

RESOLUTION NO. 1354

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF GARDEN GROVE APPROVING IN PART  
VARIANCE NO. V-114-62.

WHEREAS, in the matter of Variance No. V-~~113~~<sup>114</sup>-62, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the Church of Christ, as owner.
2. The applicant is requesting a Variance from Section 9204.d(2) and 9204.d(7) of the Municipal Code, depth of required front yard, and off-street parking in required front yard, on property located on the east side of Newland Street north of Garo Lane.
3. The subject property is zoned R-1 and is improved with the Church of Christ.
4. North of the subject property the area is zoned R-1 and is partially improved with single-family residences. The four (4) lots adjacent to the church property on the north have been recently rezoned to the R-3 zone. (Site Plan No. S.P.-140-62 - City Council Resolution No. 2340-62 November 13, 1962.)
5. To the south of the subject property, across Garo Lane, the area is zoned R-1 and is improved with single-family dwellings.
6. East of the subject property, the area is zoned R-1 and is improved with single-family dwellings.
7. West of the subject parcel, across Newland Street, and within the City of Westminster, the area is zoned R-1 and is improved with single-family dwellings.
8. The applicant requests a waiver from certain sub-sections of Section 9204.d to permit expansion of an existing church and parking into required front yard.

WHEREAS, the Planning Commission findings are as follows:

1. A staff study has indicated that an amendment to reduce present setback requirements for church parking to the setback required of other residential property in the vicinity is desirable.
2. The applicant proposes to meet the new minimum parking setback suggested in the staff recommendation indicated in A-101-63. The church building however, is proposed to encroach twenty (20) feet into the required front yard.
3. There appear to be no exceptional circumstances applicable to the subject property that do not apply generally to other church properties in the same zone.
4. The granting of the subject request would have the effect of granting a special privilege not shared by other churches in the same zone.
5. A code amendment has been proposed by the staff which would permit parking to within 20 feet of the front property line.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby approve in part Variance No. V-114-62 to permit parking to within twenty feet of the front property line of the subject property.

ADOPTED AND APPROVED this 24th day of January, 1963.

/s/ J. R. WILDE  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was

held on January 24, 1963, and carried by the following vote, to wit:

AYES: COMMISSIONERS: GASHO, JOHNSON, ROCKAFIELD, SMITH, WILDE, WOOLLEY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: ROCCO

/s/ CLINE F. MARTIN  
SECRETARY

VARIANCE NO. V-114-62

STAFF REPORT  
JANUARY 24, 1963

I. GENERAL OBSERVATIONS:

1. The subject case was initiated by the Church of Christ, as owner.
2. The applicant is requesting a Variance from Section 9204.d(2) and 9204.d(7) of the Municipal Code, depth of required front yard, and off-street parking in required front yard, on property located on the east side of Newland Street north of Garo Lane.
3. The subject property is zoned R-1 and is improved with the Church of Christ.
4. North of the subject property the area is zoned R-1 and is partially improved with single-family residences. The four (4) lots adjacent to the church property on the north have been recently rezoned to the R-3 zone. (Site Plan No. S.P.-140-62 - City Council Resolution No. 2340-62 November 13, 1962).
5. To the south of the subject property, across Garo Lane, the area is zoned R-1 and is improved with single-family dwellings.
6. East of the subject property, the area is zoned R-1 and is improved with single-family dwellings.
7. West of the subject parcel, across Newland Street, and within the City of Westminster, the area is zoned R-1 and is improved with single-family dwellings.

II. CONCLUSIONS:

1. The applicant requests a waiver from certain sub-sections of Section 9204.d to permit expansion of an existing church and parking into required front yard.
2. A staff study has indicated that an amendment to present setback requirements for church parking is desirable. The Staff recommendation is included in A-101-63. The subject case was deferred from the meeting of January 10, 1963, pending this recommendation.

3. The applicant proposes to meet the new minimum parking setback suggested in the staff recommendation indicated in A-101-63. The church building itself, however, will encroach twenty (20) feet into the required front yard.