

CUP 113-60

RESOLUTION NO. 834

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
CONDITIONAL USE PERMIT NO. 113-60

RESOLVED, that in the matter of Conditional Use Permit No. 113-60 the Planning Commission of the City of Garden Grove does report as follows:

1. Applicant proposed a conditional use permit to establish a church plant on property located on the west side of Magnolia Street opposite Marlene Street.
2. At a meeting held August 11, 1960, the Planning Commission conducted a duly advertised public hearing to consider the subject application.
3. The Planning Commission findings were as follows:
 - A. Subject property is zoned R-1.
 - B. Subject property contains approximately 5 acres.
 - C. Directly to the north is located a 5 acre ceretary.
 - D. To the south is located several parcels of land for the most part undeveloped, also in the R-1 zone.
 - E. Magnolia Street is a primary highway.
 - F. The plan proposed by the applicant for the development of this site was found to substantially conform with local requirements for church development.

4. On the basis of these findings, Planning Commission did determine that the subject application should be approved subject to conditions.

BE IT FURTHER RESOLVED that the Planning Commission does hereby approve Conditional Use Permit No. 113-60 subject to the following conditions:

- A. That the applicant dedicate and improve the right-of-way for Magnolia Street to a width of fifty feet westerly of the center line.
- B. That the applicant provide off-street parking spaces, to the rear of a forty foot front yard, as required by the Zoning Ordinance or as it may be amended. *AMENDED BY 115-60*
- C. That there be provided a concrete or masonry type wall not less than six feet in height along the south and west boundary of the subject property. Said wall may be developed in proportion to the amount of the site developed and said wall need not replace any existing wall or solid fence which may now conform to the intent of the Zoning Ordinance. Said wall also need not exceed forty-two inches in height within the required forty foot front yard set-back.

ADOPTED AND APPROVED this 11th day of August, 1960.

/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 August 11, 1960, and carried by the following vote, to wit:

AYES: COMMISSIONERS: JOHNSON, ROCCO, ROCKAFIELD, SMITH, VON ROHR, WILDE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: GASHO

/s/ CLINE F. MARTIN
SECRETARY

5. **CONDITIONAL USE PERMIT NO. 113-60 - LUTHERAN CHURCH**

STAFF REPORT
AUGUST 11, 1960

I. **GENERAL OBSERVATIONS:**

1. APPLICANT PROPOSES A CONDITIONAL USE PERMIT TO ESTABLISH A CHURCH ON A PARCEL OF LAND LOCATED ON THE WEST SIDE OF MAGNOLIA STREET OPPOSITE MARLENE STREET.
2. SUBJECT PROPERTY CONTAINS APPROXIMATELY FIVE ACRES.
3. IT IS BOUNDED ON THE NORTH BY A FIVE ACRE CEMETARY.
4. IT IS BOUND ON THE SOUTH BY RESIDENTIALLY ZONED LOTS, SOME OF WHICH EXTEND APPROXIMATELY 600 FEET SOUTH TO LAMPSON AVENUE.
5. SUBJECT PROPERTY, AS WELL AS OTHER PROPERTIES IN THIS VICINITY, IS ZONED R-1.

II. **CONCLUSIONS:**

1. THE PROPOSED SITE PLAN FOR THE CHURCH HAS BEEN REVIEWED BY STAFF AND IS FOUND TO BE SUBSTANTIALLY IN ACCORDANCE WITH REQUIREMENTS OF THE CITY; THEREFORE, IF THE PERMIT IS GRANTED, THE FOLLOWING CONDITIONS ARE SUGGESTED:
 - A. THAT THE APPLICANT DEDICATE AND IMPROVE THE RIGHT-OF-WAY FOR MAGNOLIA STREET TO A WIDTH OF FIFTY FEET WESTERLY OF THE CENTERLINE.
 - B. THAT THE APPLICANT PROVIDE OFF-STREET PARKING SPACES, TO THE REAR OF A FORTY FOOT FRONT YARD, AS REQUIRED BY THE ZONING ORDINANCE OR AS IT MAY BE AMENDED.
 - C. THAT THERE BE PROVIDED A CONCRETE OR MASONARY TYPE WALL NOT LESS THAN SIX FEET IN HEIGHT ALONG THE SOUTH AND WEST BOUNDARY OF THE SUBJECT PROPERTY. SAID WALL MAY BE DEVELOPED IN PROPORTION TO THE AMOUNT OF THE SITE DEVELOPED AND SAID WALL NEED NOT REPLACE ANY EXISTING WALL OR SOLID FENCE WHICH MAY NOW CONFORM TO THE INTENT OF THE ZONING ORDINANCE. SAID WALL ALSO NEED NOT EXCEED FORTY-TWO INCHES IN HEIGHTS WITHIN THE REQUIRED FORTY FOOT FRONT YARD SET-BACK.
2. IF ANY OF THE CONDITIONS CONTAINED HEREIN ARE DECLARED TO BE INVALID BY A COURT OF COMPETENT JURISDICTION THEN THE ENTIRE CONDITIONAL USE PERMIT SHALL BECOME IMMEDIATELY INVALID.