

SPA-103-68

CASE NO SPA 103-68

Name of Applicant EGON JENSEN

Address 5125 W. KENT ST SANTA ANA.

Phone 531-7994

Name of Applicant's Representative _____

Address _____

Phone _____

Applicant Interviewed By J.M. Application By K.H.

Date Filed 12-15-67 Hearing Date 1-11-68

PERTINENT FACTS:

Check rec area
Show new LS on Area Map

PLANNING COMMISSION ACTION

Approved Hearing Date 4/11/68
Denied _____
DWP _____ RES. NO. 2178
FWR _____

Date Appealed _____

CITY COUNCIL ACTION

Approved Hearing Date 2/6/68
Denied _____
DWP _____ RES. NO. 3463-68

Returned to P. C. _____ Ord. No. 988

PLANNING COMMISSION RECONSIDERATION

Approved _____ Hearing Date _____
Denied _____
DWP _____ RES. NO. _____
FWR _____

Date Appealed _____

CITY COUNCIL FINAL ACTION

Approved _____ Hearing Date _____
Denied _____
DWP _____ RES. NO. _____
FWR _____

Ord. No. _____

ZONING ADMINISTRATOR ACTION

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____

Date Appealed _____

ADMINISTRATIVE ACTION

Approved _____ Hearing Date _____
Denied _____

LATER ACTION:

ORDINANCE NO. 988

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

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

SECTION 1:

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

Section 9203.20.102

SPA 103-68 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-2 zone as shown thereon. Zone Map Part C-11 is hereby amended accordingly.

SECTION 2:

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

The foregoing Ordinance was approved and adopted by the City Council of the City of Garden Grove on the 20th day of February, 1968.

GEORGE B. HONOLD
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

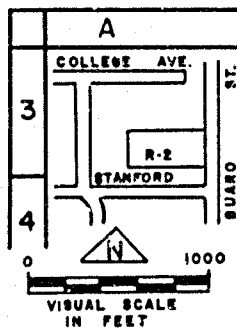
GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, GWEN WIESNER, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on February 13, 1968, and had its second reading on February 20, 1968, and was adopted by the following vote, to wit:

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

GWEN WIESNER
CITY CLERK OF THE CITY OF GARDEN GROVE



S.P.A.-103-68
ZONE MAP PART
C-11

I SPA-103-68

February 14, 1968

County Recorder
Post Office Box 238
Santa Ana, California 92702

Gentlemen:

We are re-submitting for recordation Agreement between Annie Shields,
Owner of Parcel "C" and Harold and Verna O. Mutz, Owner of Parcel
"B" of property located in the City of Garden Grove.

Upon completion of recordation, please forward the document to the
undersigned.

Very truly yours,

CITY OF GARDEN GROVE

/s/ Gwen Wiesner
CITY CLERK

GW:mr
Enclosure

bcc: City Attorney
Planning Director

2-20-68

C.7.

ORDINANCE NO. 988 was presented for second reading and the title read in full, being an ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment 103-68, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Lake moved, seconded by Councilman Ballard, that Ordinance No. 988 be passed and adopted. Said motion carried by the following vote:

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

2-13-68
ORDINANCE NO. 988 was introduced for first reading and the title read in full, being an ordinance amending Article IX of the Municipal Code as proposed by Site Plan Amendment 103-68, the title being AN ORDINANCE OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF, ENTITLED "LAND USE".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Lake moved, seconded by Councilwoman Barr, that Ordinance No. 988 be passed to second reading. Said motion carried by the following vote:

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

February 20, 1968

Mr. Egon Jensen
5125 West Kent Street
Santa Ana, California

Dear Mr. Jensen:

We are attaching for your information copy of Resolution No. 3463-68, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT 103-68.

We have attached to said Council Resolution copy of Planning Commission Resolution No. 2178.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

GW:mr
Attachments

*Route
2-20-68*

RESOLUTION NO. 3463-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT 103-68

WHEREAS, the applicant, Egon Jenson, requests approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street. Subject site plan also requests variances from the following Sections of the Municipal Code: Section 9205.2 - Required front yard in the R-2 zone; Section 9216A.4(d) - Required distance between parking areas and buildings; and

WHEREAS, the City Planning Commission, pursuant to its Resolution No. 2178, recommended approval of SPA 103-68 on January 11, 1968; and

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That SPA 103-68 be and it is hereby approved.

Planning Commission Resolution No. 2178 is attached hereto and incorporated herein by this reference with the same force and effect as if set forth in full.

That the City Attorney is hereby directed to amend the Municipal Code as proposed by SPA 103-68.

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

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

/s/ George B. Honold

MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

27-68

RESOLUTION NO. 3463-68 was presented and the title read in full, being A
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING SITE PLAN AMENDMENT 103-68. There being no request
to the contrary, reading in full of said Resolution was waived, after
which Councilman Ballard moved, seconded by Councilman Lake, that
Resolution No. 3463-68 be passed. Said motion carried by the following
vote:

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

COUNCIL MINUTES 2/6/68

PUBLIC HEARING - SITE PLAN AMENDMENT 103-68

Site Plan Amendment 103-68, initiated by Egon Jensen, requesting rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street, and approval of a site plan for the construction of multiple dwelling units. Subject site plan also requests variances from the following Sections of the Municipal Code: Section 9205.2 pertaining to required front yard in the R-2 zone; and Section 9216A.4(d) pertaining to required distance between parking areas and buildings.

The City Planning Commission, pursuant to Resolution No. 2178, recommended approval of SPA 103-68 on January 11, 1968.

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

The Planning Director and the Assistant Planning Director described the existing land uses, zoning, and General Plan designations of the subject area as indicated on the display maps, after which they explained the recommendations of the Planning Commission forwarded to the City Council by Resolution No. 2178, and other related material.

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

Mr. John Jamison, Architect, 445 South D Street, Tustin, appeared before the Council as representative of the applicant. He explained the necessity for the variances as requested in the case, and respectfully requested approval of the rezoning and the site plan.

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

Councilman Lake moved, seconded by Councilman Ballard, that Site Plan Amendment 103-68 be approved as recommended by the Planning Commission, and that the City Attorney be hereby directed to prepare appropriate Council Resolution of approval and amendment to the Municipal Code as proposed by SPA 103-68. Said motion carried by the following vote:

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

PUBLIC HEARING

SITE PLAN NO. S.P.A. -103-68

ITEM NO. 2

INITIATED BY:

EGON JENSEN
5125 W. KENT STREET
SANTA ANA, CALIFORNIA

REQUEST:

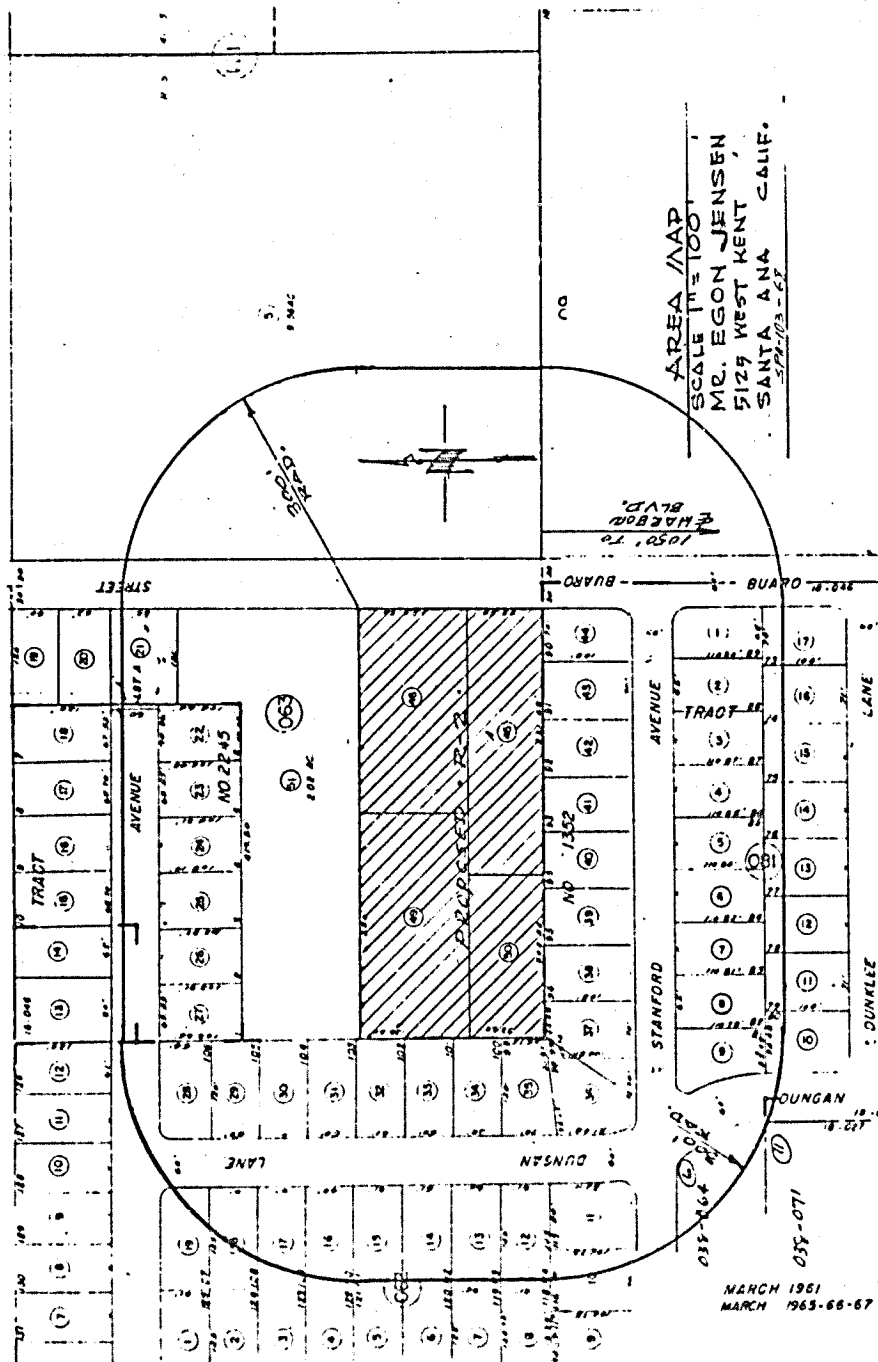
APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF MULTIPLE DWELLING
UNITS AND REZONING FROM R-1 TO R-2
OR A MORE RESTRICTIVE ZONE.

LOCATION:

WEST SIDE OF BUARO STREET, NORTH
OF STANFORD AVENUE.

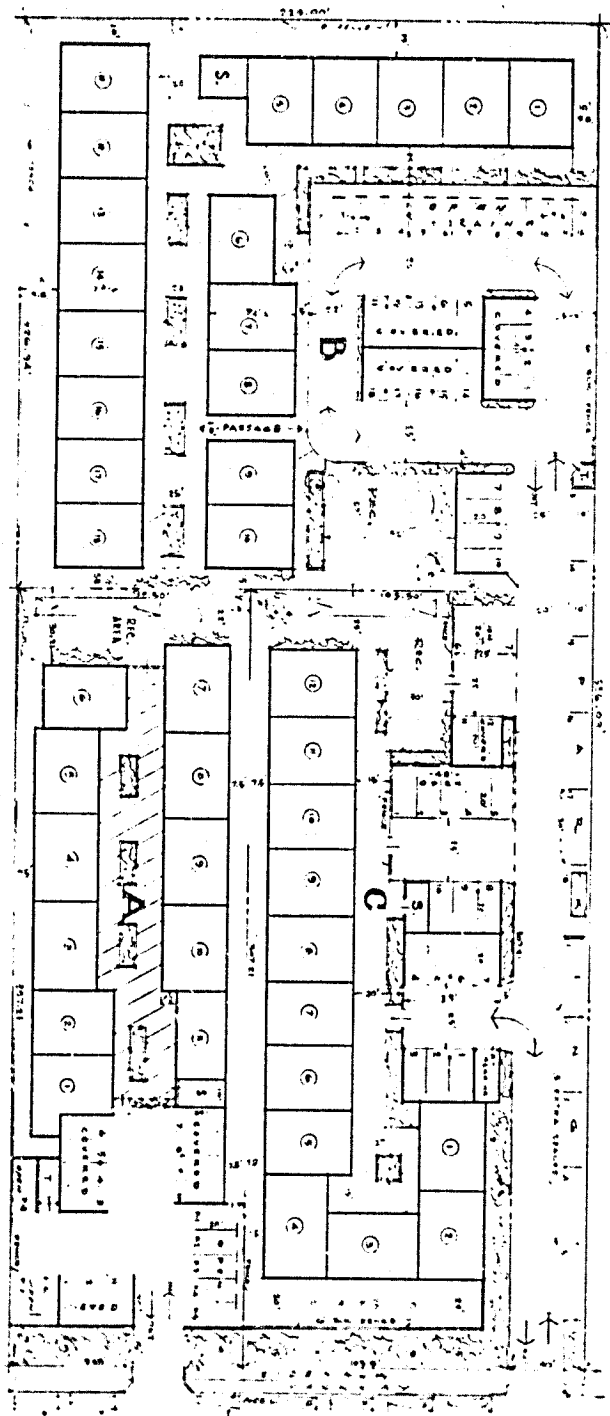
DATE:

JANUARY 11, 1968



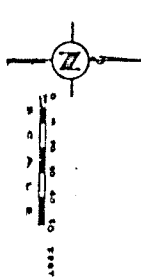
AREA MAP
 SCALE 1" = 100'
 MR. EGON JENSEN
 5129 WEST KENT
 SANTA ANA CALIF.
 5/21/63-67

MARCH 1961
 MARCH 1963-66-67



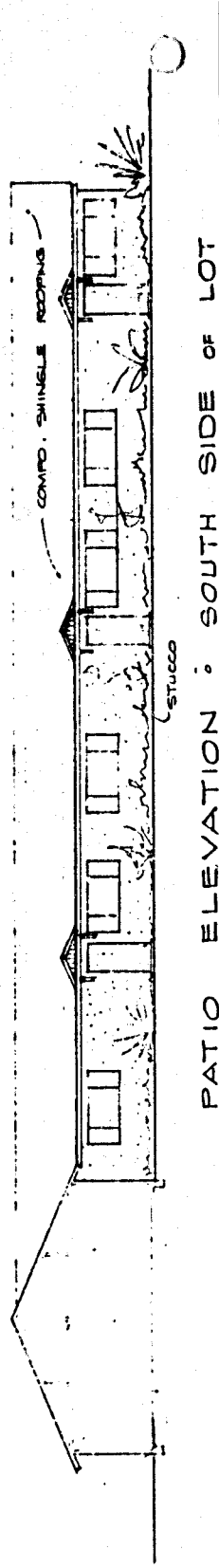
P L O T
P L A N

THREE PHASE COMPLEX. EACH 88 EFFICIENT
 1100 SQUARED FEET. 3 UNITS PER STORY. 3 UNITS PER STORY. 3 UNITS PER STORY.



B U A R O S T.

PLANNED DEVELOPMENT - GARDEN GROVE
 MR. EGON JENSEN
 5125 WEST 48TH AVE. - SUITE 100
 DENVER, CO. 80212
 303-751-1234



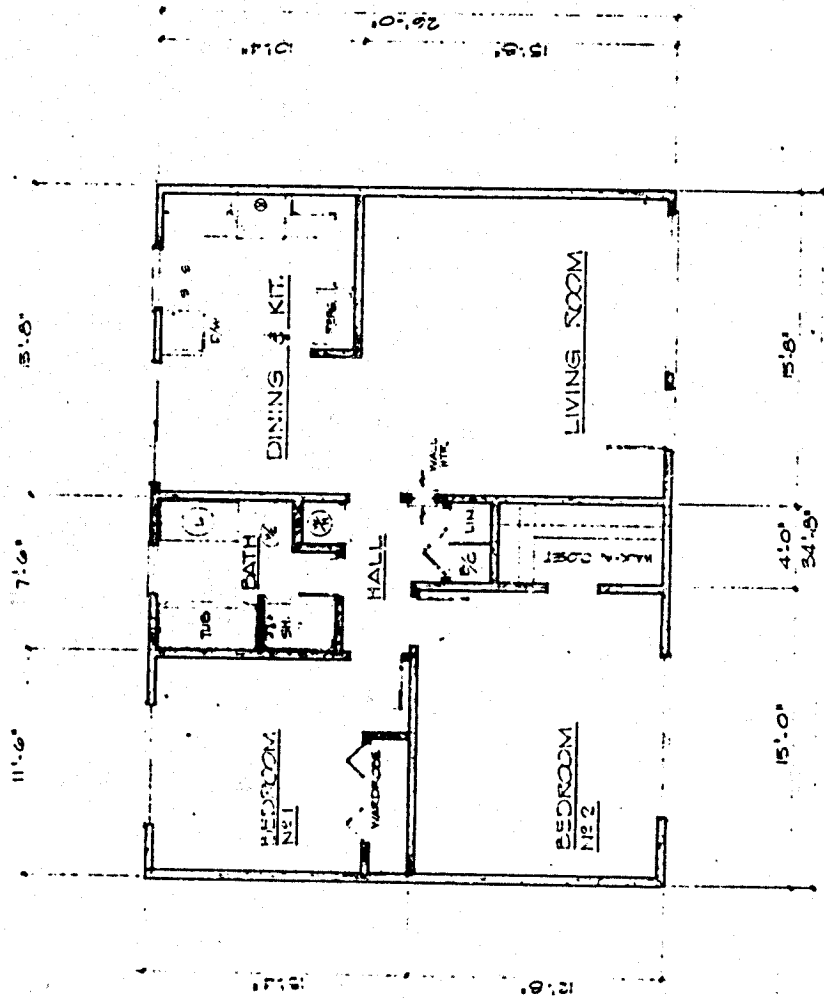
PATIO ELEVATION - SOUTH SIDE OF LOT

SCALE: 1/8" = 1'-0"



END ELEVATION

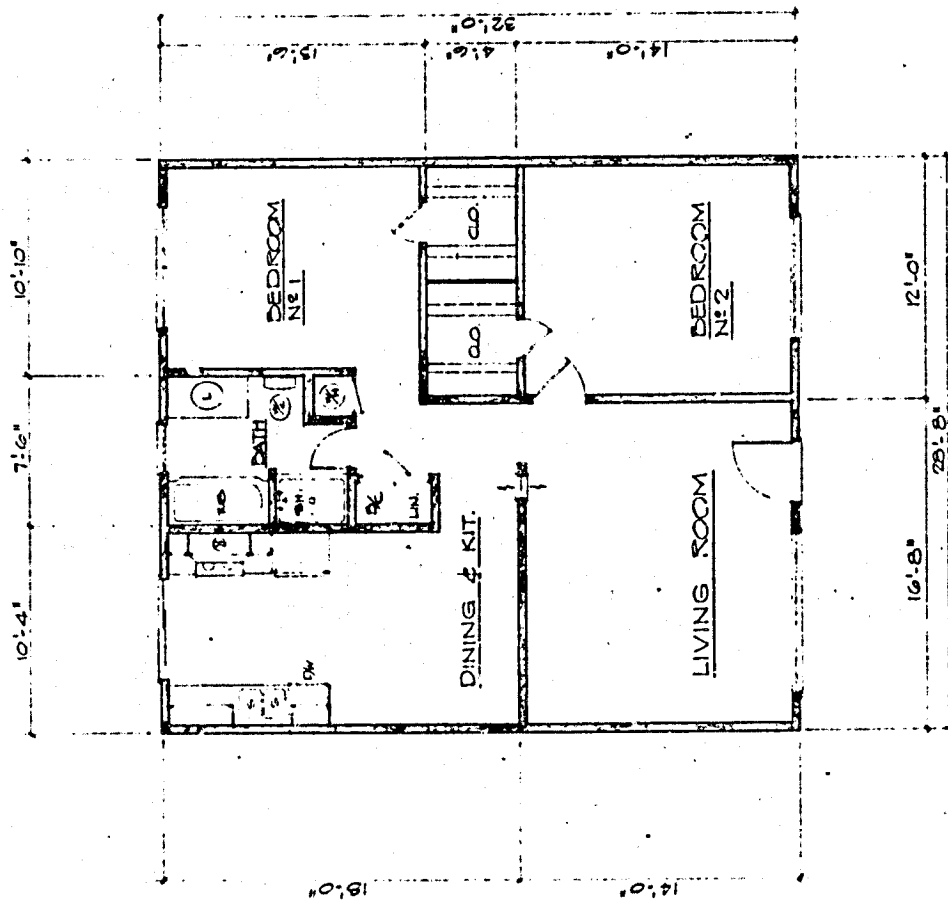
SPR-128-62



TYPICAL FLOOR PLAN • UNIT "A"

SCALE: 1/4" = 1'-0"

5/4/102-6P



TYPICAL FLOOR PLAN • UNIT "B"

SP-10-49

SITE PLAN AMENDMENT NO. S.P.A.-103-68

STAFF REPORT
JANUARY 11, 1968

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by Egon Jensen, as applicant.

2. The applicant requests approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street. Subject site plan also requests variances from the following Sections of the Municipal Code:

Section 9205.2 - Required front yard in the R-2 zone.

Section 9216A.4(d) - Required distance between parking areas and buildings.

3. The subject property is presently zoned R-1 and is partially improved with rural type single family dwellings.

4. Existing land use and zoning of property in the vicinity of the subject property is as follows:

a. North: Zoned R-1 and improved with a church.

b. South: Zoned R-1 and improved with single family dwellings.

c. East: Zoned R-3 (across Buaro Street) and improved with multiple family dwellings.

d. West: Zoned R-1 and partially improved with single family dwellings.

5. Past cases affecting the subject property include:

a. P.P.D-104-60, a request to develop multiple family dwelling units on the subject property, was denied by the Planning Commission in 1960.

b. A-174-60, a proposal to rezone from R-1 to R-3 on the subject property, was denied by the Planning Commission in 1960.

c. S.P.-119-62, a proposal to construct multiple family dwellings and rezone from R-1 to R-3 the property located across Buaro Street from the subject property, was approved by the City Council in 1962.

d. S.P.A.-170-63, a proposal to construct multiple dwelling units and rezone from R-1 to R-3 on subject property, was denied without prejudice by the City Council in 1964.

e. S.P.A.-113-64, a plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 on subject property, was denied by the City Council in 1964.

f. S.P.A.-151-64, a request to construct 21 multiple dwelling units and rezone from R-1 to R-3 on the subject property, was denied without prejudice by the Planning Commission in 1964.

g. S.P.A.-113-67, a request to construct an 11 unit, single story apartment development, was denied without prejudice by the Planning Commission and City Council in December 1967.

6. The Planning Commission's action on the above case (S.P.A.-113-67) was influenced by the following observation:

"Subject site plan represents a piecemeal approach to subject property. The Planning Commission is desirous of seeing a more complete treatment of larger property of which the subject property is a part."

7. The applicant is requesting approval of a site plan to construct a 41 unit, single story, multiple building apartment complex. Said complex is to contain three (3) parts, each designed so as to be self-sufficient. Part "A" is substantially the same as previously considered in S.P.A.-113-67. On this part, applicant is requesting two variances, as follows:

- a. Front yard setback - 15 feet proposed where 20 feet is required.
- b. Distance required between a dwelling unit and a parking space - 8 feet proposed where 15 feet is required.

On Part "B" no variances are involved. On Part "C" the applicant is requesting

(S.P.A.-103-68 - continued)

one variance, as follows:

- a. Front yard setback - 15 feet proposed where 20 feet is required.

In reference to the front yard setback variances mentioned above on Parts "A" and "C", the applicant feels the proposed 15 feet of landscaping and decorative wall will provide a more than adequate street frontage while providing more usable recreation area within the building complex area.

II. IMPLICATIONS OF THIS PROPOSAL ON THE GENERAL PLAN:

1. Land Use. This Element of the General Plan suggests low density and medium density residential, as well as commercial uses in this area. The boundaries of the suggested uses are drawn in a generalized manner and therefore cannot be used to determine the conformance of the proposed use. The existing General Plan, therefore, cannot be construed to offer evidence for or against the proposed use.

2. Flood Control and Drainage. There are no General Plan facilities involved. Local drainage facilities, however, may be affected.

3. Water Supply. The facilities for this area as set forth in this Element of the General Plan are now available. The adequacy of these facilities to serve the proposed use on this parcel would be ascertained once the applicant's water demands are determined.

4. Public Schools. The creation of 41 apartments of the types proposed in this project could generate a population of approximately 100 persons of which approximately 25 would be of school age. This would imply the use or creation of 0.8 of a classroom.

5. Fire Protection. The subject property is served by Fire Station No. 3 located approximately 3/4 of a mile to the south on Trask Avenue.

6. Public Libraries. The proposed use could generate approximately 100 persons of whom 88 would be potential users of library facilities. This would imply the use or creation of approximately 33 square feet of gross floor space within the local library system. The nearest branch library facility is located on Main Street approximately 1½ miles to the west.

7. Recreation. The 100 persons residing in this project would generate a demand for an additional .2 acre of developed park land in the City. No park exists in the neighborhood in which the subject property is a part. The population potential in this neighborhood, as expressed in the Recreation Element, is 12,500 persons.

January 25, 1968

Mr. Egon Jensen
5125 W. Kent Street
Santa Ana, California

Re: SPA 103-68

Dear Mr. Jensen:

The City Council of the City of Garden Grove will conduct public hearings at its meeting of February 6, 1968, which commences at 7:00 p.m. in the Council Chambers of the Garden Grove City Hall. At that time, they will consider Site Plan Amendment 103-68, which concerns property located on the west side of Busro Street and north of Stanford Avenue.

The public hearing on SPA 103-68 will be held for the purpose of hearing any and all persons either favoring or opposing said case.

Very truly yours,

CITY OF GARDEN GROVE

CITY CLERK

GW:wr

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

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

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

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

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

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

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.
DATED: January 19, 1968

Gwen Wiesner
City Clerk

IN THE
Superior Court

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

CITY OF GARDEN GROVE, CITY CLERK

State of California }
County of Orange } ss.

/s/ JOYLYN J. CROAK

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

JANUARY 26,

ALL IN THE YEAR 1968

Subscribed and sworn to before me this
26th day of JANUARY, 1968

/s/ FRANCIS PARKS

Notary Public in and for said County and State.

(SEAL)

RECEIVED
CITY OF GARDEN GROVE
JAN 29 10 31 AM '68

AFFIDAVIT OF PUBLICATION

RECEIVED
CITY OF GARDEN GROVE
LEGAL NOTICE
JAN 29 10 31 AM '68

LEGAL NOTICE

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

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

SITE PLAN AMENDMENT NO. 103-68 — proceedings initiated by Egon Jensen, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buena Street between approximately 122 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 54 feet from the centerline of Buena Street, and approval of a site plan for the construction of multiple dwelling units. Subject site plan also requests variances from the following sections of the Municipal Code: Section 225.2 — Required front yard in the R-2 zone; Section 921A.4(d) — Required distance between parking areas and buildings. (Pursuant to Resolution No. 2178, Planning Commission recommended approval of SPA 103-68, on January 11, 1968).

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

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

A-102-68 — proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Woodbury Avenue and property located on the north side of Westminster Avenue between approximately 122 feet and 655 feet westerly of the centerline of Brookhurst Street and extending in depth approximately 832 feet northerly from the centerline of Westminster Avenue. (Pursuant to Resolution No. 2182, Planning Commission recommended approval of A-102-68, on January 11, 1968).

A-103-68 — proceedings initiated by the City of Garden Grove, as applicant, proposing the zoning to C-1 or a more restrictive zone on property located on the east side of Brookhurst Street between approximately 140 feet and 213 feet northerly from the centerline of Jannetta Avenue and extending approximately 210 feet easterly of the centerline of Brookhurst Street. (Pursuant to Resolution No. 2183, Planning Commission recommended approval of A-103-68 on January 11, 1968).

A-104-68 — proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Section 921A.12(c) of the Municipal Code which pertains to the placement of signs, etc., and factors on reverse corner lots. (Pursuant to Resolution No. 2181, Planning Commission recommended approval of A-104-68, on January 11, 1968).

A-105-68 — proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning on property under County jurisdiction located at the northwest corner of Brookhurst Street and Lompson Avenue from County zone A-1 to C-1 and R-3 or more restrictive zones. The proposed rezoning process is to establish C-1 zoning on property located on the west side of Brookhurst Street between the centerline

CITY OF GARDEN GROVE, CITY CLERK

State of California }
County of Orange } ss.

/s/ JOYLYN J. CROAK

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

JANUARY 26,

ALL IN THE YEAR 1968

Subscribed and sworn to before me this
26th day of JANUARY, 1968

/s/ FRANCIS PARKS

Notary Public in and for said County and State.

(SEAL)

...to receive and consider evidence as to reports on the following:
SITE PLAN AMENDMENT NO. 101-48 - proceedings initiated by Mobil Oil Corporation, as applicant, requesting rezoning from O-1 to R-1 or a more restrictive zone on property located at the southwest corner of Euclid Street and Lomax Avenue, and approval of a site plan for the construction of a service station. (Pursuant to Resolution No. 2177, Planning Commission recommended approval of SPA 101-48, on January 11, 1968).
SITE PLAN AMENDMENT NO. 103-46 - proceedings initiated by Egon Jensen, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buoro Street between approximately 133 feet and 354 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 364 feet from the centerline of Buoro Street, and approval of a site plan for the construction of multiple dwelling units. Subject site plan also requests variances from the following Sections of the Municipal Code: Section 2205.2 - Required front yard in the R-2 zone; Section 216A.1(c) - Required distance between parking areas and buildings. (Pursuant to Resolution No. 2178, Planning Commission recommended approval of SPA 103-46, on January 11, 1968).
SITE PLAN AMENDMENT NO. 124-67 - proceedings initiated by Daniel L. Evans and Associates, as applicants, requesting rezoning from R-1, R-2, and C-2 to R-3 or a more restrictive zone on a parcel of land located at the northwest corner of Garden Grove Boulevard and West Street, and approval of a site plan for the construction of a mobile home park. (Pursuant to Resolution No. 2187, Planning Commission recommended approval of SPA 124-67, on January 11, 1968).
SITE PLAN AMENDMENT NO. 104-66 - proceedings initiated by Charles Fusco, as applicant, requesting rezoning from O-P to R-3 or a more restrictive zone on property located on the north side of Chapman Avenue between approximately 110 feet and 232 feet westerly from the centerline of Buoro Street and extending in depth approximately 316 feet northerly from the centerline of Chapman Avenue, and approval of a site plan for the construction of a Rest Home. (Pursuant to Resolution No. 2179, Planning Commission recommended approval of SPA 104-66 on January 11, 1968).
A-102-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Woodbury Avenue and property located on the north side of Westminster Avenue between approximately 132 feet and 155 feet westerly of the centerline of Brookhurst Street and extending in depth approximately 82 feet northerly from the centerline of Westminster Avenue. (Pursuant to Resolution No. 2180, Planning Commission recommended approval of A-102-68, on January 11, 1968).
A-105-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing the zoning to C-1 or a more restrictive zone on property located on the east side of Brookhurst Street between approximately 140 feet and 273 feet northerly from the centerline of Jannich Avenue and extending approximately 210 feet easterly of the centerline of Brookhurst Street. (Pursuant to Resolution No. 2182, Planning Commission recommended approval of A-105-68 on January 11, 1968).
A-103-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Section 2216.12(c) of the Municipal Code which pertains to the placement of walls, fences, and hedges on reverse corner lots. (Pursuant to Resolution No. 2181, Planning Commission recommended approval of A-103-68, on January 11, 1968).
A-104-68 - proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning on property under County jurisdiction located at the northwest corner of Brookhurst Street and Hazard Avenue from County Zone A-1 to C-1 and R-3 or more restrictive zones. The proposed rezoning proposes to establish C-1 zoning on property located on the west side of Brookhurst Street between the centerline of Hazard Avenue extending northerly approximately 323 feet and extending westerly approximately 233 feet from the centerline of Brookhurst Street and also to establish R-3 zoning on property located on the north side of Hazard Avenue between approximately 233 feet and 402 feet westerly from the centerline of Brookhurst Street and extending northerly approximately 233 feet from the centerline of Hazard Avenue. (Pursuant to Resolution No. 2183, Planning Commission recommended approval of A-104-68, on January 11, 1968).
ALL INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposed rezoning.
FURTHER INFORMATION ON the above applications may be obtained or viewed at the Planning Department or City Clerk's Office in City Hall, or by telephone 834700.
BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
DATED January 22, 1968
CITY CLERK
JANUARY 26, 1968

LEGAL NOTICE

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

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

SITE PLAN AMENDMENT NO. 102-68 - proceedings initiated by Egon Jensen, as applicant, requesting rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street, and approval of a site plan for the construction of multiple dwelling units. Subject site plan also requests variances from the following Sections of the Municipal Code: Section 9205.2 - Required front yard in the R-2 zone; Section 9216A.4(d) - Required distance between parking areas and buildings. (Pursuant to Resolution No. 2178, Planning Commission recommended approval of SPA 103-68, on January 11, 1968).

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

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

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

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

A-103-68

- proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Section 9215.12(c) of the Municipal Code which pertains to the placement of walls, fences, and hedges on reverse corner lots. (Pursuant to Resolution No. 2181, Planning Commission recommended approval of A-103-68, on January 11, 1968).

A-106-68

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

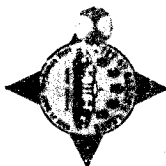
ALL INTERESTED PARTIES ARE invited to attend said hearings and express opinions or submit evidence for or against the proposals as outlined above.

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

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

DATED: January 22, 1968.

GWEN WIESNER
CITY CLERK



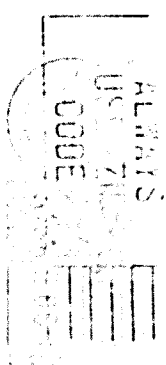
City of
Garden Grove
California, 92640
11391 Acacia Street
City Clerk

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

89, HV 5h 01 62 HVJ
GROVE
CITY RECEIVED



~~Chalmer Gruber
12651 Dungan Ln
City 92640
SPA 103-68~~



MAILING LIST MEETING FOR OF
JANUARY 11, 1968
PLANNING COMMISSION
SPA 103-68

Annie Barbier
Annie Shields
12722 Dungan Ln
City 92640
SPA 103-68

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

William Abraham
12711 Dungan Ln
City 92640
SPA 103-68

Donald Averill
12671 Dungan Ln
City 92640
SPA 103-68

Walter Alfrey
12631 Dungan Ln
City 92640
SPA 103-68

Walter Nash, et al
10192 Chapman Ave
City 92641
SPA 103-68

Frederick Klausling
12162 College
City 92640
SPA 103-68

Hollis Matthews
12652 Dungan Ln
City 92640
SPA 103-68

John Cunningham
12692 Dungan Ln
City 92640
SPA 103-68

SUBJECT PROPERTY OWNERS

PROPERTY OWNERS WITHIN
300' RADIUS:

Walter Mac Farlane
12091 Stanford
City 92640
SPA 103-68

Muriel Griffith
12531 Ocean Breeze Dr
City 92641
SPA 103-68

Leo Morse
12661 Dungan Ln
City 92640
SPA 103-68

Lawrence Durfey
9351 Cellini Apt D
City 92641
SPA 103-68

- Alex Daubert
12182 College Ave
City 92640
SPA 103-68

Elmer Storm
12142 College Ave
City 92640
SPA 103-68

Charles Ledwick
12672 Dungan Ln
City 92640
SPA 103-68

Harold Davis
12712 Dungan Ln
City 92640
SPA 103-68

Harold Mutz
12701 Buaro St
City 92640
SPA 103-68

Donald C. L Ailler
12081 Stanford Ave
City 92640
SPA 103-68

Charles Niblack, et al
12721 Dungan Ave
City 92640
SPA 103-68

Bobby Brackin
12681 Dungan Ln
City 92640
SPA 103-68

Chalmer Gruber
12651 Dungan Ln
City 92640
SPA 103-68

Beverly Beynon
10323 Cord Ave
Downey, Calif. 90241
SPA 103-68

Charles Pantor
12172 College Ave
City 92640
SPA 103-68

Walter Finch
12632 Dungan Ln
City 92640
SPA 103-68

Mildred De Lano
12682 Dungan Ln
City 92640
SPA 103-68

Bernice Barnalch
12722 Dungan Ln
City 92640
SPA 103-68

SPA 103-68 continued
page 2

Leo Pohl
12141 Stanford
City 92640
SPA 103-68

Clifford Johnson
12191 Stanford
City 92640
SPA 103-68

Garland Leeper
12231 Stanford
City 92640
SPA 103-68

Bernard Sullivan, Jr.
12121 Dunklee
City 92640
SPA 103-68

Robert Helm
12202 Stanford
City 92640
SPA 103-68

William Pynn
12162 Stanford
City 92640
SPA 103-68

Joseph Nelson
12132 Stanford
City 92640
SPA 103-68

Robert Kaplanak, Jr.
12161 Dunklee
City 92640
SPA 103-68

Joseph Kaiser
12201 Dunklee
City 92640
SPA 103-68

Surety Realty Corp.
2425 Manhattan Beach Blvd.
Redondo Beach, Calif. 90278
SPA 103-68

Howard Butler
12121 E. Stanford
City 92640
SPA 103-68

Alfons Warned, et al
12161 Stanford
City 92640
SPA 103-68

William Dowling
No Address

Village Bible Church
12671 Buero St
City 92640
SPA 103-68

Reginald Wolf
12232 Stanford
City 92640
SPA 103-68

William Orwin
12192 Stanford
City 92640
SPA 103-68

Raymond Wulf
12152 Stanford
City 92640
SPA 103-68

Ethlyn Stottle
Newell Stottle
12131 Dunklee
City 92640
SPA 103-68

Barney Raley
12171 Dunklee
City 92640
SPA 103-68

Ralph Gildwell, Jr.
11441 Tacoma St
City 92640
SPA 103-68

Fredricks Development Corp.
524 W. Commonwealth Ave
Fullerton, Calif. 92632
SPA 103-68

Robert Meyers
12131 Stanford Ave
City 92640
SPA 103-68

Burt Harvey
12171 Stanford
City 92640
SPA 103-68

Harold Hawkey
12221 Stanford
City 92640
SPA 103-68

French Fowler
12102 Stanford Ave
City 92640
SPA 103-68

Thomas Tompkins
12222 Stanford
City 92640
SPA 103-68

Michael Benk
12182 Stanford
City 92640
SPA 103-68

H. C. Bennison
12142 Stanford
City 92640
SPA 103-68

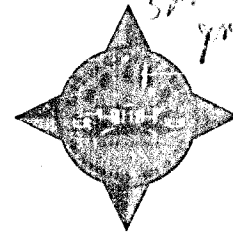
Kenneth Randall
12141 Dunklee
City 92640
SPA 103-68

John Pynchon
12191 Dunklee
City 92640
SPA 103-68

Eugene Zobel
12231 Dunklee
City 92640
SPA 103-68

CITY OF
GARDEN GROVE
CALIFORNIA

City Hall • 11391 Acacia Street • Jefferson 7-4200



January 30, 1968

County Recorder
Post Office Box 238
Santa Ana, California 92702

Gentlemen:

Enclosed for recordation please find Agreement between Annie Shields,
Owner of Parcel "C" and Harold and Verna O. Mutz, Owner of Parcel "B"
of property located in the City of Garden Grove.

This document was drawn as a requirement of the City of Garden
Grove, and we are requesting and handling recordation to insure
our position in the matter.

Upon completion of recordation, kindly forward the document to the
undersigned.

Very truly yours,

CITY OF GARDEN GROVE

/s/ Gwen Wiesner

CITY CLERK

GW:ns
Enclosure
bcc: City Attorney's Office
bcc: Planning Director ✓

C
O
P
Y

AGREEMENT

THIS AGREEMENT entered into this 25 day of Jan, 1967, by and between Annice Shield, owner of Parcel C, described as the northerly 105.50 feet of the southerly 199.00 feet of the easterly 337.21 feet of that portion of the northwest quarter of the southwest quarter of section 34, Township 4 South, Range 10 West, in the Rancho Las Bolsas, city of Garden Grove, county of Orange, state of California, as the west half of said southwest quarter is indicated on the map of Tract No. 1352, recorded in book 49 pages 33 to 35 inclusive of Miscellaneous Maps, in the office of the county recorder of said county, lying easterly of the easterly line of lots 99 to 106 inclusive of said Tract No. 1352, hereinafter referred to a "First Party" and Harold Mat & Verna C. Mat, owner of Parcel B described as the southerly 229.00 feet of that portion of the northwest quarter of the southwest quarter of section 34, Township 4 South, Range 10 West, in the Rancho Las Bolsas, city of Garden Grove, county of Orange, state of California, as the west half of said southwest quarter is indicated on the map of Tract No. 1352, recorded in book 49 pages 33 to 35 inclusive of Miscellaneous Maps, in the office of the county recorder of said county, lying easterly of the easterly line of lots 99 to 106 inclusive of said Tract No. 1352. EXCEPT the southerly 199.00 feet of the easterly 337.21 feet thereof, hereinafter referred to as "Second Party",

WHEREAS, First Party has applied for approval of Site Plan Amendment No. S.P.A.-103-68 allowing the building on Parcel "C" of Lot Split No. L.S.-119-67, filed with the City of Garden Grove; and

WHEREAS, as a condition precedent to the granting of said site plan amendment, First Party must provide certain off-street parking facilities; and

WHEREAS, the property on which First Party is to build said building does not contain sufficient space in order to supply access for said parking facilities; and

WHEREAS, Second Party is familiar with the conditions set forth above; and

WHEREAS, Second Party has property which, if allowed to be used by both First Party and Second Party, would satisfy the off-street access requirements for First Party.

IT IS, THEREFORE, HEREBY AGREED AS FOLLOWS:

1. That First Party needs access to required parking spaces in order to obtain approval of said site plan and First Party is not in a position to provide access to said required parking spaces, and Second Party, in consideration of the City of Garden Grove granting approval of said site plan to First Party hereby irrevocably grants to First Party permission to use the eastern 307.21 feet of Parcel "B" of Lot Split No. L.S.-119-67, filed with the City of Garden Grove.
2. That First Party and Second Party hereby agree that they shall not rescind, terminate, amend or in any way alter or change this agreement or the conditions and terms contained herein without first obtaining the written consent and approval of the City of Garden Grove.
3. That this agreement is a covenant running with the land of both First and Second Parties and that this document shall be recorded.

AGREEMENT

(Continued)

4. That this instrument shall bind the successors in interest of both Second and First Parties.

Annie Shields
FIRST PARTY, Owner of Parcel "C"
of Lot Split No. L.S.-119-67, filed
with the City of Garden Grove

Harold Mutz Verna O. Mutz
SECOND PARTY, Owner of Parcel "B"
of Lot Split No. L.S.-119-67, filed
with the City of Garden Grove

Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

On January 25, 1968, before me, the undersigned, a Notary Public in and for
said State, personally appeared

HAROLD MUTZ and VERNA O. MUTZ

known to me to be the person s whose name s are

subscribed to the within instrument and acknowledged to me
that they executed the same.

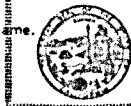
WITNESS my hand and official seal.

Signature

Larry E. Mack

LARRY E. MACK

My Commission Expires May 24, 1970



OFFICIAL SEAL
LARRY E. MACK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

(This area for official notarial seal)

Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

On January 25, 1968, before me, the undersigned, a Notary Public in and for
said State, personally appeared

ANNIE SHIELDS

known to me to be the person s whose name s are

subscribed to the within instrument and acknowledged to me
that she executed the same.

WITNESS my hand and official seal.

Signature

Larry E. Mack



OFFICIAL SEAL
LARRY E. MACK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

January 25, 1968

Mr. Egon Jensen
5125 West Kent Street
Santa Ana, California

Site Plan Amendment No. 103-68

January 11, 1968

Case File
SPA 10368

RESOLUTION NO. 2178

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
S.P.A. 103-68

WHEREAS, in the matter of S.P.A. 103-68, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Egon Jensen, as applicant.
2. The applicant requests approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street. Subject site plan also requests variances from the following Sections of the Municipal Code:
 - Section 9205.2 - Required front yard in the R-2 zone.
 - Section 9216A.4(d)- Required distance between parking areas and buildings.
3. The subject property is zoned R-1, and is partially improved with single family dwellings.
4. Existing land use and zoning of property in the vicinity of the subject property have been reviewed.
5. Past cases affecting the subject property were considered and the Staff Report submitted by the City's Staff was reviewed.
6. Public testimony was heard.

WHEREAS, the Planning Commission findings are as follows:

1. Subject site plan and zone reclassification possesses characteristics that would indicate justification of the request for adoption.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case.
 - a. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations except Sections 9205.2 and 9216A.4(d).
 - b. Minor changes in the site plan may be approved by the Planning Director. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
 - c. That a permanent easement for access from Parcel B to Parcel C be provided to the City Attorney's satisfaction and then that said easement be recorded in the County Recorder's Office.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby recommend approval of S.P.A. 103-68, subject to the conditions stated above, and does further recommend to the City Council rezoning to the R-2 zone, as indicated on the maps attached hereto and made a part hereof.

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

/s/ C. C. WOOLLEY
CHAIRMAN

RESOLUTION NO. 2178 (Continued)

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

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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

/s/ CLINE F. MARTIN
SECRETARY

PUBLIC HEARING:
INITIATED BY:
REQUEST:

SITE PLAN NO. S.P.A.-103-68
EGON JENSEN
APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF MULTIPLE DWELLING
UNITS AND REZONING FROM R-1 TO R-2
OR A MORE RESTRICTIVE ZONE.
WEST SIDE OF BUARO STREET, NORTH OF
STANFORD AVENUE.
JANUARY 11, 1968

LOCATION:

DATE:

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

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

Chairman Woolley declared the public hearing open.

Mr. Harvey Dobson appeared before the Commission as representative of the applicant and stated he appeared before the Commission about a month ago when he applied for R-3 zoning on one portion of the subject property. The applicant is now asking for R-2 zoning, and the plan is for the entire parcel.

Mr. John Jamison appeared before the Commission as representative of the applicant and stated he is a building designer with a California license. Approximately seventeen homes could be built on the property under the R-1 zone, which would have approximately 68 bedrooms. They propose 41 one-story apartments with 82 bedrooms which is a 25 percent increase over the R-1. The total amount of land area that could be covered under the R-1 zone would be 60,000 square feet of building area plus double garages for each home. This proposal is for a total of 37,000 square feet and carports of 4,200 square feet. Mr. Jamison presented a rendering of the proposed development and stated the area would be fenced with a screen wall at the required setback. All carports are screened so that a country club atmosphere is achieved. It is their request that five feet from the front planter area be used at the center of the project for the recreation area.

Mrs. Leo Pohl, 12141 Stanford, appeared before the Commission and stated she and her husband are night workers and sleep in a bedroom at the back of the house because of the traffic noise on Stanford. Now with this proposed apartment development at the back of their property, it will be almost impossible for them to get any rest. Mrs. Pohl added that there are many people in the neighborhood who are opposed to this case but none have appeared at the public hearing.

Mr. Walter Beck, 12612 West Street, appeared before the Commission and questioned if this is going to be a precedent to rezone this R-1 area to multiple family dwellings. According to the map, this is all R-1 and if high rise apartments are going to be developed in this area, perhaps the entire area should be rezoned at once so that everyone has a chance to sell his property at the same time without having it devalued.

Mrs. Roy Harkins, 12041 Dunklee, appeared before the Commission and stated for years this area has had flooding which increased when Leonards and the church were developed and further increased when the apartments across the street from the subject property were developed and when Buaro Street was allowed to have a dip in it. With further construction in this area, she questions what solution will be used to solve the flooding. She has had several surgeries as the result of having to put out sand bags in order to keep the water out of her home for several years. She feels the residents in

In rebuttal testimony, Mr. Jamison stated he has gone over this plan thoroughly with the Engineering and Planning Departments and finds that adequate facilities have been provided to see that no greater hazard will be created than what exists now, insofar as the flooding condition is concerned. There is a conversion point on the property to direct the water through an existing easement.

In response to a question by Commissioner Shelton, Mr. Wittauer stated he assumes Mr. Jamison is referring to an existing easement at the southwest corner of the property which easement extends between lots 36 and 37. There is no solution to the drainage problem in this area until a master storm drain is constructed.

In response to a question by Commissioner Bernston, Mr. Wittauer stated this property drains in a southwesterly direction and he doesn't see why it would retard the drainage on the north.

Commissioner Ludlow stated there is very little that the Commission can do to control the drainage until an adequate master plan for drainage is constructed. No matter what is developed in this area there will always be a drainage problem.

Chairman Woolley declared the public hearing closed.

Commissioner Ludlow stated he thinks a development of this density is in order for this area and since there are adjacent properties similarly developed and the applicant has produced a plan for the development of the entire parcel, he would be in favor of granting this request.

Commissioner Shelton stated he sees some problems of developing this as R-1 property because of the narrow lots. There is a church and apartments to the north of the subject property. He stated he is in sympathy with the variances the applicant has requested, particularly the one for the parking stall and also the one for the front yard because the applicant previously complied with the Code requirements when this was requested for R-3 zoning.

In response to a question by Commissioner Burton, Mr. Casper stated if the property is divided into three parcels as suggested, Parcel C would depend on Parcel B for access to its parking spaces. The Staff suggests that if this be the case, that a condition be added that would require a permanent access agreement between the two parcels satisfactory to the City Attorney's Office.

It was moved by Commissioner McCleary, seconded by Commissioner Movius, that a resolution be adopted approving S.P.A.-103-68 with the condition that a permanent easement for ingress and egress over Parcel B to Parcel C be filed with the City Attorney's Office.

Said motion was carried by the following vote:

AYES:

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

NOES:

COMMISSIONERS: NONE

ABSENT:

COMMISSIONERS: NONE

Chairman Woolley instructed the Staff to prepare the proper Resolution for the approval of S.P.A.-103-68. (RESOLUTION NO. 2178).

PUBLIC HEARING

SITE PLAN NO. S.P.A.-103-68

ITEM NO. 2

INITIATED BY:

EGON JENSEN
5125 W. KENT STREET
SANTA ANA, CALIFORNIA

REQUEST:

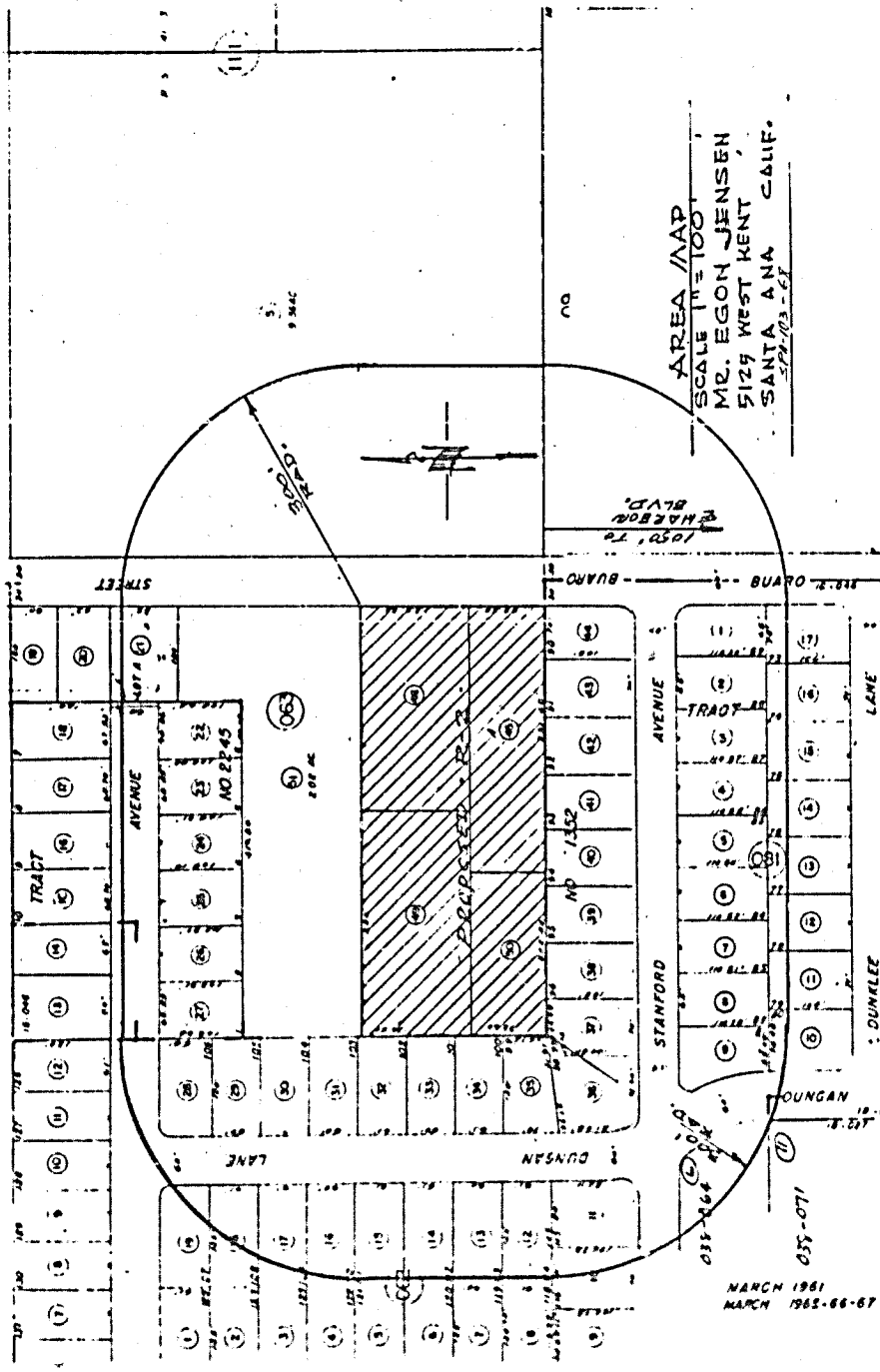
APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF MULTIPLE DWELLING
UNITS AND REZONING FROM R-1 TO R-2
OR A MORE RESTRICTIVE ZONE.

LOCATION:

WEST SIDE OF RUARO STREET, NORTH
OF STANFORD AVENUE.

DATE:

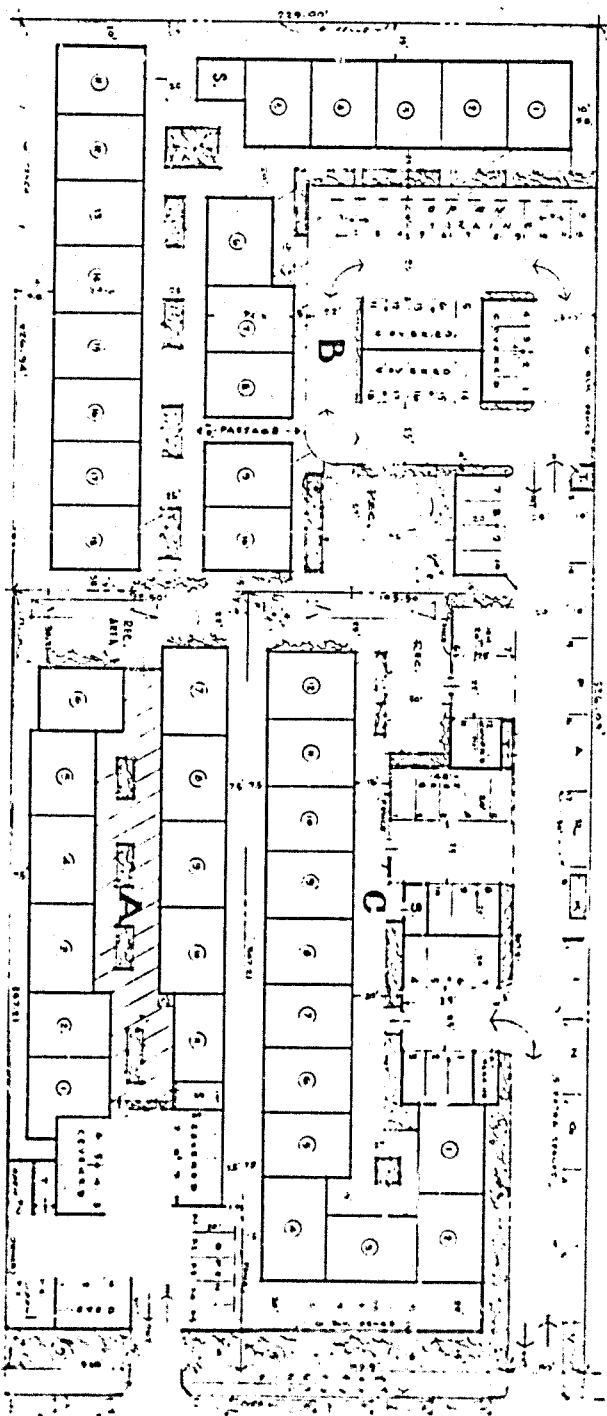
JANUARY 11, 1968



AREA MAP
 SCALE 1" = 100'
 MR. EGON JENSEN
 5129 WEST KENT
 SANTA ANA CALIF.
 3/22/67

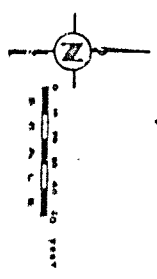
MARCH 1961
 MARCH 1965-66-67

STANFORD AVENUE
 DUNSMUIR LANE
 SHAFER BLVD.
 TRACT 44
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 TRACT 100



P L O T
P L A N

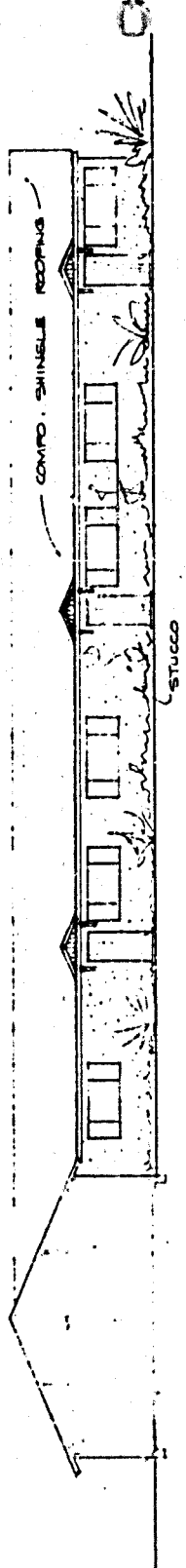
THREE PHASE COMPLEX - EACH 33' x 110' PLANT
 TWO STOREY - 3 INDIVIDUAL STOREY ROOM - 77 INDIVIDUAL STOREY ROOMS



BUARO ST.

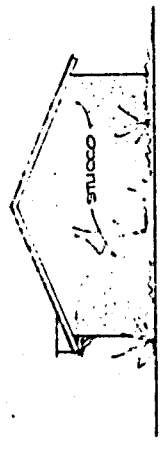
PLANNED DEVELOPMENT - GARDEN GROVE
 MR. EGON JENSEN
 5125 WEST AUNT
 CHICAGO, ILL. 60648
 312-331-1234

1



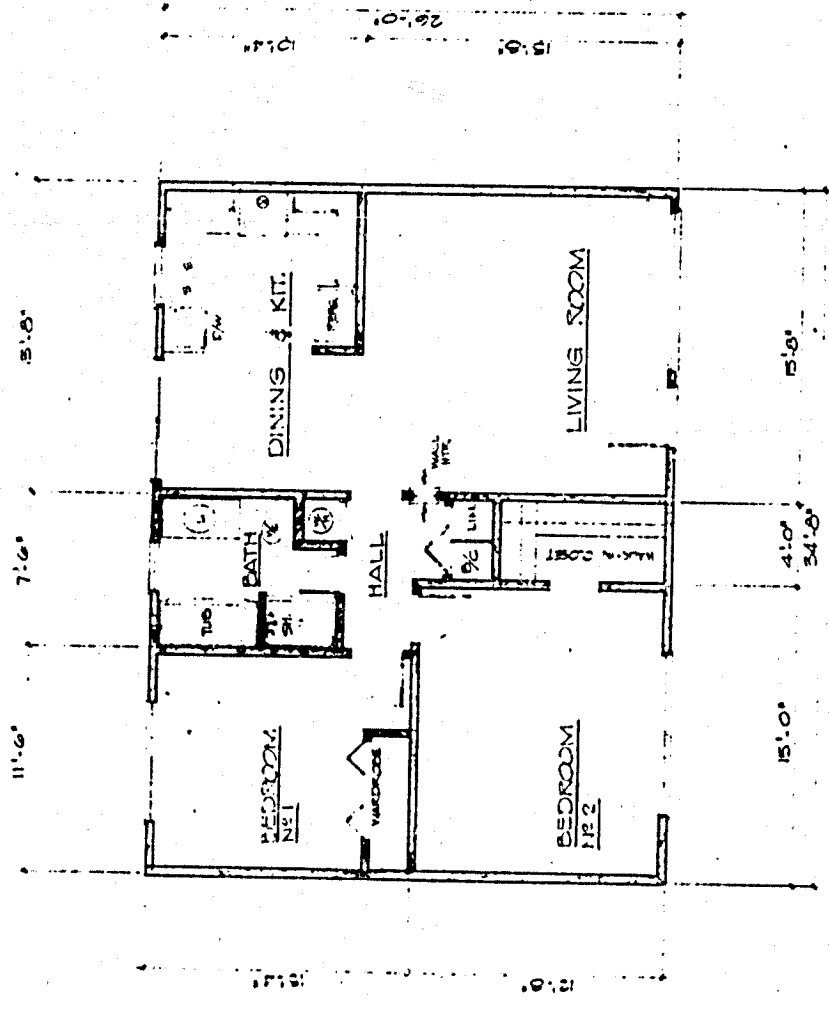
PATIO ELEVATION : SOUTH SIDE OF LOT

SCALE: 1/8" = 1'-0"



END ELEVATION

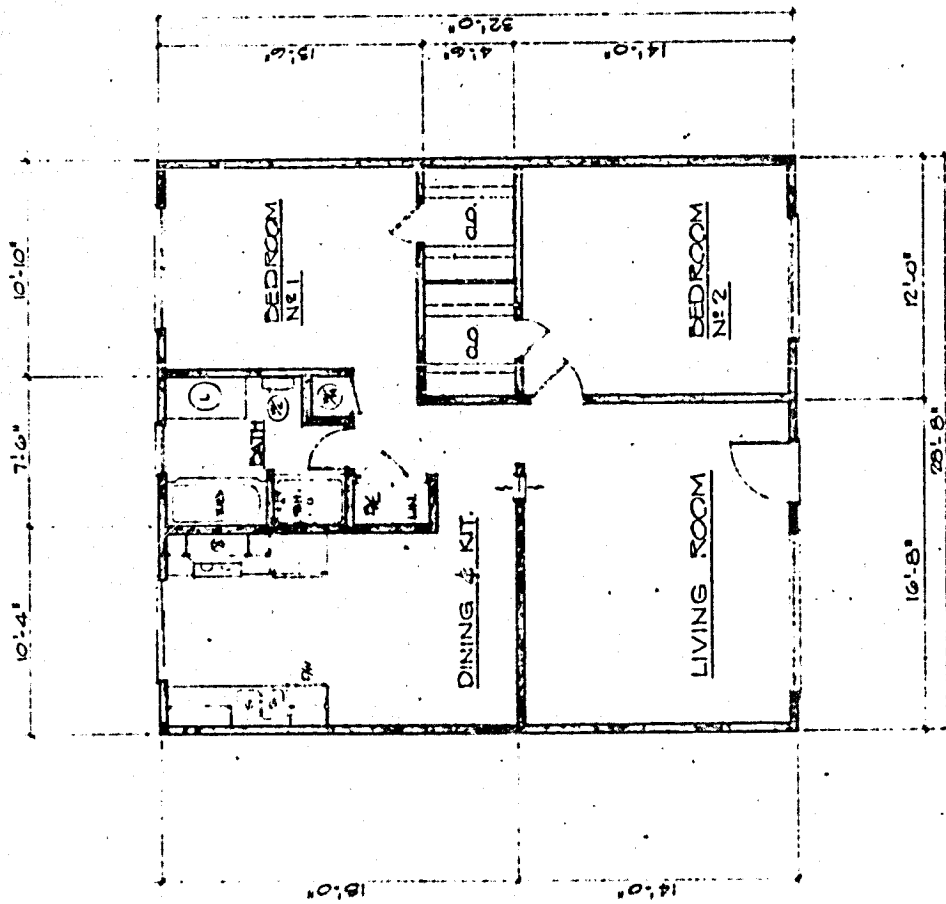
SPR-108-62



TYPICAL FLOOR PLAN • UNIT 'A'

SCALE: 1/4" = 1'-0"

STA 103-6P



TYPICAL FLOOR PLAN • UNIT 'B'

SP-103-43

SITE PLAN AMENDMENT NO. S.P.A.-103-68

STAFF REPORT
JANUARY 11, 1968

I. GENERAL OBSERVATIONS:

1. Subject case was initiated by Egon Jensen, as applicant.

2. The applicant requests approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street. Subject site plan also requests variances from the following Sections of the Municipal Code:

Section 9205.2 - Required front yard in the R-2 zone.

Section 9216A.4(d) - Required distance between parking areas and buildings.

3. The subject property is presently zoned R-1 and is partially improved with rural type single family dwellings.

4. Existing land use and zoning of property in the vicinity of the subject property is as follows:

a. North: Zoned R-1 and improved with a church.

b. South: Zoned R-1 and improved with single family dwellings.

c. East: Zoned R-3 (across Buaro Street) and improved with multiple family dwellings.

d. West: Zoned R-1 and partially improved with single family dwellings.

5. Past cases affecting the subject property include:

a. P.P.D-104-60, a request to develop multiple family dwelling units on the subject property, was denied by the Planning Commission in 1960.

b. A-174-60, a proposal to rezone from R-1 to R-3 on the subject property, was denied by the Planning Commission in 1960.

c. S.P.-119-62, a proposal to construct multiple family dwellings and rezone from R-1 to R-3 the property located across Buaro Street from the subject property, was approved by the City Council in 1962.

d. S.P.A.-170-63, a proposal to construct multiple dwelling units and rezone from R-1 to R-3 on subject property, was denied without prejudice by the City Council in 1964.

e. S.P.A.-113-64, a plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 on subject property, was denied by the City Council in 1964.

f. S.P.A.-151-64, a request to construct 21 multiple dwelling units and rezone from R-1 to R-3 on the subject property, was denied without prejudice by the Planning Commission in 1964.

g. S.P.A.-113-67, a request to construct an 11 unit, single story apartment development, was denied without prejudice by the Planning Commission and City Council in December 1967.

6. The Planning Commission's action on the above case (S.P.A.-113-67) was influenced by the following observation:

"Subject site plan represents a piecemeal approach to subject property. The Planning Commission is desirous of seeing a more complete treatment of larger property of which the subject property is a part."

7. The applicant is requesting approval of a site plan to construct a 41 unit, single story, multiple building apartment complex. Said complex is to contain three (3) parts, each designed so as to be self-sufficient. Part "A" is substantially the same as previously considered in S.P.A.-113-67. On this part, applicant is requesting two variances, as follows:

- a. Front yard setback - 15 feet proposed where 20 feet is required.
- b. Distance required between a dwelling unit and a parking space - 8 feet proposed where 15 feet is required.

On Part "B" no variances are involved. On Part "C" the applicant is requesting

(S.P.A.-103-68 - continued)

one variance, as follows:

- a. Front yard setback - 15 feet proposed where 20 feet is required.

In reference to the front yard setback variances mentioned above on Parts "A" and "C", the applicant feels the proposed 15 feet of landscaping and decorative wall will provide a more than adequate street frontage while providing more usable recreation area within the building complex area.

II. IMPLICATIONS OF THIS PROPOSAL ON THE GENERAL PLAN:

1. Land Use. This Element of the General Plan suggests low density and medium density residential, as well as commercial uses in this area. The boundaries of the suggested uses are drawn in a generalized manner and therefore cannot be used to determine the conformance of the proposed use. The existing General Plan, therefore, cannot be construed to offer evidence for or against the proposed use.

2. Flood Control and Drainage. There are no General Plan facilities involved. Local drainage facilities, however, may be affected.

3. Water Supply. The facilities for this area as set forth in this Element of the General Plan are now available. The adequacy of these facilities to serve the proposed use on this parcel would be ascertained once the applicant's water demands are determined.

4. Public Schools. The creation of 41 apartments of the types proposed in this project could generate a population of approximately 100 persons of which approximately 25 would be of school age. This would imply the use or creation of 0.8 of a classroom.

5. Fire Protection. The subject property is served by Fire Station No. 3 located approximately 3/4 of a mile to the south on Trask Avenue.

6. Public Libraries. The proposed use could generate approximately 100 persons of whom 88 would be potential users of library facilities. This would imply the use or creation of approximately 33 square feet of gross floor space within the local library system. The nearest branch library facility is located on Main Street approximately 1½ miles to the west.

7. Recreation. The 100 persons residing in this project would generate a demand for an additional .2 acre of developed park land in the City. No park exists in the neighborhood in which the subject property is a part. The population potential in this neighborhood, as expressed in the Recreation Element, is 12,500 persons.

SPA-103-68

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

CITY OF GARDEN GROVE, PLANNING

State of California }
County of Orange } ss.

/s/ JOYLYN J. CROAK

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

DECEMBER 31,

ALL IN THE YEAR 19**67**

Subscribed and sworn to before me this
2nd day of **JANUARY**, 196**8**

/s/ FRANCES PARKS

Notary Public in and for said County and State.

(SEAL)

AFFIDAVIT OF PUBLICATION

LEGAL NOTICE

LEGAL NOTICE
NOTICES OF PUBLIC HEARINGS
RELATIVE TO ZONE
RECLASSIFICATIONS,
AMENDMENTS, AND SITE PLANS.
NOTICE IS HEREBY GIVEN

THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBERS OF THE CITY HALL IN THE CITY OF GARDEN GROVE on Thursday, January 11, 1968, at the hour of 1:30 P.M. to receive and consider all the evidence and reports of this hearing or obtained previously by the Commission relative to the verified Petition submitted by the owners of the following described properties and the City of Garden Grove.

ZONE RECLASSIFICATION
NO. A-102-68

Proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Woodbury Avenue and property located on the north side of Westminster Avenue between approximately 1223 feet and 655 feet westerly of the centerline of Brookhurst Street and extending in depth approximately 832 feet northerly from the centerline of Westminster Avenue.

AMENDMENT
NO. A-103-68

Proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Section 921.32 (c) of the Municipal Code which pertains to the placement of walls, fences, and hedges on reverse corner lots.

ZONE RECLASSIFICATION
NO. A-105-68

Proceedings initiated by the City of Garden Grove, as applicant, proposing the zoning to C-1 or a more restrictive zone on property located on the east side of Brookhurst Street between approximately 140 feet and 275 feet northerly from the centerline of Jachrich Avenue and extending approximately 210 feet easterly of the centerline of Brookhurst Street.

ZONE RECLASSIFICATION
NO. A-106-68

Proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning on property under County jurisdiction located at the northwest corner of Brookhurst Street and Hazard Avenue from County zone A-1 to C-1 and R-3 or more restrictive zones. The proposed rezoning proposes to establish C-1 zoning on property located on the west side of Brookhurst Street between the centerline of Hazard Avenue extending northerly approximately 313 feet and extending westerly approximately 283 feet from the centerline of Brookhurst Street and also on property located on the north side of Hazard Avenue between approximately 283 feet and 652 feet westerly from the centerline of Brookhurst Street and extending northerly approximately 313 feet from the centerline of Hazard Avenue.

SITE PLAN
NO. S.P.A.-104-68

Proceedings initiated by Mobile Oil Corporation, as applicant, requesting approval of a site plan for the construction of a service station and rezoning from O.P. to C-1 or a more restrictive zone on property located at the southwest corner of Euclid Street and Lamson Avenue.

SITE PLAN
NO. S.P.A.-105-68

Proceedings initiated by Egon Jensen, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to C-1 or a more restrictive zone on property located on the west side of Sycamore Street between approximately 111 feet and 116 feet easterly from the centerline of Sycamore Avenue and extending westerly approximately 144 feet from the centerline of Sycamore Street. Subject site plan also requests rezoning from R-1 to C-1 or a more restrictive zone.

CITY OF GARDEN GROVE, PLANNING

State of California) ss.
County of Orange)

/s/ JOYLYN J. CROAK

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

DECEMBER 31,

ALL IN THE YEAR 19**67**

Subscribed and sworn to before me this
2nd day of **JANUARY**, 196**8**

/s/ FRANCES PARKS

Notary Public in and for said County and State.

(SEAL)

LEGAL NOTICE

**NOTICES OF PUBLIC HEARINGS
RELATIVE TO ZONE
RECLASSIFICATIONS,
AMENDMENTS, AND SITE PLANS.**

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBER OF THE CITY HALL IN THE CITY OF GARDEN GROVE on Thursday, January 11, 1968, at the hour of 1:30 P.M. to receive and consider all the evidence and reports of the hearing or obtained previously by the Commission relative to the verified Petitions submitted by the owners of the following described properties and the City of Garden Grove:

**ZONE RECLASSIFICATION
NO. A-103-68**

Proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning from R-1 to C-1 or a more restrictive zone on property located at the southwest corner of Brookhurst Street and Woodbury Avenue and property located on the north side of Westminster Avenue between approximately 1223 feet and 455 feet westerly of the centerline of Brookhurst Street and extending in depth approximately 322 feet northerly from the centerline of Westminster Avenue.

**AMENDMENT
NO. A-103-68**

Proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Section 9216.12 (c) of the Municipal Code which pertains to the placement of walls, fences, and hedges on reverse corner lots.

**ZONE RECLASSIFICATION
NO. A-103-68**

Proceedings initiated by the City of Garden Grove, as applicant, proposing the zoning to C-1 or a more restrictive zone on property located on the east side of Brookhurst Street between approximately 140 feet and 275 feet northerly from the centerline of Jennrich Avenue and extending approximately 210 feet easterly of the centerline of Brookhurst Street.

**ZONE RECLASSIFICATION
NO. A-104-68**

Proceedings initiated by the City of Garden Grove, as applicant, proposing rezoning on property under County jurisdiction located at the northwest corner of Brookhurst Street and Hazard Avenue from County zone A-1 to C-1 and R-3 or more restrictive zones. The proposed rezoning proposed to establish C-1 zoning on property located on the west side of Brookhurst Street between the centerline of Hazard Avenue extending northerly approximately 333 feet and extending westerly approximately 283 feet from the centerline of Brookhurst Street and also to establish R-3 zoning on property located on the north side of Hazard Avenue between approximately 283 feet and 662 feet westerly from the centerline of Brookhurst Street and extending northerly approximately 177 feet from the centerline of Hazard Avenue.

**SITE PLAN
NO. S.P.A.-101-68**

Proceedings initiated by Mobile Oil Corporation, as applicant, requesting approval of a site plan for the construction of a service station and rezoning from O-P to C-1 or a more restrictive zone on property located at the southwest corner of Euclid Street and Lompson Avenue.

**SITE PLAN
NO. S.P.A.-103-68**

Proceedings initiated by Egon Jensen, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buoro Street between approximately 133 feet and 364 feet northerly from the centerline of Starward Avenue and extending westerly approximately 564 feet from the centerline of Buoro Street. Subject site plan also requests variances from the following Sections of the Municipal Code:

Section 9203.2—Required front yard in the R-2 zone.

Section 9214A.1(d)—Required distance between parking areas and buildings.

**SITE PLAN
NO. S.P.A.-104-68**

Proceedings initiated by Charles Faxon, as applicant, requesting approval of a site plan for the construction of a rest home and rezoning from O-P to R-2 or a more restrictive zone on property located on the north side of Chopwood Avenue between approximately 110 feet and 300 feet westerly from the centerline of Buoro Street and extending in depth for approximately 210 feet northerly from the centerline of Chapman Avenue.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID HEARINGS and express their opinion for or against the proposed ZONE RECLASSIFICATIONS, AMENDMENTS, AND SITE PLANS. FURTHER INFORMATION ON THE ABOVE may be obtained at the Planning Department of the City of Garden Grove at 177 East Orange Street, Garden Grove, California 92647. Phone: 577-2223, extension 41. Dates: December 20, 1967. CITY OF GARDEN GROVE PLANNING COMMISSION. Meeting: December 20, 1967. The Orange Co. 244, Room 204, 427

December 29, 1967

Mr. Egon Jensen
5125 W. Kent Street
Santa Ana, California

SITE PLAN NO. S.P.A. -103-68

Dear Mr. Jensen:

January 11, 1968.

Applicant Notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING
SITE PLAN NO. S.P.A. -103-68

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

*JANUARY 11, 1968
1:30 O'CLOCK P.M.

SITE PLAN NO.
S.P.A. -103-68

Proceedings initiated by Egon Jensen, as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from R-1 to R-2 or a more restrictive zone on property located on the west side of Buaro Street between approximately 133 feet and 364 feet northerly from the centerline of Stanford Avenue and extending westerly approximately 564 feet from the centerline of Buaro Street. Subject site plan also requests variances from the following Sections of the Municipal Code:

Section 9205.2 - Required front yard in the R-2 zone.

Section 9216A.4(d) - Required distance between parking areas and buildings.

DATE: DECEMBER 27, 1967

PUBLISH: DECEMBER 31, 1967

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

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

GARDEN GROVE CITY PLANNING COMMISSION



City of
Garden Grove
California 92640
11391 Arcadia Street
Planning Department

- Moved, left no address
- No such number
- Moved, not for possible
- Addressed unknown

29



REMOVE AND
LOCK CAR

Chalmers Gruber
12651 Dungan Ln
City 92640
SPA 103-68

1 28-062-14



MAILING LIST MEETING ROK OF
JANUARY 11, 1968
PLANNING COMMISSION
SPA 103-68

Annie Barbier
Annie Shields
12722 Dungan Ln
City 92640
SPA 103-68

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

William Abraham
12711 Dungan Ln
City 92640
SPA 103-68

Donald Averill
12671 Dungan Ln
City 92640
SPA 103-68

Walter Alfrey
12631 Dungan Ln
City 92640
SPA 103-68

Walter Nash, et al
10192 Chapman Ave
City 92641
SPA 103-68

Frederick Klausling
12162 College
City 92640
SPA 103-68

Hollis Matthews
12652 Dungan Ln
City 92640
SPA 103-68

John Cunningham
12692 Dungan Ln
City 92640
SPA 103-68

SUBJECT PROPERTY OWNERS

PROPERTY OWNERS WITHIN
300' RADIUS:

Walter Mac Farlane
12091 Stanford
City 92640
SPA 103-68

Muriel Griffith
12531 Ocean Breeze Dr
City 92641
SPA 103-68

Leo Morse
12661 Dungan Ln
City 92640
SPA 103-68

Lawrence Durfey
9351 Cellini Apt D
City 92641
SPA 103-68

Alex Daubert
12182 College Ave
City 92640
SPA 103-68

Elmer Storm
12142 College Ave
City 92640
SPA 103-68

Charles Lodwick
12672 Dungan Ln
City 92640
SPA 103-68

Harold Davis
12712 Dungan Ln
City 92640
SPA 103-68

Harold Nutz
12701 Buaro St
City 92640
SPA 103-68

Donald C. L Ailler
12081 Stanford Ave
City 92640
SPA 103-68

Charles Niblack, et al
12721 Dungan Ave
City 92640
SPA 103-68

Bobby Brackin
12681 Dungan Ln
City 92640
SPA 103-68

Chalmer Gruber
~~12651 Dungan Ln~~
~~City 92640~~
SPA 103-68

Beverly Beynon
10323 Cord Ave
Downey, Calif. 90241
SPA 103-68

Charles Pantar
12172 College Ave
City 92640
SPA 103-68

Walter Finch
12632 Dungan Ln
City 92640
SPA 103-68

Mildred De Lano
12682 Dungan Ln
City 92640
SPA 103-68

Bernice Barnsich
12722 Dungan Ln
City 92640
SPA 103-68

*moved David
to same street*

SPA 103-68 continued
page 2

Leo Pohl
12141 Stanford
City 92640
SPA 103-68

Clifford Johnson
12191 Stanford
City 92640
SPA 103-68

Garland Lesper
12231 Stanford
City 92640
SPA 103-68

Bernard Sullivan, Jr.
12121 Dunklee
City 92640
SPA 103-68

Robert Helm
12202 Stanford
City 92640
SPA 103-68

William Pynn
12162 Stanford
City 92640
SPA 103-68

Joseph Nelson
12132 Stanford
City 92640
SPA 103-68

Robert Kaplenek, Jr.
12161 Dunklee
City 92640
SPA 103-68

Joseph Kaiser
12201 Dunklee
City 92640
SPA 103-68

Surety Realty Corp.
2425 Manhattan Beach Blvd.
Redondo Beach, Calif. 90270
SPA 103-68

Howard Butler
12121 E. Stanford
City 92640
SPA 103-68

Alfons Warnad, et al
12161 Stanford
City 92640
SPA 103-68

William Dowling
No Address

Village Bible Church
12671 Buaro St
City 92640
SPA 103-68

Reginald Wolf
12232 Stanford
City 92640
SPA 103-68

William Orwin
12192 Stanford
City 92640
SPA 103-68

Raymond Wulf
12152 Stanford
City 92640
SPA 103-68

Ethlyn Stottle
Newell Stottle
12131 Dunklee
City 92640
SPA 103-68

Barney Raley
12171 Dunklee
City 92640
SPA 103-68

Ralph Glidewell, Jr.
11441 Tacoma St
City 92640
SPA 103-68

Fredricks Development Corp.
524 W. Commonwealth Ave
Foster City, Calif. 94024
SPA 103-68

Robert Meyers
12131 Stanford Ave
City 92640
SPA 103-68

Burt Harvey
12171 Stanford
City 92640
SPA 103-68

Harold Hawkey
12221 Stanford
City 92640
SPA 103-68

French Fowler
12102 Stanford Ave
City 92640
SPA 103-68

Thomas Tompkins
12222 Stanford
City 92640
SPA 103-68

Michael Denk
12182 Stanford
City 92640
SPA 103-68

H. C. Bennison
12142 Stanford
City 92640
SPA 103-68

Kenneth Randall
12141 Dunklee
City 92640
SPA 103-68

John Pynchon
12191 Dunklee
City 92640
SPA 103-68

Eugene Zobel
12231 Dunklee
City 92640
SPA 103-68

PC - 11 JAN 68
5

MAIL LIST : SPA-103-68

subij. propety	138-063-45 ✓	(cont.) 138-063-41 ✓
	46 ✓	42 / No ADDRESS
	49 ✓	43 ✓
	50 ✓	44 ✓
others	138-062-10 ✓	51 ✓
	11 ✓	064-06 ✓
	12 ✓	071-11 ✓
	13 ✓	081-01 ✓
	14 ✓	02 ✓
	15 ✓	03 ✓
	16 ✓	04 ✓
	17 ✓	05 ✓
	18 ✓	06 ✓
	19 ✓	07 ✓
	063-21 ✓	08 ✓
	22 ✓	09 ✓
	23 ✓	10 ✓
	24 ✓	11 ✓
	25 ✓	12 ✓
	26 ✓	13 ✓
	27 ✓	14 ✓
	28 ✓	15 ✓
	29 ✓	16 ✓
	30 ✓	17 ✓
	31 ✓	091-01 ✓
	32 ✓	111-05 ✓
	33 ✓	
	34 ✓	
	35 ✓	
	36 ✓	

12-26-67

RBH

MAIL LIST : SPA-103-68

	(CONT.)
sub property 138-063-45 ✓	138-068-41 ✓
46 ✓	42 ✓ No Address
49 ✓	43 ✓
50 ✓	44 ✓
other 138-068-10 ✓	51 ✓
11 ✓	06A-06 ✓
12 ✓	071-11 ✓
13 ✓	081-01 ✓
14 ✓	02 ✓
15 ✓	03 ✓
16 ✓	04 ✓
17 ✓	05 ✓
18 ✓	06 ✓
19 ✓	07 ✓
063-21 ✓	08 ✓
22 ✓	09 ✓
23 ✓	10 ✓
24 ✓	11 ✓
25 ✓	12 ✓
26 ✓	13 ✓
27 ✓	14 ✓
28 ✓	15 ✓
29 ✓	16 ✓
30 ✓	17 ✓
31 ✓	091-01 ✓
32 ✓	111-05 ✓
33 ✓	
34 ✓	
35 ✓	12-26-67
36 ✓	BBH
37 ✓	
38 ✓	
39 ✓	
40 ✓	

APPLICATION FOR SITE PLAN HEARING

JAN 18-68 11 306 H***100.00

FEE: \$ 100.00 (Site Plan Amendment)

Application No. S.P. A-103-68

\$ 50.00 (Site Plan)

Date: 12-15-67

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

Name of Applicant: EGON JENSEN Telephone: 631-7994

Mailing Address: 5125 WEST KENT ST. SANTA ANA

The recorded owner of the property.

Purchasing under contract.

The lessee.

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

Name and Address of the Recorded Owner: HAROLD MUTZ AND VERNA MUTZ
MRS- ANNIE, SHIELDS.

Date of Acquisition of Property: _____

Street address of property: 12751 X 12707. BUARO. GARDEN GROVE

Property is situated on the WEST side of said street between LAMPSON street and STANFORD street.

Proposed zoning, if rezoning is required: R 2

REASONS FOR APPLICANT'S REQUEST: TO DEVELOPE APARTMENTS
41 UNITS

(For additional space, use reverse side.)

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

By Egon Jensen
(signature of applicant)

Acknowledgement of Fee Payment

Accepted by Planning Department

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

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

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

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

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

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

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

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

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



(Signature of Applicant)

NOTE:

When any variance from provisions of the Zoning Ordinance is requested, the (Planning Commission)(Zoning Administrator) may give favorable consideration only when the conditions enumerated below are satisfied.

Complete and pertinent information is therefore essential.

Explain in detail wherein your case conforms to the following requirements:

1. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

8' SEPERATION TO FENCED OPEN PARKING SPACE - ONE CAR ONLY, ALLOWS UNIT NEEDED KITCHEN AREA,

2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.

WILL NOT HENDER ADJACENT PROPERTY,

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

INTERNAL SET-BACK ON OWNERS PROPERTY FOR ONE PARKING SPACE ONLY,

4. That the granting of such variance will not adversely affect the Comprehensive General Plan.

DOES NOT ADVERSELY AFFECT GENERAL PLAN,

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR Zone Change CASE NO. _____

I, Harold W. Metz & Annie Shields, owner of the below described property, do hereby appoint Egon Jensen 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: 12707 x 12701 x 12751, BUARO
GARDEN GROVE, CALIF

Annie Shields Harold W. Metz
(Signature of Owner)

Form 2001—(Individual) First American Title Company

STATE OF CALIFORNIA

COUNTY OF ORANGE } ss.

On DECEMBER 13, 1967, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

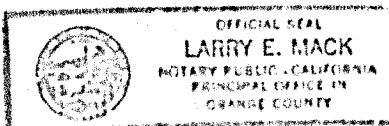
ANNIE SHIELDS AND HAROLD W. METZ

known to me to be the person S whose names ARE

subscribed to the within instrument and acknowledged to me that They executed the same.

WITNESS my hand and official seal.

Signature Larry E. Mack
LARRY E. MACK





Y 62292

Lot Book Guarantee
Title Insurance and Trust Company

Fee \$ 10.00
Your
Ref. Mutz

a California corporation does hereby guarantee

Harold Mutz
12701 Buaro Street
Garden Grove, California

(FOR FURTHER DETAIL
SEE PRELIMINARY
S.P.A. - 112-67)

who, by requesting this limited guarantee agrees that the liability of the company hereunder shall not exceed \$100.00 and shall be limited to actual loss if less than said amount, that, as appears from an examination of its lot books (tract indices), the apparent record owner of the land herein described is

- Harold Mutz and Verna O. Mutz, husband and wife, as joint tenants,

Recorded September 5, 1967 Doc. No. 1438
in book 8362 page 889 of Official Records.

and said land is subject to the following mortgages and trust deeds:

- | | | |
|---|--|--|
| 1. TD Amount \$12,000.00 | Trustee Title Insurance and Trust Company,
a California corporation | Recorded September 5, 1967 Doc. No. 1440
in book 8362 page 892 of Official Records. |
| In Favor of Orange County Teachers Credit Union,
a corporation | Trustee Title Insurance and Trust Company,
a California corporation | Recorded September 5, 1967 Doc. No. 1441
in book 8362 page 894 of Official Records. |
| 2. TD Amount \$1,664.35 | Trustee Title Insurance and Trust Company,
a California corporation | |
| In Favor of Orange County Teachers Credit Union,
a corporation | Trustee | |
| 3. TD Amount | Trustee | |
| In Favor of | Recorded | Doc. No. |

- Additional Matters (As Requested) NOTE: Trust Deeds above shown cover Parcel B only.

DESCRIPTION

See attached Grant Deed recorded September 5, 1967, as Document No. 1438.

FG/dd
Enclosure

No guarantee is made as to the validity, legal effect or priority of any matter above shown and if the information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

Dated as of December 14, 1967 7:30 A. M.

TITLE INSURANCE AND TRUST COMPANY

By Richard W. Bonlett, President

Attest Richard W. Bonlett, Secretary

SEPT 5 1967

DATE

T

RECORDING REQUESTED BY

1438

8352 .889

AND WHEN RECORDED WILL BE

Mr. and Mrs. Harold W. Mutz
12701 Buaro
Garden Grove, California

\$2.80

RECORDED AT REQUEST OF
TITLE INS. & TRUST CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
EXAM SEP 5 1967
J. WYLLIE CARLILE, County Recorder

NOT FOR PREVIOUS USE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

E. L. M. M.

APPLICABLE DONE IN THIS SPACE

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

HAROLD MUTZ and VERNA MUTZ, husband and wife, and ANNIE SHIELDS,
an unmarried woman, formerly ANNIE MUTZ,

hereby GRANT(S) to

HAROLD MUTZ and VERNA O. MUTZ, husband and wife, as joint tenants. X

the following described real property in the City of Garden Grove,
County of Orange, State of California, and more particularly
described on the rider attached hereto and made a part hereof:

10, 100, 101, 102, 103 & 277

Parcel A.

The southerly 93.50 feet of the easterly 337.21 feet of the north-
west quarter of the southwest quarter of section 34, Township 4
South, Range 10 West, in the Rancho Las Bolas, city of Garden
Grove, county of Orange, state of California, as the west half of
said southwest quarter is indicated on the map of Tract No. 1352,
recorded in book 47 pages 33 to 35 inclusive of Miscellaneous Maps,
in the office of the county recorder of said county.

Parcel B.

The southerly 229.00 feet of that portion of the northwest quarter
of the southwest quarter of section 34, Township 4 South, Range 10
West, in the Rancho Las Bolas, city of Garden Grove, county of
Orange, state of California, as the west half of said southwest
quarter is indicated on the map of Tract No. 1352, recorded in book
47 pages 33 to 35 inclusive of Miscellaneous Maps, in the office of
the county recorder of said county, lying easterly of the easterly
line of lots 92 to 106 inclusive of said Tract No. 1352.

EXCEPT the southerly 199.00 feet of the easterly 337.21 feet thereof.

Parcel C.

The northerly 105.50 feet of the southerly 199.00 feet of the east-
erly 337.21 feet of that portion of the northwest quarter of the
southwest quarter of section 34, Township 4 South, Range 10 West,
in the Rancho Las Bolas, city of Garden Grove, county of Orange,
state of California, as the west half of said southwest quarter is
indicated on the map of Tract No. 1352, recorded in book 47 pages
33 to 35 inclusive of Miscellaneous Maps, in the office of the county
recorder of said county, lying easterly of the easterly line of lots
99 to 106 inclusive of said Tract No. 1352.

10, 100, 101, 102, 103 & 277

COMPARE

A. P. LOC

POSTER

LOCATOR

U55021

37113/544-0

5 1967

1438

T 5

RECORDING REQUESTED BY

1438

NO 8362 889

RECORDED AT REQUEST OF
TITL 2 NO 8 889

LOCATOR POSTER A. P. LOC COMPARE

NO 8362 890

Date August 31, 1967

Harold Mitz
HAROLD MITZ

STATE OF CALIFORNIA
COUNTY OF ORANGE
On August 31, 1967 before me, the undersigned a Notary Public in and for said State personally appeared
HAROLD MITZ, STEPHEN C. MITZ AND ANNIE SHILLER

Stephen C. Mitz
STEPHEN C. MITZ

Annie Shiller
ANNIE SHILLER

Know all men to whom these presents shall come that the within and foregoing instrument and its contents were read to and by the within and foregoing named parties and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office this 31st day of August, 1967.
[Signature]
Notary Public for California

Title Order No. _____ Entry or Loan No. _____

MAX TAX STATEMENTS AS DIRECTED ABOVE