

APPLICATION CHECK LIST

Application No SP-128-80 For Meeting of 9/17/80 Final Action With: CC

Applicant: JOHN PULLIAM Owner: SAME

Address: 13208 NINA PLACE S.B.

Phone Number: (714) 636-4614

Requesting SITE PLAN APPROVAL FOR AN EXTERIOR STRUCTURAL

ALTERATIONS TO EXCEED \$1600 IN ACCORDANCE WITH SECTION

9213 B.S. OF THE QUINN GROVE MUNICIPAL CODE, EXEMPT.

Current Zoning CC-O General Plan Des.: MDR

Located At S/O Century between TPT & RPT Present Use OFFICE BUILDING

Address of Site 13105 CENTURY BLVD. A.P. NO(S) 099-093-05

Date Filed 8/14/80 Analyst T. TURIA

Following information to be documented as work is completed: (Please initial)

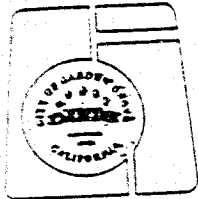
Analyst  Clerical

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 P.C.  
 P.C.  
 N/A  
 9-10-80  
 9-27-80  
 9-27-80  
 T.T. 9-22-80  
 \_\_\_\_\_  
 T.T.   
 DTS 1-27-82

File prepared  
 Plans folded & identified  
 Case entered on board & map  
 Case resumes distributed  
 Public hearing notice-newspaper  
 Notice to property owners within 300'  
 Neg. Declaration typed  
 Staff Report written  
 Letter to applicant  
 Fee Letter  
 Hearing  
 Written Decision (action) in file  
 Minutes of hearing(s) in file  
 Appeal  
 Notice of Determination **NOTICE OF EXEMPTION**  
 Purge File

Final Action: \_\_\_\_\_ Other Actions: \_\_\_\_\_ Modifications: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_



GARDEN GROVE

DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING SERVICES DIVISION

714/538-6831

APPLICATION FOR:

- SITE PLAN (\$380) : \_\_\_\_\_ ENVIRONMENTAL IMPACT REPORT (\$440) REVIEW
- \_\_\_\_\_ VARIANCE (\$395) : \_\_\_\_\_ ENVIRONMENTAL IMPACT REPORT (\$ 80) NEGATIVE DECLARATION
- \_\_\_\_\_ CONDITIONAL USE PERMIT (\$300) : \_\_\_\_\_
- \_\_\_\_\_ UNCLASSIFIED USE PERMIT (\$625) : \_\_\_\_\_

NAME OF APPLICANT: John A. Pulliam TELEPHONE: 736-9614  
MAILING ADDRESS: 13261 Nova Place Site address 13105 Country Blvd Garden Grove, C.A.

NAME OF RECORDED OWNER: John A. Pulliam TELEPHONE: 1836-9614  
MAILING ADDRESS: 13261 Nova Place

Garden Grove, California ZIP: 92645  
STATUS OF THE APPLICANT (CHECK ONE)

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

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

SIGNATURE OF OWNER: [Signature] DATE: 8-14-80  
 SIGNATURE OF APPLICANT: [Signature] DATE: 8-14-80  
 ACCEPTANCE BY LAND USE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ACKNOWLEDGMENT OF FEE PAYMENT: [Signature] DATE: 8/15/80

RECORDING REQUESTED BY

Landwood Title Co.

18458

136

NAME: John Pulliam  
 ADDRESS: 13105 CENTURY BLVD  
 GARDEN GROVE, CALIFORNIA 92724  
 PHONE: 77324  
 TRACT OR PARCEL No. \_\_\_\_\_  
 ESTATE No. \_\_\_\_\_  
 SPACE

\$3,000

RECORDED AT REQUEST  
 LANDWOOD TITLE CO.  
 OFFICIAL RECORDS  
 CLAY COUNTY, CALIFORNIA  
 8:18 A.M. JUL 17 1988  
 A BRANCH, County Recorder

### Grant Deed

The underdigned grantor(s) \_\_\_\_\_  
 Documentary transfer tax \_\_\_\_\_  
 (  ) computed on full value of property conveyed, or  
 ( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
 ( ) Unincorporated area: ( X ) City of GARDEN GROVE \_\_\_\_\_ and  
 ( X ) A.P. No. 099-093-05 \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Garner Kesterson and  
Mary C. Kesterson, Husband and wife

hereby GRANT(S) to  
John Pulliam, an unmarried man

the following described real property in the CITY OF GARDEN GROVE  
county of Orange, state of California:

Lot 28 of tract no. 645, as per map recorded in book 25, page(s) 11 of  
miscellaneous maps in the office of the county recorder of said county.

Dated Mar 30, 1988 June 6, 1988  
 \_\_\_\_\_  
 Garner Kesterson  
 \_\_\_\_\_  
 Mary C. Kesterson

STATE OF CALIFORNIA  
 COUNTY OF Orange ss.  
 on June 6, 1988 before me the under-  
 signed, a Notary Public in and for said County and State, personally  
 appeared GARNER KESTERSON  
Mary C. Kesterson



\_\_\_\_\_ known to me  
 to be the person S, whose name S subscribed to the within  
 instrument and acknowledged that they executed the same.  
Garner Kesterson  
Mary C. Kesterson  
June 9, 1988  
 Name (Typed or Printed)

Notary Public in and for said County and State

RECORDING REQUESTED

Lardwood Title Co.

NAME John Pulliam  
ADDRESS 13105 CENTURY BLVD.  
CITY & STATE GARDEN GROVE, CALIFORNIA 97524

Title Order No. 7004 Record # 7004

18458

\$3.00

SPACE AVAILABLE FOR LIFE EASE

Grant Deed

The undersigned grantor(s)

Documentary transfer tax

- (  ) computed on full value of property conveyed, or
- ( ) computed on full value of the net proceeds of the sale of the property remaining at time of sale.
- ( ) Unincorporated area: ( X ) City of GARDEN GROVE
- ( X ) A.P. No. 099-095-05 \_\_\_\_\_ and \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Garner Kesterson and  
Mary O. Kesterson, husband and wife

hereby GRANT(S) to  
John Pulliam, an unmarried man

the following described real property in the CITY OF GARDEN GROVE  
county of Orange, state of California:

Lot 28 of tract no. 645, as per map recorded in book 25, page(s) 11 of  
miscellaneous maps in the office of the county recorder of said county.

Dated May 30, 1984 June 3, 1984

Garner Kesterson  
Garner Kesterson  
Mary O. Kesterson  
Mary O. Kesterson

STATE OF CALIFORNIA

COUNTY OF ORANGE

On June 3, 1984 before me the undersigned, a Notary Public in and for said County and State, personally appeared GARNER KESTERSON

Mary O. Kesterson

\_\_\_\_\_

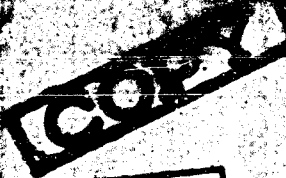
to be the person S, whose name S subscribed to the writing  
inscribed and acknowledged that they executed the same.

Garner Kesterson  
Name (Typed or Printed) May 3, 1984

Notary Public in and for said County and State



136887



RECORDING REQUESTED BY

Landwood Title Co.

NAME AND WHEN RECORDED MAN, TO  
John Pulliam

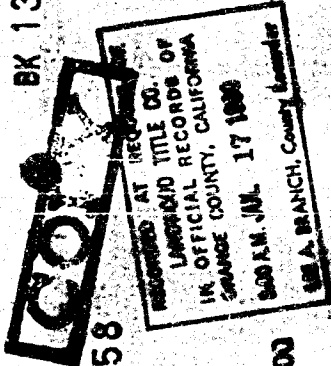
ADDRESS  
13105 CENTURY BLVD.  
GARDEN GROVE, CALIFORNIA 97524

CITY & STATE

Title Order No. \_\_\_\_\_ Escrow No. 7434

BK 13668PS 118

18458



\$3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) do hereby Documentary transfer tax is \$ 111.15

- (  ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens and encumbrances remaining at time of sale.
- ( ) Unincorporated area: ( X ) City of GARDEN GROVE
- ( X ) A.P. No. 099-093-05

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Garner Kesterson and Mary O. Kesterson, husband and wife

hereby GRANT(S) to John Pulliam, an unmarried man

the following described real property in the CITY OF GARDEN GROVE, state of California:

Lot 28 of tract no. 645, as per map recorded in book 25, page(s) 11 of miscellaneous maps in the office of the county recorder of said county.

Dated May 20, 1988 June 4, 1988

*Garner Kesterson*  
Garner Kesterson  
*Mary O. Kesterson*  
Mary O. Kesterson

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS.

On June 4, 1988 Before me the undersigned, Notary Public in and for said County and State, personally appeared Garner Kesterson

Mary O. Kesterson

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

*Garner Kesterson*  
*Mary O. Kesterson*  
Name (Typed or Printed)



Notary Public in and for said County and State





# RECEIPT

DATE 8/14/50 No

66932

RECEIVED FROM

John Redding Masonry

ADDRESS

1261 NINA PLACEGARDEN GROVE  
CALIFORNIA 92640  
CITY OF GARDEN GROVE

THE SUM OF

THREE HUNDRED AND EIGHTY

DOLLARS

250<sup>00</sup>/<sub>100</sub>

FOR

5172 PAID FOR 12105 COUNTRY CLUB 92640

CASH

MONEY  
ORDERCHECK 1150

VALIDATION

GENERAL  
LEDGER NO.

CITY OF GARDEN GROVE, CALIF.

MBF

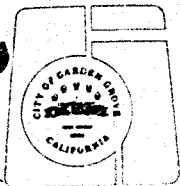
ACCOUNT  
NUMBER

BY

DEPARTMENT

FORM NO 142 1-62

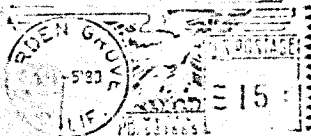




GARDEN GROVE  
CALIFORNIA 92640  
11391 ACACIA PARKWAY

PAL 82 760642N1 09/06/80

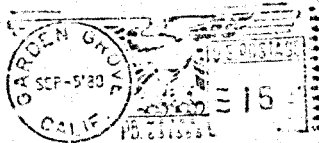
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD



PALOMINO, ANSELMO R (JT)  
18682 MC KEEN ST  
GARDEN GROVE, CAL  
92643



GARDEN GROVE  
CALIFORNIA 92640  
11391 ACACIA PARKWAY



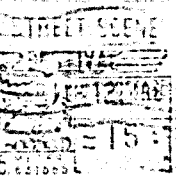
SMITH, STEVEN A (SM)  
13151 TAFT ST  
GARDEN GROVE, CAL  
92643

SNI 51 760642N1 09/06/80

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD



GARDEN GROVE  
CALIFORNIA 92640  
11391 ACACIA PARKWAY



RETURN  
TO  
SENDER  
ADDRESSEE UNKNOWN

*NOT AT HOME*

HERNANDEZ, PETRA (EA)  
TE #98-77751.7  
433 S SPRING ST  
90054 Los Angeles, Ca. 90054

*Butterfield*

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO



SPACE ABOVE THIS LINE FOR RECORDER'S USE  
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RIGHTS AND REQUEST FOR SPECIAL NOTICE

This Deed of Trust, made this 2nd day of June, 1980, between  
JOHN PULLIAM, an unmarried man (number and street) (city) (state), herein called TRUSTOR,  
whose address is \_\_\_\_\_

GARNER KESTERSON AND MARY O. KESTERSON, Husband & wife as joint tenants (number and street) (city) (state), herein called TRUSTEES,  
whose address is 345 Shadow Lawn, Eaglepoint, Oregon, 97524

and HARTFORD ESCROW INC., a California corporation, herein called TRUSTEE,  
Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,  
that property in Orange County, California, described as:

Lot 28 of Tract 645, as per map recorded in book 25, page 11 of miscellaneous maps,  
as filed in the office of the county recorder of said county.

In the event of a sale, transfer or alienation of title the entire sums due on the note  
shall become immediately due and payable in full, at the option of the holder of the note.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred  
upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits  
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of  
the \$7,000.00 evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of  
\$ \_\_\_\_\_ executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: B) By the execution and delivery of this Deed of Trust and the note  
secured hereby, that provisions (1) to (16), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County  
October 18, 1961, and a all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder  
of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK PAGE	COUNTY	BOOK PAGE	COUNTY	BOOK PAGE
Alameda	435 484	King	792 823	Placer	895 381
Alpine	1 250	Lake	342 39	Plumas	151 1
Amador	104 348	Los Angeles	171 471	Shasta	3003 523
Butte	1143 1	Madera	170315 899	Siskiyou	1106 181
Calaveras	143 132	Merced	810 170	Sonoma	1851 449
Colusa	294 417	Moraga	1908 339	Stanislaus	1715 414
Colusa Corso	378 47	Mariposa	77 292	Sutter	572 397
Del Norte	78 414	Mariposa	879 330	Tehama	461 369
El Dorado	348 434	Mariposa	1547 538	Trinity	93 344
Fresno	4324 372	Modoc	164 531	Tulare	2794 375
Glenn	472 164	Monterey	32 439	Tuolumne	133 47
Humboldt	637 337	Monterey	2194 538	Yuba	2042 366
Imperial	1091 301	Napa	639 84	Yuba	452 243
Inyo	147 598	Nevada	305 370	Yuba	334 484
Kern	3427 40	Orange	5089 411		

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part  
hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property,  
obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.  
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address  
hereinafter set forth.

STATE OF CALIFORNIA,  
COUNTY OF \_\_\_\_\_  
On \_\_\_\_\_ before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
John Pulliam

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 \_\_\_\_\_  
Name (Typed or Printed) \_\_\_\_\_  
(This area for official notarial seal)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO



SPACE ABOVE THIS LINE FOR RECORDER'S USE  
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

This Deed of Trust, made this 2nd day of June, 1980, between  
JOHN PULLIAM, an unmarried man, herein called TRUSTOR,  
whose address is \_\_\_\_\_ (number and street) \_\_\_\_\_ (city) \_\_\_\_\_ (state)

GARNER KESTERSON AND MARY O. KESTERSON, Husband & wife as joint tenants called BENEFICIARY,  
whose address is \_\_\_\_\_ (number and street) \_\_\_\_\_ (city) \_\_\_\_\_ (state)

and HARTFORD ESCROW INC., a California corporation, herein called TRUSTEE,  
Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,  
Orange County, California, described as:

Lot 20 of Tract 645, as per map recorded in book 25, page 11 of miscellaneous maps,  
as filed in the office of the county recorder of said county.

In the event of a sale, transfer or alienation of title the entire sums due on the note  
shall become immediately due and payable in full, at the option of the holder of the note.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT HOWEVER, to the right, power and authority given to and conferred  
upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.  
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of  
the \$1,000.00 indebted by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of

\$ \_\_\_\_\_ executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note  
secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County  
October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder  
of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK PAGE	COUNTY	BOOK PAGE	COUNTY	BOOK PAGE
Alameda	433 484	King	792 823	Placer	895 361
Alpine	1 250	Lake	542 39	Plumas	151 5
Amador	104 348	Lassen	171 471	Riverside	3005 523
Butte	1145 1	Los Angeles	17055 899	Sacramento	4321 42
Calaveras	145 152	Madera	810 170	San Benito	271 353
Colusa	396 617	Marin	1508 379	San Bernardino	5557 41
Contra Costa	3978 47	Mariposa	77 292	San Francisco	4322 903
Dal Norte	78 414	Merced	379 530	San Jose	2470 311
El Dorado	348 454	Merced	1547 538	San Luis Obispo	1131 12
Francisco	426 572	Mendocino	184 831	San Mateo	4078 420
Glenn	422 184	Mendocino	32 429	Santa Barbara	1878 840
Humboldt	437 527	Monterey	2194 528	Santa Clara	3334 241
Imperial	1091 501	Napa	439 84	San Diego	1431 494
Inyo	142 598	Nevada	205 370	Shasta	484 328
Kern	3427 60	Oregon	5089 411	San Diego	Series 2 Book 1941, Page 183487
Sierra	39 238				
Siskiyou	448 181				
Solano	1104 102				
Stanislaus	1831 409				
Stockton	1715 454				
Sutter	573 207				
Tehama	481 209				
Trinity	92 204				
Tulare	2794 273				
Trabunne	135 47				
Yuba	983 315				
	452 315				
	334 404				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part  
hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the reference to property,  
obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.  
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address  
hereinafter set forth.

STATE OF CALIFORNIA,  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
John Pulliam

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

Name (Typed or Printed)

(This area for official notarial seal)

*Signature of Trustor*  
John Pulliam

CITY OF GARDEN GROVE, CALIFORNIA

Project Title \_\_\_\_\_

Project Location 13105 CENTURY BlvdGarden Grove, CA 92643

Project Description \_\_\_\_\_

Applicant/Address/Phone No. \_\_\_\_\_

Environmental Effects

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	_____	<input checked="" type="checkbox"/>
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	<input checked="" type="checkbox"/>	_____
3. Is the project within a 100-year flood plain?	_____	_____	<input checked="" type="checkbox"/>
4. Is the project to be located in an area frequently impacted by high noise levels?	_____	<input checked="" type="checkbox"/>	_____
5. Is the project to be located in an area with a high ambient level of air pollution?	_____	<input checked="" type="checkbox"/>	_____
6. Will any mature trees be removed or relocated as a result of the project?	_____	<input checked="" type="checkbox"/>	_____
7. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	_____	<input checked="" type="checkbox"/>	_____
8. Will the project involve the burning of any material, including brush, trees, and construction material?	_____	<input checked="" type="checkbox"/>	_____
9. Will the project create dust, fumes, smoke or odors?	_____	<input checked="" type="checkbox"/>	_____
10. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	_____	<input checked="" type="checkbox"/>	_____
11. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	_____	<input checked="" type="checkbox"/>	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
12. Would the project affect wind conditions or other weather conditions in the project area?	_____	✓ _____	_____
13. Will heat or glare be emitted from the project that would annoy neighboring residents?	_____	✓ _____	_____
14. Would the project affect the amount of sunlight falling on adjacent properties?	_____	✓ _____	_____
15. Will the project involve the application, use, or disposal of potentially hazardous materials, including explosives, pesticides, herbicides, other toxic substances or radioactive material?	_____	✓ _____	_____
16. Is the proposed project expected to result in changes in land use, either on or off the project site?	_____	✓ _____	_____
17. Could the project serve to encourage development of presently undeveloped area, or increases in development intensity of already developed areas?	✓ _____	_____	_____
18. Will the project result in the introduction of activities not presently found within the neighborhood?	_____	✓ _____	_____
19. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	✓ _____	_____
20. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	_____	_____
21. Will the project require the extension or enlargement of existing public utility lines?	_____	✓ _____	_____
22. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	_____	✓ _____	_____

*Water  
Electricity*

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
23. 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 City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Better</i>	<input type="checkbox"/>
25. Would the project require the relocation of people or business in order to clear the construction site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Would the project site involve the disturbance of a known historical or archeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and or School District, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Could the project generate a controversy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Alternatives and Mitigating Measures

1. What adverse impacts are evident that cannot be avoided? *None*
2. What adverse impacts are evident that can be avoided?
3. Are there mitigation measures included in the project design to avoid these impacts? If yes, what are they? If no, why aren't they included?
4. What, if any, feasible and less environmentally offensive alternatives to the project, including major design, use, and locational alternatives, meet the project objectives? (Include those that have been considered by the applicant and/or by staff, and make a brief statement as to why they were not selected.)

Summary

Describe in short, concise manner, the overall total impact of the proposed project, including both positive and negative effects:

*To improve the area -*

Prepared by

*[Handwritten Signature]*

*8-14-80*

Date

Mailing  
Address

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

City

State

Zip Code

Telephone  
Number

Area Code

\_\_\_\_\_

NOTICE OF EXEMPTION

TO:  Secretary for Resources  
1416 Ninth Street, Room 1111  
Sacramento, California 95814

FROM: City of Garden Grove  
11391 Acacia Parkway  
Garden Grove, Ca. 92640

County Clerk  
County of Orange  
P. O. Box 627  
Santa Ana, Ca. 92702

SP - 128 - 80

Project Title

South of Century Boulevard Between Taft and Pleasant Avenue

Project Location - Specific

Garden Grove,

Project Location - City

Orange

Project Location - County

Exterior alteration to an existing structure

Description of Nature, Purpose, and Beneficiaries of Project

Zoning Administrator

Name of Public Agency Approving Project

Mr. John Dulliam

Name of Person or Agency Carrying Out Project

Exempt Status: (Check One)

- Ministerial (Sec. 15073)  
 Declared Emergency (Sec. 15071(a))  
 Emergency Project (Sec. 15071(b) and (c))  
 Categorical Exemption. State type and section number:

Section 15101 Class 1 (a)

Reason why project is exempt:

T. Tukia (714) 638-6831  
Contact Person Area Code Telephone Extension

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes  No

Date Received for Filing:

Michael J. Poble  
Signature  
Community Dev Director  
Title

Authority cited: Sections 21083 and 21088, Public Resources Code. Reference: Sections 21103, 21152, 21167, Public Resources Code and Chap. 56, Stats. 1974.

Note: Adapted from California Administrative Code, Title 14, Division 6, Chapter 3 "Guidelines for Implementation of the California Environmental Quality Act of 1970", Appendix E, Page 124.2

INTER-OFFICE CASE RESUME' S

TO: FIRE DEPT

DATE: AUGUST 21, 1980

CASE: SP-128-80

ANALYST: TANI

APPLICANT: JOHN PULLIAM

ZONE: CC-0

HEARING DATE: SEPTEMBER 17, 1980

REQUEST: SITE PLAN APPROVAL FOR AN EXTERIOR  
STRUCTURAL ALTERATION TO EXCEED \$1600.  
IN ACCORDANCE WITH SECTION 9213B.5 OF GCMC

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 8/29/80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ. ① PROVIDE ONE 2A 10BC FIRE EXTINGUISHER

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: [Signature]

DATE: 8-25-80

INTER-OFFICE CASE RESUME: ~~SECRET~~

TO: TRAFFIC

DATE: AUGUST 21, 1980

CASE: SP-128-80

ANALYST: TANI

APPLICANT: JOHN PULLIAM

ZONE: CC-0

HEARING DATE: SEPTEMBER 17, 1980

REQUEST: SITE PLAN APPROVAL FOR AN EXTERIOR  
STRUCTURAL ALTERATION TO EXCEED \$1600.  
IN ACCORDANCE WITH SECTION 9213B.5 OF GGMC

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 8/29/80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

Traffic & PWD

\_\_\_\_\_

No Comment

CONDITIONS OF APPROVAL:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SUGGESTIONS:

None

\_\_\_\_\_

[Signature]

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

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

INTER-OFFICE CASE RESUME' SHEET

TO: REDEVELOPMENT

DATE: AUGUST 21, 1980

CASE: SF-128-80

ANALYST: TANI

APPLICANT: JOHN PULLIAM

ZONE: CC-0

HEARING DATE: SEPTEMBER 17, 1980

REQUEST: SITE PLAN APPROVAL FOR AN EXTERIOR  
STRUCTURAL ALTERATION TO EXCEED \$1600.  
IN ACCORDANCE WITH SECTION 9213B.5 OF GGMC

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 8/29/80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: Agency review also required.

CONDITIONS OF APPROVAL:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

BY: [Signature]

DATE: 8-21-80

INTER-OFFICE CASE RESUME' SHEET

TO: PLAN-CHECK

DATE: AUGUST 21, 1980

CASE: SP-128-80

ANALYST: TANI

APPLICANT: JOHN PULLIAM

ZONE: CC-U

HEARING DATE: SEPTEMBER 17, 1980

REQUEST: SITE PLAN APPROVAL FOR AN EXTERIOR  
STRUCTURAL ALTERATION TO EXCEED \$1600.  
IN ACCORDANCE WITH SECTION 9213B.5 OF GCMC

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 8/29/80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: FEES DUE: DRAIN ASSIGNMENT  
(DIST C.) = \$63.13 ; PARKWAY TREES = \$40.00

CONDITIONS OF APPROVAL: ① ROOF MATERIALS MUST COMPLY  
WITH UBC 1704(3). ② PROVIDE DETAILED PLANS  
FOR NEW MANSARD CONSTRUCTION.

SUGGESTIONS:

BY: VRH

DATE: 8-21-80

INTER-OFFICE CASE RESUME' ~~SECRET~~

TO: POLICE DEPT

DATE: AUGUST 21, 1980

CASE: SP-128-80

ANALYST: TANI

APPLICANT: JOHN PULLIAM

ZONE: CC-0

HEARING DATE: SEPTEMBER 17, 1980

REQUEST: SITE PLAN APPROVAL FOR AN EXTERIOR  
STRUCTURAL ALTERATION TO EXCEED \$1600.  
IN ACCORDANCE WITH SECTION 9213B.5 OF GCMC

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 8/29/80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

RECEIVED

AUG 29 1980

Dept. of Community Development

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: N. McFALL

DATE: 8-28-80



INTER-OFFICE CASE RESUME' ~~SECRET~~

TO: WATER PERMITS

DATE: AUGUST 21, 1980

CASE: SP-128-80

ANALYST: TANI

APPLICANT: JOHN PULLIAM

ZONE: CC-0

HEARING DATE: SEPTEMBER 17, 1980

REQUEST: SITE PLAN APPROVAL FOR AN EXTERIOR  
STRUCTURAL ALTERATION TO EXCEED \$1600.  
IN ACCORDANCE WITH SECTION 92138.5 OF GCMC

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 8/29/80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: ① ALL DOMESTIC METERS AND  
SERVICES WILL BE SIZED ACCORDING TO THE  
FUTURE UNIT COUNT REQUIREMENT OF THE UNIFORM  
PLUMBING CODE.

CONDITIONS OF APPROVAL:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

BY: [Signature]  
DATE: 8/21/80

INTER-OFFICE CASE RESUME' SHEET

TO: Sanitary District

DATE: AUGUST 21, 1980

CASE: SP-128-80

ANALYST: TANI

APPLICANT: JOHN PULLIAM

ZONE: CC-0

HEARING DATE: SEPTEMBER 17, 1980

REQUEST: SITE PLAN APPROVAL FOR AN EXTERIOR  
STRUCTURAL ALTERATION TO EXCEED \$1600,  
IN ACCORDANCE WITH SECTION 9213B.5 OF GCMC.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 8/29/80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: No COMMENT

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: Ronald W. Carter

DATE: 8-27-80

RECEIVED AUG 21 1980

CITY OF GARDEN GROVE, CALIFORNIA

INVESTIGATION REPORT

DATE 3-9-60 TIME 2:35

ADDRESS TO INVESTIGATE: 13105 Century

NAME: Century Plumbing PHONE: \_\_\_\_\_

COMPLAINANT: Wants to Remodel  
Building front. Check Safety  
and code.

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

ADDRESS OF COMPLAINANT: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

REPORTED BY: \_\_\_\_\_ REFERRED TO: \_\_\_\_\_

3-14-60

REASON OF INVESTIGATION: From advise that C.K. will  
require inspection before remodeling job.  
Business looked - 3-21-60.

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



# PLOT PLAN

Department of Building

CITY OF  
GARDEN GROVE

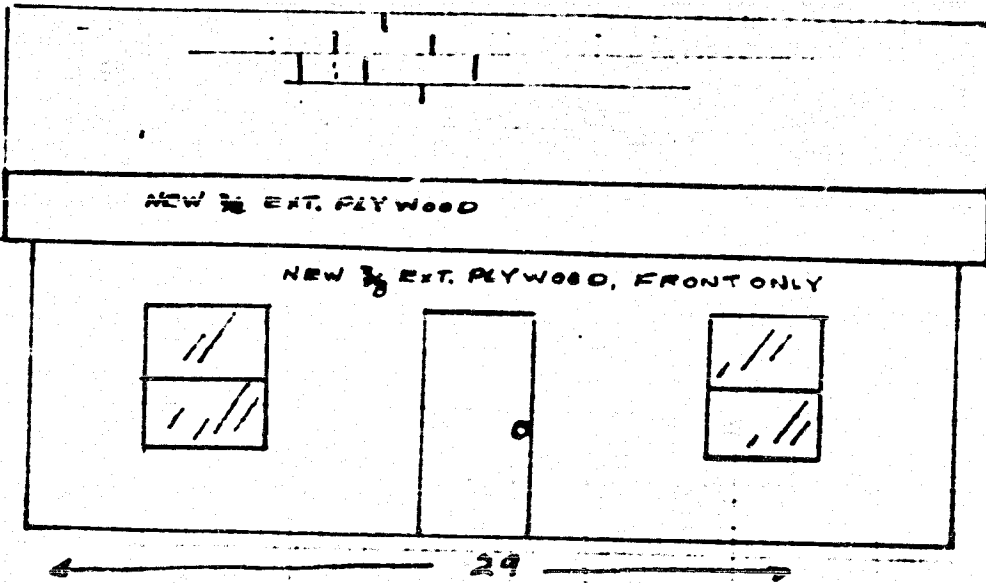
Job Address

13105 CENTURY

Form Number

28269A

RENDERER MUST FURNISH COMPLETE DETAILS  
ALL BLOCKS ON THE LOT AND THERE ON.



I certify the information herein is complete and correct.  
Recorder: #1 Building Inspector #2 Office File #3 Owner

Form 3811, Aug. 1978

2. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- Show to whom and date delivered. \_\_\_\_\_
  - Show to whom, date, and address of delivery. \_\_\_\_\_
  - RESTRICTED DELIVERY  
Show to whom and date delivered. \_\_\_\_\_
  - RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery. \$ \_\_\_\_\_
- (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:  
 John Pulliam  
 13261 Nina Place  
 Garden Grove, CA 92644

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	9808324	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*John S. Pulliam*

4. DATE OF DELIVERY  
 9/5/80

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE



POSTMASTER'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

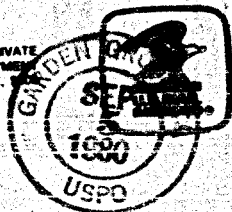
UNITED STATES POSTAL SERVICE  
OFFICIAL BUSINESS

**SENDER INSTRUCTIONS**

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" and affix return receipt.

PENALTY FOR PRIVATE  
USE TO AVOID PAYMENT  
OF POSTAGE.



RETURN  
TO



SP-128-80

The City of Garden Grove  
Tani Tukia

(Name of Sender)

11391 Acacia Parkway  
Garden Grove, CA 92640

(Street or P. O. Box)

(City, State, and ZIP Code)

R24 9808324

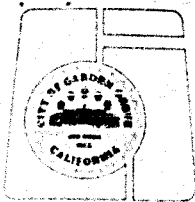
## RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

SENT TO		John Pulliam
STREET AND NO.		13261 Nina Place
PO, STATE AND ZIP CODE		G.G. 92643
POSTAGE		\$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	¢
	SPECIAL DELIVERY	¢
	RESTRICTED DELIVERY	¢
	OPTIONAL SERVICES	
	RETURN RECEIPT SERVICE	¢
		SHOW TO WHOM DATE AND ADDRESS OF DELIVERY
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	¢
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		
9-4-80		

PS Form 3800, Apr. 1976





GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

(714) 638-6831

September 4, 1980

Mr. John Pulliam  
13261 Nina Place  
Garden Grove, CA 92643

Dear Mr. Pulliam:

Re: Site Plan No. SP-128-80

The Zoning Administrator of the City of Garden Grove will consider the above referenced application at a public hearing at 3:00 P.M. on September 17, 1980.

The hearing will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to be present at the hearing, please have someone represent you.

Sincerely,

William H. Claire III  
Planning Division Manager

Owner/Applicant are the same



SP-128-80 (JOHN PULLIAM) 13105 CENTURY.

SUBJECT SITE : 099-093-05 099-121-01

Pl - Gable  
8/20/80 TTT

-06 02  
-07 03  
-08 04  
-09 05  
-10 06  
-11 07  
-12 08.

(44)

099-110-04 + 06

SS GRANGE #613,  
13171 CENTURY CEM  
C.C. 92692

099-110-05

FOREST D KING,  
9972 PETUNIA AVE.  
FURNACE VALLEY CA 92329

-13  
-14  
-15  
-16  
-17  
-18  
-02  
-03 ✓

099-091-20

-21  
-25  
-26  
-31

099-094-06

-16  
-22

-36

-21  
-20

099-113-01

02  
03

099-092-03

-02  
-01

~~04~~  
~~05~~  
~~06~~

ASSESSOR - LA... FILE LISTING  
APN NAME

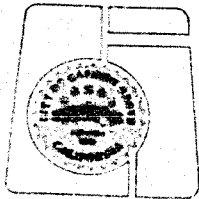
ADDRESS

CITY

ZIP

APN	NAME	ADDRESS	CITY	ZIP
09909305	132 KESTERSON, GARNER (BL)	TANI 51-127-80 345 SHADOW LAWN DR	EAGLE POINT, OREG	97504
09909306	SMITH, VERA A (WS)	11621 MORGAN LN	GARDEN GROVE, CA	92640
09909307	SMITH, VERA A (WS)	11621 MORGAN LN	GARDEN GROVE, CA	92640
09909308	CROOK, GORDON W (JT)	15089 CENTURY BLVD	GARDEN GROVE, CA	92643
09909309	BECK, CALVIN (JT)	12671 AUDREY CIR	GARDEN GROVE, CA	92640
09909310	DORMEIER, ISABELL (EA)	12811 WESTLAKE ST	GARDEN GROVE, CAL	92640
09909311	HARRIS, FRANCES (BL)	13142 PLEASANT ST	GARDEN GROVE, CAL	92643
09909312	WIGGIN, GEORGE W (JT)	10222 CROSBY AVE	GARDEN GROVE, CAL	92643
09909313	BURCHAM, ARTHUR F (JT)	10651 MC KEEN ST	GARDEN GROVE, CAL	92643
09909314	BOESS, MICHAEL (SM)	10661 MC KEEN ST	GARDEN GROVE, CAL	92643
09909315	BOESS, MICHAEL (SM)	10661 MC KEEN ST	GARDEN GROVE, CAL	92643
09909316	FALLER, HELMUT K (JT)	10681 MC KEEN ST	GARDEN GROVE, CAL	92643
09909317	WILL, FLORENCE A (WS)	2041 S GREENVILLE ST	SANTA ANA, CAL	92704
09909318	GOLDEN, JACK (EA)	10701 MC KEEN ST	GARDEN GROVE, CAL	92643
09909302	SMITH, STEVEN A (SM)	13151 TAFT ST	GARDEN GROVE, CAL	92643
09909303	NELSON, CONRAD O ET AL (EA)	13171 TAFT AVE	GARDEN GROVE, CA	92643
09909406	GARGAN, JACK J (BL)	10621 MC KEEN ST	GARDEN GROVE, CAL	92643
09909416	SULLIVAN, ROYDIE C (JT)	13141 PLEASANT	GARDEN GROVE, CAL	92643
09909422	MC MAHAN, ARTHUR V (BL)	13121 PLEASANT ST	GARDEN GROVE, CAL	92643
09909421	CHURCH, INTERNATIONAL OF (CR)	1100 GLENDALE BLVD	LOS ANGELES, CAL	90026
09909420	CHURCH, INTERNATIONAL OF (BL)	12841 SAFFORD WEST	GARDEN GROVE, CAL	92640
09909203	SIGALA, ERNEST (EA)	8772 CRESCENT DR	HUNTINGTN BCH, CAL	92646
09909202	RIVERA, ARNOLD (SM)	10201 LARSON AVE	GARDEN GROVE, CAL	92641
09909201	VALLE, DANIEL C SR (EA)	13081 TAFT AVE	GARDEN GROVE, CAL	92643
09912101	SUMI, JACK C (BL)	10732 MC KEEN ST	GARDEN GROVE, CAL	92643
09912102	IDA, RURY H ET AL (EA)	10722 MC KEEN ST	GARDEN GROVE, CA	92643
09912103	LOGAN, EUNICE (WD)	10712 MC KEEN ST	GARDEN GROVE, CAL	92643
09912104	SPARKS, SAM C (JT)	10692 MC KEEN ST	GARDEN GROVE, CAL	92643
09912105	PALOMINO, ANSELMO R (JT)	10682 MC KEEN ST	GARDEN GROVE, CAL	92643
09912106	SPINDLER, PRISCILLA E (SW)	10662 MC KEEN ST	GARDEN GROVE, CAL	92643
09912107	COLLINS, RODNEY E (JT)	10652 MC KEEN ST	GARDEN GROVE, CAL	92643
09912108	HONOLD, EMMA V (WD)	10632 MC KEEN ST	GARDEN GROVE, CAL	92643
09909120	HERNANDEZ, PETRA (EA)	TR #98-77751.7	433 S SPRING ST	90054
09909121	QUEJA, DELORES (BL)	3209 E VERMONT AVE	ANAHEIM, CAL	92806
09909125	IRELAND, TIMOTHY P (JT)	4080 W 1ST ST	SANTA ANA, CA	92703
09909126	ARMENDARIZ, LUCILLE B (EA)	2034 W MERIDAY LN	SANTA ANA, CAL	92706
09909131	SAGAN AUTO PARTS INC (CR)	10671 WALNUT ST	GARDEN GROVE, CAL	92643
09909135	SUPPA, WILLIAM P (JT)	13078 CENTURY BLVD	GARDEN GROVE, CAL	92643
09911301	G B R PROPERTIES (PT)	13032 BIRCHWOOD ST	GARDEN GROVE, CA	92643
09911302	G B R PROPERTIES (PT)	13032 BIRCHWOOD ST	GARDEN GROVE, CA	92643
09911303	GOLDENWEST CITIES FEDERAL (CR) SUITE A	43	GARDEN GROVE, CA	92643

Garden Grove Grange # 412, 13171 Century Blvd, Gg 92643  
Forest King, 9972 Redwood Ave, F. V. 92208



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

September 12, 1980

Mr. John Pulliam  
13261 Nina Place  
Garden Grove, CA 92640

Dear Mr. Pulliam:

Subject: Case No. SP-128-80  
Hearing before the Zoning Administrator  
Date and Time: September 17, 1980 - 3:00 PM  
City Council Chamber, Garden Grove Community Meeting Center  
11300 Stanford Avenue, Garden Grove, California 92640

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

If you have any questions concerning this report, please contact the Land Use Section of the Community Development Department at 638-6831.

Sincerely,

*Stewart O. Miller*

Stewart O. Miller  
Zoning Administrator

SOM/d  
Attachment

Owner/applicant are the same

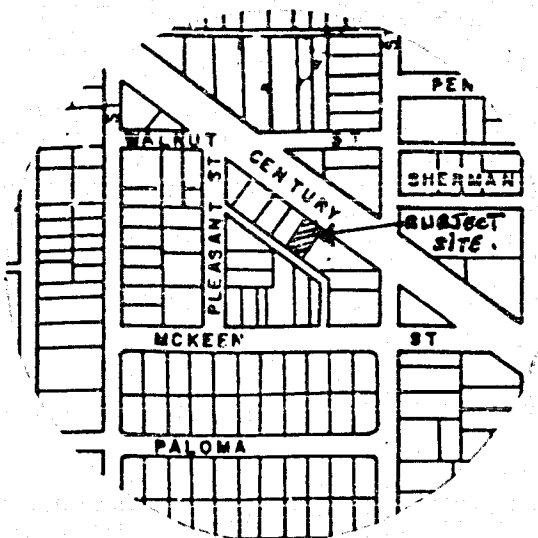
# COMMUNITY DEVELOPMENT

PLANNING DIVISION  
STAFF REPORT

AGENDA NO. 4

PUBLIC HEARING OF Zoning Administrator CASE NO. SP-128-80  
APPLICANT John Pulliam SITE LOCATION S/O Century bet. Taft & Pleasant  
ADDRESS 13261 Nina Place ZONE CC-0 AP NO. 099-093-05  
Garden Grove GENERAL PLAN DESIG. MDR  
OWNER Same Analyst Tani Tukia  
CEQA DETERMINATION Exempt

VICINITY MAP

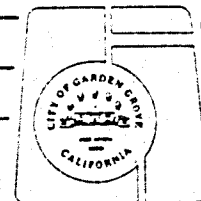


REQUESTING site plan approval for an exterior structural alteration in the CC0 (Community Center-Office) zone to exceed \$1600, in accordance with Section 9213 B.5 of the Garden Grove Municipal Code.

RECOMMENDATIONS Approval with Conditions  
FINAL ACTION Zoning Administrator

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

(714) 638-6831



GARDEN GROVE

STAFF REPORT FOR PUBLIC HEARING

CASE NO.: SP-128-80  
APPLICANT: JOHN PULLIAM  
OWNER: JOHN PULLIAM  
LOCATION: SOUTH OF CENTURY BOULEVARD, BETWEEN TAFT AND PLEASANT STREET  
ADDRESS: 13105 CENTURY BOULEVARD  
HEARING DATE: SEPTEMBER 17, 1980  
ANALYST: T. TUKIA

I. APPLICANT'S REQUEST:

The applicant is requesting a site plan approval for the exterior structural alterations to an existing structure in the CC-0 (Community Center Office) zone to exceed \$1,600, in accordance with Section 9213B.5 of the Garden Grove Municipal Code. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 of the California Environmental Quality Act of 1970.

II. ZONING AND LAND USE INFORMATION:

- A. The subject property is zoned CC-0 and is improved with the subject structure.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
1. NORTH: Zoned CC-C and is unimproved.
  2. SOUTH: Zoned CC-0 and is improved with multiple dwelling units.
  3. EAST: Zoned CC-0 and is improved with multiple dwelling units.
  4. WEST: Zoned CC-0 is improved with a trailer hitch specialist shop.
- C. GENERAL PLAN: The proposed project is in conformance with the existing O-P General Plan Designation and the current CC-0 zoning.

III. BACKGROUND INFORMATION:

The subject structure was built prior to city incorporation. In March 1960 some interior remodeling was done to the building by "Century Plumbing" for office purposes. During May 1968 some exterior alterations were carried out by "Smart Plumbing" for office use. In August 1980 the City's building inspectors brought to the attention of the Planning Division staff that the applicant was doing exterior structural alterations which they estimated to exceed \$1,600 without an approved site plan.

IV. INTERDEPARTMENTAL COMMENTS:

All interdepartmental comments have been evaluated by staff and there appear to be no unresolvable problems associated with the exterior structural alterations. The following requirements shall be met:

1. Provide one 2A 10BC fire extinguisher.
2. Roof materials must comply with UBC 1704(3).
3. All domestic meters and services will be sized according to the fixture unit count provisions of the Uniform Building Code.

V. STAFF COMMENTS:

- A. Overview: The subject structure was developed as a single family residential dwelling. Over the years the land use designation for the subject area has been changed to accommodate office uses, and the use for the subject structure was changed to an office use.
- B. Site Design: The subject parcel is a rectangular shaped lot with the existing structure located at the center of the lot. The parking areas are located at the front and at the rear of the subject site. The subject use and lot size are nonconforming. However, the proposed alterations will greatly improve the subject site.
- C. Architectural Features: The applicant is proposing to use masonry veneer and stucco on the front elevation and all other elevations are to be re-stuccoed. The proposed roof materials will be Spanish tile and medium shake or "Cal-shake" shingle.



- D. Staff Analysis: The proposed exterior alterations will upgrade an existing structure that has been deteriorating over the years. The proposed remodelling will allow the applicant to improve the subject structure by replacing several structural features that do not meet the standards of the Uniform Building Code. Staff believes that the proposal meets the intention of the code, therefore staff is recommending approval.
- E. Conditions of Approval: If SP-128-80 is approved, the following conditions are suggested:
- 1) Agency review is also required.
  - 2) Provide detailed plans for new mansard construction.
  - 3) All the requirements of Public Works and Development shall be met.
  - 4) The front setback must be landscaped.
  - 5) All parking areas shall be paved and restriped.
  - 6) All mechanical equipment shall be screened from view.

3806D/326A  
9/12/80



GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 828

SITE PLAN NO. SP-128-80

JOHN PULLIAM

SEPTEMBER 22, 1980

This is a Site Plan application pertaining to property located on the south side of Century Boulevard between Taft and Pleasant Street at 13105 Century Boulevard.

A public hearing was held on September 17, 1980, and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a site plan for exterior structural alterations to an existing structure in the CC-0 (Community Center-Office) zone to exceed \$1,600, in accordance with Section 9213B.5 of the Garden Grove Municipal Code. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 of the California Environmental Quality Act of 1970.

The applicant stated that he had recently purchased the building to locate his masonry business in. The building was old and dilapidated and had not been maintained. He had proceeded to remodel and upgrade the building, and at this time has done considerable interior improvements to the building. He was now commencing to improve the exterior of the building by re-stuccoing the exterior and placing a new roof on the building and putting a masonry facade on the front of the building.

The Garden Grove Municipal Code does require that for buildings located in the Community Center-Office zone that if they are proposing exterior structural alterations that would exceed \$1,600 in cost, it is necessary to submit and obtain approval of a site plan. The applicant did indicate that he had purchased the structure and intended to remodel it and upgrade the building so that he may use it for his business. The subject structure was built prior to city incorporation. While some interior remodeling was done in 1960 by Century Plumbing for office purposes, the building has grown out of date and has deteriorated to a considerable extent. The applicant's proposal for the building would constitute almost a complete and total renovation of this

Zoning Administrator Decision No. 825  
Site Plan No. SP-128-80

structure. While the property is within a redevelopment project area and placed in a zone that is compatible with the proposed use, it would appear that redevelopment of this area by the combining of parcels would take place some time in the future. The applicant testified that he has already done considerable work to the building and at the moment is not even water protective from rain. It would, therefore, appear appropriate to approve this subject application so that the building may be completed and utilized for the proposed use.

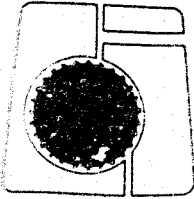
In consideration of the evidence submitted and after a review of the criteria established for the approval of site plans, it is hereby determined that Site Plan No. SP-128-80 should be and is hereby approved subject to the following conditions:

1. Agency review is also required.
2. Provide detailed plans for new mansard construction.
3. All the requirements of Public Works and Development shall be met.
4. The front setback must be landscaped.
5. All parking areas shall be paved and restriped.
6. All mechanical equipment shall be screened from view.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for the subject case is September 29, 1980.

41500/345A



*Case File*

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

September 22, 1980

John Pulliam  
13261 Nina Place  
Garden Grove, CA 92643

Subject: Zoning Administrator Decision No. 828  
Case No. SP-128-80

The Zoning Administrator of the City of Garden Grove approved your Site Plan 128-80 September 22, 1980.

Unless an appeal is received by the Garden Grove City Clerk prior to this date, the effective date of this decision is September 29, 1980.

The approval of your request is subject to any conditions listed on the attached decision. If you have any questions concerning this decision, or should you wish further information, please feel free to contact me at (714) 638-6673.

If you should have any questions regarding any required permits, one of the Land Use Analysts in our department will be glad to assist you. They may be reached at (714) 638-6831.

Sincerely,

*Stewart O. Miller*  
Stewart O. Miller  
Zoning Administrator

/pc

Attachment