of time, research and investigation has gone into this project, and the company would not invest as much money as it has in the development if they were not certain it was feasible.

In answer to Mayor Adams question regarding loading docks at the proposed market, Mr. Powell advised they plan depressed loading docks and would have a drainage system and baffle walls around them.

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

In answer to Mayor Adams' question about drainage to the south, Staff advised that drainage would be towards Chapman and Euclid streets.

Mayor Adams inquired as to water supply to the subject area, and Staff advised that water supply would exceed the demand for this type of development, and would not decrease the pressure in the residential area.

Mayor Adams questioned the legality of a 7' wall separating the residential property from the Commercial. Staff advised that Code allows Zoning Administrator to approve walls up to 7' as a zone separation, whereas residences are limited to 6'.

Following discussion, Council Members generally concurred that the proposed project and site plan are good, is proposed in the right zone, the developer has met all the requirements set forth by the Code and Staff, and the development will benefit the City.

Mayor Adams suggested that the following additional conditions be imposed on SP-163-73:

12. That the driveway be maintained on the south and west side.
13. That there be constructed 6' masonry baffle walls around the loading dock.
14. That dual sump pumps be installed if the loading docks are depressed.
15. That off-site drainage plans be prepared showing adequate drainage in the public right-of-way.

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

Councilman Krieger moved, seconded by Councilman Donovan that Appeal on Site Plan No. SP-163-73 be and hereby is denied; that Site Plan No. SP-163-73 be and hereby is approved with the addition of the above conditions suggested by Mayor Adams, and that Staff be directed to prepare Council Resolution of approval of SP-163-73. Said motion carried by the following vote:

AYES:	COUNCILMEN:	BARR, DONOVAN, ERICKSON, KRIEGER, ADAMS
NOES:	COUNCILMEN:	NONE
ABSENT:	COUNCILMEN:	NONE

RECESS

At 8:25 p.m., the Mayor declared a recess.

RESOLUTION NO. 4551-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-163-73 HEARD ON APPEAL

WHEREAS, the subject case, initiated by Santa Anita Development Corporation, requests a neighborhood shopping center to be constructed in two phases on a 6.06 acre parcel in the C-1, Limited Commercial zone. Phase 1 to consist of a 33,350 square foot food market and 15,000 square feet of retail stores. Phase 2 to consist of 19,320 square feet of retail stores, located on the southwest corner of Chapman Avenue and Euclid Street at 12031 Euclid Street. The City has filed an Exemption Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment; and

WHEREAS, the Zoning Administrator approved SP-163-73 on March 12, 1974, pursuant to Decision No. 394; and

WHEREAS, appeal from action taken by the Zoning Administrator was filed by a resident of the area, and public hearing on the case was ordered by the City Council to be held on April 2, 1974; and

WHEREAS, all interested persons were given an opportunity to be heard; and

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

WHEREAS, facts and reasons supporting the conclusion of the City Council, as required under Municipal Code Section 9219.16, are as follows:

1. Pursuant to Municipal Code Section 9219.7(g), the subject Site Plan cannot be denied on the basis of the proposed use since the proposed development fully conforms to the use regulations of the C-1 zone.

2. The criteria for the granting of a Site Plan have been met in that the spirit and intent of the provisions of the zoning ordinance have been complied with in terms of traffic safety, compatibility, public facilities, and all other requirements under Municipal Code Section 9219.7;

NOW, THEREFORE, BE IT RESOLVED:

1. That Site Plan No. SP-163-73 is hereby approved, subject to the following conditions:

A. Undergrounded marbelite street lights shall be installed along the Chapman Avenue frontage by the developer before utility release.

B. All lighting structures shall be placed so as to confine direct rays to the subject property.

C. 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.

D. Minor modifications shall be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.

E. All signing shall be uniform and shall be subject to Zoning Administrator approval.

F. Phasing of the subject development shall be as follows:

RESOLUTION NO.
SP-163-73

Phase 1 shall include the food market and the 15,000 square feet of retail stores (Buildings 1 and 2). Phase 2 shall include the 13,320 square feet of retail stores (Building 3) and the 6,000 square foot commercial building subject to Condition G below. No occupancy of Phase 2 shall be permitted until Phase 1 is completed.

G. A new site plan application shall be filed for Zoning Administrator approval prior to issuance of building permits for the proposed 6,000 square foot commercial building in Phase 2.

H. A bond in an amount to be determined by the Director of Development Services shall be posted for the installation and maintenance of landscaping in the temporary parking areas of Phase 1 in the event that Phase 2 of the proposed development is not constructed.

I. The applicant and/or the property owner shall enter into an agreement with the City of Garden Grove providing that the unimproved area between the subject development and the existing service station shall be maintained with landscaping until such time as said area is developed by the Richfield Oil Corporation, lessee of the existing service station on the southwest corner of Euclid Street and Chapman Avenue and/or by the property owner. The City Attorney shall determine which parties on behalf of the applicant shall enter into said agreement. In addition, a faithful performance bond executed by said parties shall be approved by the City Attorney as to form and content.

J. Rear elevations for the retail stores in Phase 1 shall be submitted for Zoning Administrator approval prior to issuance of building permits for Phase 1.

K. If construction of Phase 2 has not commenced within two years from the effective date of approval of this site plan application, a new site plan application shall be filed for Zoning Administrator approval.

L. The driveway on the south and west side shall have a minimum width of 20 feet.

M. There shall be constructed 6-foot masonry baffle walls around the loading dock.

N. Dual sump pumps shall be installed if the loading docks are depressed.

O. Off-site drainage plans shall be prepared showing adequate drainage in the public right-of-way. The developer shall extend full street improvements on Euclid to meet existing improvements to the south, providing the necessary transition to assure satisfactory drainage.

2. The City Clerk is directed to forward a copy of this resolution to the applicant and the appellant.

ADOPTED this 9th day of April, 1974.

/S/ BERNARD C. ADAMS
MAYOR

ATTEST:

/s/ RUBY K. SILVA
CITY CLERK

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 9th day of April, 1974, by the following vote:

AYES: COUNCILMEN: BARR, DONOVAN, ERICKSON, KRIEGER, ADAMS
NOES: COUNCILMEN: NONE
ABSENT: COUNCILMEN: NONE

/s/ RUBY K. SILVA
CITY CLERK

May 6, 1974

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

Gentlemen:

We are enclosing for your information and records copy of Resolution No. 4551-74 entitled, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-163-73 HEARD ON APPEAL.

Said Resolution was adopted by the City Council on April 9th, 1974.

Sincerely,

RUBY K. SILVA
CITY CLERK

BY: _____
CAROLYN MORRIS
DEPUTY CITY CLERK

trs

May 21, 1974

Mr. Rodney C. Betts
12122 Ellen Street
Garden Grove, Ca. 92640

Dear Mr. Betts:

We are enclosing for your information and records copy of Resolution No. 4551-74 entitled, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-163-73 HEARD ON APPEAL.

Said Resolution was adopted by the City Council on April 9th, 1974.

Sincerely,

RUBY K. SILVA
CITY CLERK

trs
enc.

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AGREEMENT
(Site Plan No. SF-163-73)

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THIS AGREEMENT is made and entered into this 10th day of April, 1974, by and between the CITY OF GARDEN GROVE, a Municipal corporation, hereinafter designated as "CITY," and SANTA ANITA DEVELOPMENT CORPORATION, hereinafter designated as "APPLICANT" and ARTHUR WALLACE SCHNITGER, As Trustee of the HELEN SUSAN SCHNITGER TRUST, hereinafter designated as "PROPERTY OWNER."

RECITALS

1. Applicant has filed an application with the City requesting approval of Site Plan No. SP-163-73, for the installation of a neighborhood shopping center to be constructed in two phases at the location of the southwest corner of Chapman Avenue and Euclid Street (12031 Euclid Street) in the City of Garden Grove.
2. Following a hearing on the matter, SP-163-73 was approved by the City Council, subject to certain conditions. A true and correct copy of Resolution No. 4551-74 of the Garden Grove City Council is attached as Exhibit "A".
3. The parties desire to enter into this agreement pursuant to Condition I of Resolution No. 4551-74.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

4. The Applicant and Property Owner shall maintain the unimproved area between the subject development as more particularly described in Site Plan No. SP-163-73 and related documents attached thereto, all on file in the office of

EL:mes
4/29/74

1 Development Services in the City of Garden Grove and incorporated
2 herein by reference as if set out in full, and existing service
3 station located at 12001 Euclid Street, with landscaping until
4 such time as said area is developed by the Richfield Oil Corpor-
5 ation or any successor in interest thereto or by the Property
6 Owner as designated herein.

7 5. To insure the provisions of this condition and
8 agreement, the Applicant and Property Owner shall post with the
9 City of Garden Grove, a faithful performance bond (Exhibit "B")
10 attached hereto in the amount of Three Thousand Dollars (\$3,000.00)
11 to remain in full force and effect during all the period of time
12 covered by the condition designated in paragraph I of Resolution
13 No. 4551-74.

14 The parties hereto have caused this agreement to be
15 executed as of the day and year first above written.

16 CITY OF GARDEN GROVE, a Municipal
17 corporation

18 ATTEST:

19 Paul H. Silva
20 City Clerk

By James Adams
Mayor

"CITY"

21 APPROVED AS TO FORM:

22 Eric Lauterer
23 ERIC LAUTERER
City Attorney

24 SANTA ANITA DEVELOPMENT CORPORATION,
25 a corporation

26 By _____
Title _____

27 _____
28 Title Secretary

"APPLICANT"

Arthur Wallace Schnitger Trustee

ARTHUR WALLACE SCHNITGER, Trustee

"PROPERTY OWNER"

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On May 10, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Arn K. Youngman known to be to be the President, and Dennis M. Berryman known to be to be Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

Eva F. Moeller

Notary Public in and for said State.
EVA F. MOELLER

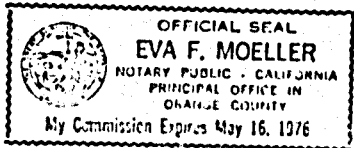
STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On May 10, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared ARTHUR WALLACE SCHNITGER, as Trustee of Helen Suson Schnitger Trust, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as such Trustee.

WITNESS my hand and official seal.

Eva F. Moeller

Notary Public in and for said State
EVA F. MOELLER



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STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On May 14, 1974, before me, the undersigned, a Notary Public in and for said state, personally appeared BERNARD C. ADAMS, known to me to be the Mayor, and RUBY K. SILVA, known to me to be the City Clerk of the CITY OF GARDEN GROVE, the City that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the City therein named, and acknowledged to me that such City executed the within instrument pursuant to Resolution of its City Council.

WITNESS my hand and official seal.



Margaret E. Schilling
Notary Public in and for said State.
MARGARET E. SCHILLING
My Commission Expires Feb. 25, 1975

Bond No. 2429561

FAITHFUL PERFORMANCE BOND

Bond No. 2429561

Premium \$30.00

KNOW ALL MEN BY THESE PRESENTS: That we, SANTA ANITA DEVELOPMENT CORPORATION and ARTHUR WALLACE SCHNITZER, as Trustee of the HELEN SUSAN SCHNITZER TRUST, Principals, and SAFECO INSURANCE COMPANY OF AMERICA as Surety, are held and firmly bound unto the CITY OF GARDEN GROVE, California, herein-after called the "CITY," in the sum of THREE THOUSAND AND NO/100 ----- Dollars (\$ 3,000.00), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

That the said Surety's Office is located at 17570 Brookhurst Street, Fountain Valley, California 92708 Telephone No.: 714 - 962-7711 and the said Surety is licensed to do business in the State of California, and the California Insurance Agent's License No.: CA 414658 Legrand Bonding Agency Address: 500 Newport Center Drive, Newport Beach, California 92660 Telephone No.: 714 - 833-8010

THE CONDITION OF THIS OBLIGATION IS SUCH, That:

WHEREAS, the Principals have entered into a certain Agreement dated May 6th, 1974, with the City of Garden Grove regarding Site Plan No. SP-163-73,

NOW, THEREFORE, if the Principals shall well and truly perform, or cause to be performed, each and all of the requirements and obligations of said agreement to be performed by said Principals, as in said agreement set forth, then this bond shall be null and void; otherwise it shall remain in full force and effect. In the event suit is instituted to recover on this bond, said Surety will pay as attorney's fees such sum as the Court may adjudge reasonable.

Further, the said surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the contract documents or of work to be performed thereunder shall in any way affect its obligation on this bond and it does hereby waive notice of any such change, extension of time, alteration or modification of the contract documents or of work to be performed thereunder.

Surety shall notify the City of any material change, cancellation or termination of coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination.

Executed this 6th day of May, 1974.

SANTA ANITA DEVELOPMENT CORPORATION,
a corporation

By _____

4/29/74

EXHIBIT "B"

HELEN SUSAN SCHNITGER TRUST

By Arthur Wallace Schnitger Trustee
ARTHUR WALLACE SCHNITGER, Trustee

"PRINCIPALS"

SAFECO INSURANCE COMPANY OF AMERICA

Surety

By F. E. Legrand
Attorney-in-Fact

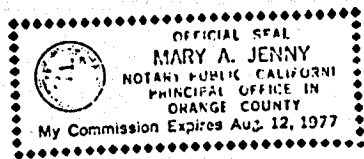
F. E. Legrand

California Resident Agent

STATE OF CALIFORNIA)
) ss.
COUNTY OF Orange)

On this 6th day of May, 1974, before me, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared F. E. Legrand known to me to be the Attorney-in-Fact of the Safeco Insurance Company of America, of Seattle, Washington, (Corporation) (City) (State) and acknowledged that he executed the bond to the City of GARDEN GROVE as such Attorney-in-Fact and as the free act and deed of said corporation, and that said bond was executed on behalf of said corporation by authority of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal, the day and year in this certificate first above written.



Mary A. Jenny
Notary Public in and for said State.



SAFECO INSURANCE COMPANY OF AMERICA
GENERAL INSURANCE COMPANY OF AMERICA
FIRST NATIONAL INSURANCE COMPANY OF AMERICA
HOME OFFICE 4147 BROOKLYN AVE. N.E. SEATTLE, WASHINGTON 98105

**GENERAL AGREEMENT OF INDEMNITY
FOR SUBDIVISION OR OFFSITE IMPROVEMENT BONDS**

THIS AGREEMENT is made by the Undersigned in favor of the Safeco Insurance Companies for the purpose of indemnifying them from all loss and expense in connection with any Bonds of _____

**SANTA ANITA DEVELOPMENT CORPORATION and ARTHUR WALLACE SCHNITGER, as Trustee of the
HELEN SUSAN SCHNITGER TRUST**

as Principal, for which any of the Safeco Insurance Companies now is or hereafter becomes surety.

In consideration of the execution of any such Bonds for Developer and as an inducement to such execution by Surety, the Undersigned, jointly and severally, agree as follows:

DEFINITIONS: Where they appear in this agreement, the following terms shall be considered as defined in this paragraph:

Developer: Any one, combination of, or all of the persons, firms or corporations set forth on Lines 2 to 4 hereof or their successors in interests, whether alone or in joint venture with others not named herein.

Bond: Any and all bonds, undertakings or instruments of guarantee and any renewals or extensions thereof executed by Surety.

Surety: Safeco Insurance Company of America, General Insurance Company of America, First National Insurance Company of America and any person or company joining with any of them in executing any Bond, executing any Bond at its request, or providing reinsurance to it with respect to any Bond.

Subdivision Agreement: Any contract between Developer and a third party providing for the installation at Developer's expense of streets or other public improvements, the performance of which is guaranteed by a Bond.

Contract: Any other contract between Developer and a third party, the performance of which is guaranteed by a Bond.

Default: Developer shall be deemed to be in default in the event it:

- (1) Is declared to be in default by the Obligor of any Bond;
- (2) Actually breaches any Contract or Subdivision Agreement or abandons any work of improvement;
- (3) Fails to pay when due persons who have supplied labor, material or supplies used in the performance of any work of improvement;
- (4) Becomes the subject of any agreement or proceeding of liquidation, receivership, trusteeship or bankruptcy, or becomes actually insolvent;
- (5) If an individual, dies, is adjudged mentally incompetent, is convicted of a felony, becomes a fugitive from justice or disappears and cannot be immediately found by Surety by use of usual methods;
- (6) Conveys the property upon which the improvements are to be constructed without consent of Surety.
- (7) Fails to keep at all times in escrow or impounded for benefit of Surety all funds required by Surety to be so kept, in an amount deemed by Surety to be sufficient to complete said improvements and to pay for all labor and material used in completing them for which Surety is or may be liable.
- (8) Fails to complete the improvements within the time provided in any Subdivision Agreement or such later time to which completion is extended by Obligor with consent of Surety.
- (9) Breaches any provision of this agreement.

INDEMNITY TO SURETY: Undersigned agree to pay to Surety upon demand:

1. All loss and expense, including attorney fees, incurred by Surety by reason of having executed any Bond, or incurred by it on account of any breach of this agreement by any of the Undersigned;
2. An amount sufficient to discharge any claim made against Surety on any Bond and to complete the balance of the improvements guaranteed by such Bonds. This sum may be used by Surety to pay such claim, to complete the improvements, or be held by Surety as collateral security against loss on such Bonds;
3. Any premium due for such bonds, computed according to the rates currently charged by Surety, and including renewal premiums until proof satisfactory to Surety is furnished of its discharge from liability under such Bonds.

With respect to claims against Surety:

1. Surety shall have the exclusive right for itself and the Undersigned to determine in good faith whether any claim or suit upon such Bonds shall, on the basis of liability, expediency or otherwise, be paid, compromised, defended or appealed.
2. Surety may incur such expenses, including attorneys' fees, as deemed necessary or advisable in the investigation, defense and payment of such claims, and in completion of the improvements.
3. Surety's determination in good faith of the foregoing shall be final and conclusive upon the Undersigned.
4. An itemized statement of loss and expense incurred by Surety, sworn to by an officer of Surety, shall be prima facie evidence of the fact and extent of the liability of Undersigned to Surety in any claim or suit by Surety against Undersigned.

SURETY'S REMEDIES IN EVENT OF DEFAULT: In event of default by Developer, Surety shall have the right, at its sole discretion, to:

1. Take possession of the improvement work guaranteed by any Bonds and to arrange for its completion by others or by the Obligor of any Bonds;
2. Take possession of Developer's equipment, materials and supplies at the site of the work, or elsewhere, if needed for prosecution of the work, as well as Developer's office equipment, books and records, and utilize the same in completion of the work without payment of any rental for such use;

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3. Loan or guarantee a loan of Developer of such money as Surety shall see fit, for the purpose of completing any improvements, or for discharging Developer's obligations for labor, material, equipment, and supplies and other charges, incurred in connection therewith.

Undersigned waive all notice of such default, of the payment of any claim or of the making of any loan to Developer by Surety. Should Undersigned learn of any claim or suit against Developer, for which Surety may be held liable, Undersigned shall give prompt notice to Surety of such claim or suit.

Separate suits may be brought under this agreement as causes of action accrue; and the pendency or termination of any such suit shall not bar any subsequent action by Surety.

SECURITY TO SURETY: As collateral security to Surety for the Agreement of the Undersigned to repay all loss and expense to Surety, the Undersigned:

1. Convey to Surety, as of the date of execution of such Bonds, all rights of the Developer, in or in any manner growing out of:
 - a. Any Contract or modification thereof;
 - b. Any contract or subcontract and against any legal entity and its surety who has contracted with Developer to furnish labor, materials, equipment or supplies in connection with any contract or work of improvement;
 - c. Monies due or to become due Developer on any Contract, and any funds or undisbursed loan proceeds escrowed or impounded by or due from any lender or other entity for completion of any improvements;
 - d. Any property upon or for the direct benefit of which the construction of public improvements is guaranteed by any Bond;
 - e. The proceeds of any policy of insurance including title insurance arising out of any Contract or work of improvement.
2. Irrevocably nominate and appoint any officer of Surety as the true and lawful attorney-in-fact of the Undersigned, with full right and authority in event of Developer's default to sign the name of the Undersigned to any voucher, release, satisfaction, check, bill of sale or Deed to property real or personal referred to herein, or any other paper or contract necessary or desired to carry into effect the purposes of this agreement, and to file for record any notices of completion, cessation of labor, or any other notice that Surety deems necessary to file for record.
3. Authorize Surety to join any and all of the Undersigned as parties defendant in any action, regardless of venue, against Surety on account of such Bonds, and to enforce the obligations hereunder directly against any of the Undersigned without the necessity of first proceeding against the Developer.
4. Waive all right to claim any property, including homestead, as exempt from legal process under any applicable law as against the rights of Surety. Authorize any attorney in any state of the United States, where such procedure is permitted by state law, at the request of Surety, to waive the issuing and service of process and to appear for and confess judgment against Undersigned for any sum due under this agreement.
5. Agree that this agreement may at any time be completed and filed by Surety in such a manner that it will qualify as a financing statement under the applicable provisions of any statute of any state which has adopted The Uniform Commercial Code, and that Surety may add such schedules to this agreement, describing specific items of security covered hereunder as shall be necessary under such statutes.
6. Agree that all monies earned by Developer under any Contract and all funds borrowed from any lender for the purpose of completing any Subdivision Agreement are trust funds, whether in the possession of Developer or otherwise, for the benefit of, and for payment of Developer's obligations for, labor, material, and supplies furnished to Developer in performance of such Contract or Subdivision Agreement for which Surety would be liable under any bond.

GENERAL PROVISIONS:

1. Assent by Surety to changes in any Contract, Subdivision Agreement or Bond or refusal so to assent shall not release or affect the obligations of Undersigned to Surety.
2. Surety shall have the right to decline to execute any Bond, including any final Bond where it has furnished a bid or proposal Bond, or to extend the time for completion of improvements.
3. Surety shall have every right, defense or remedy which a personal surety without compensation would have, including the right of exoneration and the right of subrogation.
4. Until Surety shall have been furnished with competent evidence of its discharge, without loss from any Bonds, Surety shall have the right to free access at reasonable times to the books, records and accounts of each of the Undersigned for the purpose of examining them. Each one of the Undersigned hereby authorizes any depositories in which funds of any of the Undersigned may be deposited to furnish to Surety the amount of such deposits as of any date requested, and any legal entity doing business with the Undersigned is authorized to furnish any information requested by Surety concerning any transaction. Surety may furnish copies of any information, which it now has or may hereafter obtain concerning each of the Undersigned, to other persons or companies for the purpose of procuring co-suretyship or reinsurance or of advising interested persons or companies.
5. Undersigned will, on request of Surety, procure the discharge of Surety from any Bond, and all liability by reason thereof.
6. Undersigned warrant that each of them is specifically and beneficially interested in the obtaining of each Bond.
7. In case the execution hereof by any of the Undersigned may be defective or invalid for any reason, such defect or invalidity shall not in any manner affect the validity of this obligation of the liability hereunder of any other of the Undersigned. Invalidity of any provision of this agreement by reason of the laws of any state or for any other reason shall not render the other provisions hereof invalid.
8. Execution by Developer or any of the Undersigned of any application for any Bond or of any other agreement of indemnity in behalf of Developer, or the taking of indemnity of any other person by Surety with respect to any Bond of Developer, shall in no way be deemed to waive, diminish or abrogate any rights of Surety under this agreement.

TERMINATION: This agreement is a continuing obligation of the Undersigned unless terminated as provided in this paragraph. An Undersigned desiring to terminate liability as to future Bonds of Developer must:

1. Give written notice to Surety at its home office at 4347 Brooklyn Avenue N.E., Seattle, Washington 98105, by certified or registered mail, of such termination;
2. State in such notice the effective date (not less than thirty days after the receipt of notice by Surety) of termination of such Undersigned's liability for future Bonds.

~~This agreement is limited to bonds required in connection with Balke Shopping Center~~

In Garden Grove, California**

After the effective date of termination, the Undersigned giving notice shall be liable hereunder for:

1. Bonds executed or authorized prior to such date, and renewals and extensions thereof;
2. Bonds executed pursuant to a bid or proposal bond executed or authorized prior to such date, and renewals and extensions thereof.

Such termination of liability as to an Undersigned shall in no way affect the obligation of any other Undersigned who has not given notice as herein provided.

EXECUTED this 6th day of MAY, 19 74

SANTA ANITA DEVELOPMENT CORPORATION

By: _____

Jan K. Youngman

By: _____

Dennis W. Bennett

ARTHUR WALLACE SCHNITGER, as Trustee of the
HELEN SUSAN SCHNITGER TRUST

By: Arthur Wallace Schnitger, Trustee
Arthur Wallace Schnitger, Trustee

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss.:

On this _____ day of _____, 19____, before me personally appeared _____, to me known and known to me to be the individual(s) described in and who executed the foregoing agreement and acknowledged that _____ he _____ executed the same for the purposes, considerations and uses therein set forth as _____ h _____ free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my OFFICIAL SEAL, the day and year first above written.

(SEAL)

Notary Public, residing at _____
(Commission expires _____)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss.:

On this _____ day of _____, 19____, before me personally appeared _____, to me known and known to me to be the individual(s) described in and who executed the foregoing agreement and acknowledged that _____ he _____ executed the same for the purposes, considerations and uses therein set forth as _____ h _____ free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my OFFICIAL SEAL, the day and year first above written.

(SEAL)

Notary Public, residing at _____
(Commission expires _____)

CORPORATE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss.:

On this _____ day of _____, 19____, before me personally appeared _____ and _____ of _____, to me known to be the the corporation executing the above instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that the seal affixed is the seal of said corporation and that it was affixed and that _____ he _____ executed said instrument by order of the Board of Directors of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my OFFICIAL SEAL the day and year first above written.

(SEAL)

Notary Public, residing at _____
(Commission expires _____)

CORPORATE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss.:

On this _____ day of _____, 19____, before me personally appeared _____, to me known to be the _____ and _____ of _____, to me known to be the the corporation executing the above instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that the seal affixed is the seal of said corporation and that it was affixed and that _____ he _____ executed said instrument by order of the Board of Directors of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my OFFICIAL SEAL the day and year first above written.

(SEAL)



Notary Public, residing at _____
(Commission expires _____)