VARIANCE NO. V-600

APPLICANT: LYDIA YBARRA

LOCATION: 6871 BERRY AVE.
LOT SPLIT

APPROVED: PLANNING COMM. R 2125, 2-11-70

V-600

PROCESSING FORM
Planning Department A.P. No. 69-043-08

COND. USE PERMIT NO. _____ SITE PLAN NO. _____

VARIANCE NO. V-600 SMALL SUBDIVISION NO. _____

ZONE CHANGE NO. _____ TENTATIVE TRACT NO. _____

PRECISE PLAN NO. _____ SIGN PLAN NO. _____

NAME OF OWNER Lydia A. Ybarra PHONE NO. 522-2168 522-1693

ADDRESS 6871 Berry Ave., Buena Park

NAME OF APPLICANT SAME PHONE NO. _____

ADDRESS _____

Property location or description 6871 Berry Ave. Tr. 280 Lot 236

Request for Var. from Sec. 34-41(b)(1) Min. lot width, to split lot into two 47' wide lots

Existing Zoning R-1 (One-Family Residential)

Application Received 1-12-70 P.C./~~XXXX~~ Hearing 2-11-70 appl
(8 plot plans; - prelim. bldg. plans) resolution #2125-11

Publication typed 1-23-70 Published 1-28-70

Agency/Dept letter --- Mailed ---

Postings typed 1-26-70 Posted 1-30-70

Property owner notice typed 1-26-70 List 1-26-70 Mailed 1-30-70

Site plan to Engineering, Building and Fire Departments 1-14-70 + appl
Prelim. Building Plans to Building Department ---

PAPERS MAILED OUT 2-25-70 CITY COUNCIL HEARING DATE 2-24-70
CITY COUNCIL ACTION As actioned

RESOLUTION OR MINUTE ACTION TO:
Applicant 1-19-70
City Clerk 20
Building Dept. 1
City Eng. Div. -
Fire Dept. -
Other City Mgr.

APPROVED PLAN TO: 1-19
Applicant -
City Clerk 1
Building Dept. -
City Eng. Div. -
Fire Dept. -
Other -

CONTROL SHEET TYPED _____ EXPIRATION DATE 8-11-70

SIGNED CONDITIONS RECEIVED 3-2-70

PL-8
Rev. 1-1-67

DOC. NO. V600

APPLICATION FOR VARIANCE

TO CITY PLANNING COMMISSION – CITY OF BUENA PARK

FILING FEE $25.00

NO. V-600

ASSESSOR'S PARCEL NO. 69-043-08

1. Lydia A. Ybarra — PROPERTY OWNER
6871 Berry Avenue, Buena Park — ADDRESS
522-1695
522-2163 (mess) — PHONE

2. _____ AUTHORIZED AGENT
_____ ADDRESS
_____ PHONE

3. PROPERTY ADDRESS: 6871 Berry Avenue, Buena Park LOT 236 TRACT 230 ZONE ~~50620~~ R-1
(IF FOREGOING LEGAL DESCRIPTION IS INCOMPLETE, ATTACH 6 COPIES OF METES AND BOUNDS)

4. APPLICATION IS HEREBY MADE FOR A VARIANCE FROM SECTION ~~[illegible]~~ 34-[illegible] TO PERMIT:

subdivision of a lot measuring 94' wide by 187' deep. Upon approval of the variance and subdivision the lot would become two, becoming 47' by 187'. Presently there is a main house to one extreme side. Dividing the lot would still leave 5' (minimum clearance) on either side of man dwelling. The second lot would be used to build a one bedroom home which is presently a guest house, only.

5. HARDSHIP INVOLVED:

Use of property to its fullest extent is not possible as is.

6. SAID PROPERTY IS NOW IMPROVED AS FOLLOWS:

DATE: 12/27/69

SIGNATURE OF PROPERTY OWNER [signature]
OR
SIGNATURE OF AUTHORIZED AGENT _____
(AUTHORIZED AGENT MAY NOT SIGN UNLESS WRITTEN AUTHORIZATION FROM OWNER IS ATTACHED TO APPLICATION.)

RECEIVING OFFICE	CITY PLANNING COMMISSION	CITY COUNCIL
Date Rec'd: 1-12-70 3:00 PM	Hearing Date: 2-11-70	Hearing Date: 2-24-70
Filing Fee: 25.00	Publication Date: 1-28-70	Action:
Attachments:	Notice Mailing Date: 1-30-70	
	Posting Date: 1-30-70	
	Action: approved	

DOC. NO. V600

PL2 REV. 2-5-64

PUBLIC NOTICE

RELATIVE TO VARIANCE PERMIT

TO BE LOCATED AT 6871 Berry Avenue, Buena Park, California

FROM _____ TO _____

APPLICATION NO. V-600

APPLIED FOR BY Lydia A. Tzarra

WHOSE ADDRESS IS 6871 Berry Avenue, Buena Park, California

DESCRIPTION A variance from Section 34-41(b)(1) minimum lot width, to split Lot 234, Tract 280, into two 47-foot wide lots by 157-feet depth, an R-1 Zone, more commonly known as 6871 Berry Avenue, Buena Park, California.

ON WEDNESDAY AT 8:00 P.M. February 11, 1970
A PUBLIC HEARING WILL BE HELD BY THE CITY OF BUENA PARK

PLANNING COMMISSION

AT 6650 BEACH BLVD., CITY HALL COUNCIL CHAMBERS.

FOR PARTICULARS EITHER PHONE 521-9900 OR COME TO THE CIVIC CENTER, PLANNING DEPT., 6650 BEACH BLVD., BETWEEN THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, EXCEPTING LEGAL HOLIDAYS.

PL-11

DOC. NO. V600

M E M O R A N D U M

Date January 14, 1970

TO: Building Department
Engineering Division
Fire Department

FROM: Planning Department

RECEIVED
JAN 14 1970
CITY ENGINEER
RIVERSIDE

Attached are the following: One copy of application; 1 plot plan and -- copy of the preliminary building/sign plan for:

COND. USE PERMIT NO.		SITE PLAN NO.	
VARIANCE NO.	V-600	SMALL SUBDIVISION NO.	
ZONE CHANGE NO.		TENTATIVE TRACT NO.	
RELOCATION NO.		SIGN PLAN NO.	

which will be before the ~~Zoning Administrator~~/Planning Commission on Wednesday, February 11, 1970. May we have your conditions or comments in writing by Thursday, February 5, 1970, by 4:00 P.M.

GOC. NO. V 600

PL-42
9-15-69

ATTORNEY FOR:

ADDRESS:

TELEPHONE:

For Use of Clerk Only

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

GERALDINE RUSSELL being first duly sworn, deposes and says:

That She is a citizen of the United States and of the State of California, over the age of eighteen years, and has no interest in, nor is She a party to the matter herein mentioned.

That She is the principal clerk or printer or the publisher of the BUENA PARK NEWS and INDEPENDENT, which is a newspaper of general circulation within the County of Orange, State of California;

That said BUENA PARK NEWS and INDEPENDENT is a newspaper of general circulation with a bona fide list of paying subscribers; and is published for the dissemination of both local and telegraphic news and intelligence of a general character: that it is not devoted to the interests of nor published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination or for any number thereof: that the

NOTICE OF PUBLIC HEARING REGARDING VARIANCE.

of which the annexed is a true printed copy, was published in said newspaper at least ONE TIME commencing on the 26th day of JANUARY, 1970 and ending on the 28th day of JANUARY, 1970 and that it was published on the following dates:

JANUARY 26,1970

(Seal)

Geraldine Russell

Subscribed and sworn to before me this 2nd day of FEBRUARY 1970

Rita J. Hinman

Notary Public in and for said County and State.

OFFICIAL SEAL
RITA J. HINMAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

RITA J. HINMAN
My Commission Expires April 27, 1970

LEGAL NOTICE

NOTICE OF PUBLIC HEARING REGARDING VARIANCE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Conservation and Planning Act of the State of California, the Planning Commission of the City of Buena Park will hold a public hearing in the regular session of the Commission on the 11th day of February, 1970, at 8:00 P.M., in the Council Chamber of the Civic Center, located at 6650 Beach Boulevard, Buena Park, California. The public hearing will be held for the purpose of considering a Variance to the Zoning Ordinance of the City, designated as V-600, for a variance from Sec. 24-41(b) (1) Minimum Lot Width, to split Lot 235, Tract 580, into two 47-foot wide lots by 127-foot depth, an R-1 Zone, more commonly known as 6871 Berry Avenue, Buena Park, California. The applicant is Lydia A. Ybarra, 6871 Berry Avenue, Buena Park, California.

All interested persons and property owners within the City of Buena Park are invited to attend the public hearing. Further information may be procured from the Planning Department, telephone 521-9900, extension 57.

H. ETHEL PETERSON
Secretary of the
Planning Commission
City of Buena Park

Buena Park News, Ind. 1t-898
Publish January 26, 1970.

DOC. NO. V-600
#9

RECEIVED
FEB 3 1970
PLANNING DEPT.
BUENA PARK

January 30, 1970

PUBLIC HEARING

Notice is hereby given that pursuant to the provisions of the Conservation and Planning Act of the State of California, the Planning Commission of the City of Buena Park will hold a public hearing in the regular session of the Commission on the 11th day of February, 1970, at 8:00 P.M., in the Council Chamber of the Civic Center, located at 6650 Beach Boulevard, Buena Park, California.

The public hearing will be held for the purpose of considering a Variance to the Zoning Ordinance of the City, designated as V-600, for a variance from Section 34-41(b)(1) Minimum Lot Width, to split Lot 236, Tract 259, into two 47-foot wide lots by 187-feet depth, an R-1 Zone, more commonly known as 6871 Berry Avenue, Buena Park, California. The applicant is Lydia A. Ybarra, 6871 Berry Avenue, Buena Park, California.

Should you have any comments with reference to this item, may we have them in writing prior to the hearing, or, if you so desire, you may appear personally before the Commission at that time.

Further information may be obtained from the Planning Department, telephone 521-9909, extension 57.

H. Ethel Peterson

H. Ethel Peterson, Secretary
Planning Commission
City of Buena Park

fs

cc: City Manager (50 copies mailed)
City Clerk

DOC. NO. V600

Lydia A. Ybarra, 6871 ~~East~~ Berry Avenue, BP

Albert A. Brown, 2119 West Cherry Avenue, Fullerton 92633

3 Filamon Arias, 10921 Gilbert Street, Anaheim 92804

Union Development Co., 8555 Artesia Ave., Bellflower 90706

5 Diego De La Garza, 6831 Berry St., BP

6 Julian Y. Carrillo, et al, 314 Julianna St., Anaheim 92801

19 John Flores, 6851 Berry Ave., BP

18 Raymond D. Castillo, 6861 Berry Ave., BP

9 Louis E. Sandoval, 6891 Berry Ave., BP

10 Reinalda E. Sandoval, 6903 ~~Exxk~~ Berry Ave., BP

11 Gloria Fuentes, et al, 6911 Berry Ave., BP

12 Henry L. Paz, 8514 Olympic Blvd., Pico Rivera 90660

4 Eugene F. Musselman, 6800 Naomi St., BP

5 " " "

4 M. A. Gleason, 7117 SE Main Street, Portland, Oregon 92715

Vearl Self, 5901 Lanto, Bell Gardens 90202

2 James E. Engbarth, et al, % Saddleback Natl Bank, 449 South D Street, Santa Ana 92701

9 Joseph S. Nociar, 8188 Dale St., BP

13X Joseph S. Nociar, 8188 Dale St., BP

20 Charles W Green, 6860 Naomi Ave., BP

18 Roy A. Smith, 6886 Naomi, BP

14Y Roy A. Smith, 6886 Naomi, BP

15X " "

16Y " "

DOC. NO. V600

Joe Lopez, 6906 Houston, BP

Dept.of Vets Affairs of BP,Stale of Calif.Arelland,Rafael G.,6906 Naomi

Kenneth A.Redshaw,1043 S.Isabella Ave.,Monterey Park, Calif.91754

~~Water Development Co., Inc., % E.T. Ibbetson, 9555 Artesia Blvd., Bellflower~~ -90706

Miguel Cruz, 6912 E.Naomi, BP

Jose G. Cruz, 6926 E. Naomi, BP

Baltazar R. Olmos, 6911 Naomi St., BP

Joe Lopez, 6906 Houston R.T, BP

Ernest C. Perez, 6891 Naomi St., BP

Henry E. Cisneros, 6881 Naomi St., BP

Peter R. Rosa, 6876 Houston St., BP

Ellis D. Davie, 1940 Victoria Ave., Anaheim 92804

Rodolfo Valencia, 945 S. Rio Pelle Court, Newberry Park 91320

Ellis D. Davis, 1940 Victoria Ave., Anaheim 92804

Mildred M. Cox, 6819 Naomi Ave., BP

Enriqueta P. Carrillo, 6802 Berry Ave., BP

M. C. Osuna, P.O. Box 986, Greenfield, Calif. 92927

Esther Mendez, 6836 Berry Ave., BP

Frank G. Marquez, 6856 Berry Ave., BP

Guadalupe Abalos, 6872 Berry Ave., BP

Louis E. Sandoval, 6891 Berry, BP

Manuel L. Calderon, 1149 South 3rd St., Alhambra 91801

David Solomon, P.O. Box 5452, BP

Pascual Macias, 6922 Berry Ave., BP

Jack Cook, 8809 S. Broadway, L.A. 90003

DOC. NO: V600

69-051-25 Leonard J. Grantham, 6911 Thelma Ave., BP

26 Alfonso R. Valdez, 6903 Thelma Ave., BP

27 X Alfonso Valdez, 6903 Thelma Ave., BP

28 Salvador Leon, 6891 Thelma Ave., BP

29 Jesus G. Madrid, 6881 Thelma Ave., BP

50 Robert E. ~~Ingle~~ Inge, 12461 Harbor Blvd., Garden Grove 92640

48 Hans B. Huebner, 8102 San Hacienda Circle, BP

32 Daniel R. Tafoya, 6851 Thelma Ave., BP

46 Donald Meek, 4136 Eagle Rock Blvd., LA 90065

34 Nicholas Yniguez, 850 Tafolla, Placentia 92670

DOC. NO. V600

MEMORANDUM

February 9, 1970

To: Taras Kozbur, Director of Planning

From: F. L. Yaberg, Director of Public Works

Subject: V-600 - 6871 Berry Avenue
Lot 286, Tract 2SD

If this application is approved, it is recommended that it be subject to all the requirements of the applicable City Ordinances, and further that it be approved subject to the following specific requirements listed below:

✓ 1. Connection shall be made to the City sewer in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division.

✓ 2. Connection shall be made to the City water in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division.

✓ 3. Grading (drainage) plan approval shall be made by the City of Buena Park Engineering Division prior to issuance of a building permit for any construction.

✓ 4. A plan shall be prepared by a Registered Civil Engineer and two (2) prints submitted to the Engineering Division for approval, showing water and sewer facilities, driveway locations, sidewalks, curbs and gutters, and natural ground elevations and contours showing the existing drainage both on site and for at least fifty (50) feet onto all adjacent private property. On the basis of the contours, a grading plan may or may not be required for approval by the Engineering Division. Show finished elevation of proposed building.

X 5. Prior to any occupancy permit being granted the above conditions and actual construction shall be completed to the satisfaction of the Director of Public Works.

FLY:EER:bd

VARIANCE NO. V-600
PLANNING COMMISSION
DATE 2-11-70

MINUTES OF CITY PLANNING COMMISSION

CITY OF BUENA PARK

Supplemental Sheet to P. C. Agenda - February 11, 1970

7. VARIANCE NO. V-600
6871 Berry Avenue

The subject property consists of rectangular lot having a frontage of approximately 94' on the north side of Berry Avenue and a maximum depth of approximately 187'; the westerly boundary of said lot being approximately 495' east of the center line of Silver Street.

The subject property is zoned R-1 and is developed with a nonconforming single-family house and guest house (having no kitchen facilities).

The applicant's request is for a variance from Section 34-41(b)(1) Minimum lot width, to permit the existing 17,578 sq.ft. lot (94' wide) to be split into two lots of approximately 8,789 sq.ft., each being 47' in width (Code requires a lot width of 70').

Applicant's plans show the proposed lot split would be lengthwise between the two existing houses, creating two lots. All building setbacks would conform to Code requirements.

The existing residence and guest house were constructed prior to Code requirements for the provision of covered on-site parking spaces and are therefore legal, nonconforming structures. However, a garage would now be required on the most easterly proposed lot (Lot #2), as the guest house is currently undergoing extensive modification (410 sq.ft.addition).

ATTEST:

_____ DATE: _____

SECRETARY OF THE PLANNING COMMISSION

PLG REV 2-5-64

DOC. NO. V600

VARIANCE NO. V-600 Lydia A. Ybarra, 6871 Berry Avenue, Buena Park, California, from Sec. 34-41(b)(1) (Minimum Lot Width), to split Lot 236, Tract 280, into two 47-foot wide lots by 187-foot depth, an R-1 Zone:

The Chairman announced that this was the time and place scheduled for a public hearing on Variance No. V-600 and requested the Senior Planner to present the application.

In the presentation the Senior Planner pointed out that the next item on the agenda is the formal smell subdivision for the subject property.

The Chairman inquired if there was anyone present who wished to speak either for or against the application. There being no one present wishing to speak and no written communications, the Chairman declared the public hearing closed.

It was the finding of the Commission that similar lot splits had been approved for this area.

It was moved by Commissioner Reese that the following titled resolution approving Variance No. V-600, stamped "RECEIVED JAN 12 1970", subject to the conditions in the Planning Director's letter of February 11, 1970, be adopted. Motion was seconded by Commissioner Dick. MOTION CARRIED by the following called vote:

AYES: Dick, French, Reese, Weigle, Gowa
NAYS: None
ABSENT: Stuart
VACANCY: One

RESOLUTION NO. 2125
Variance No. V-600

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK CONTAINING FINDINGS AND A REPORT OF THE DECISION OF THE COMMISSION IN REGARD TO THE APPROVAL OF A VARIANCE TO THE ZONING REGULATIONS OF THE CITY. (A variance from Sec. 34-41(b)(1) (Minimum Lot Width), to split Lot 236, Tract 280, into two 47-foot wide lots by 187-foot depth, an R-1 Zone, more commonly known as 6871 Berry Avenue, Buena Park, by Lydia A. Ybarra, 6871 Berry Avenue, Buena Park, California.)

DOC. #: V600

CITY OF BUENA PARK
6650 Beach Boulevard
Buena Park, California

February 11, 1970

City Planning Commission
City of Buena Park
California

VARIANCE NO. V-600
(Lydia Ybarra)

Gentlemen:

If this Variance is approved, it is recommended that it shall be subject to the following conditions:

1. It is the responsibility of the owner or applicant to check all easements pertaining to the subject property prior to submission of the plan for approval. All plans shall recognize such easements.

2. The development shall conform to the plan as finally approved by the City, and any appreciable modification shall require the prior approval of the City Planning Commission.

For the convenience of applicant, following are specific conditions pertaining to the development of the subject property required by the City Code and City Ordinances:

Engineering Division:

3. Connection shall be made to the City sewer in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division.

4. Connection shall be made to the City water in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division.

5. Grading (drainage) plan approval shall be made by the City of Buena Park Engineering Division prior to issuance of a building permit for any construction.

6. A plan shall be prepared by a Registered Civil Engineer and two (2) prints submitted to the Engineering Division for approval, showing water and sewer facilities, driveway locations, sidealks, curbs and gutters, and natural ground elevations and contours showing the existing drainage both on-site and for at least fifty (50) feet onto all adjacent private property. On the basis of the contours, a grading plan may or may not be required for approval by the Engineering Division. Show finished elevation of proposed building.

(Continued on page 2)

DOC. NO. V600

Planning Department:

7. All parking areas and driveways shall be paved.

8. A two-car garage shall be provided on Lot No. 2 in accordance with City standards and specifications.

9. Building working drawings shall be subject to Building Department approval and permit.

10. This Variance may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 34-219 of the Zoning Ordinance.

11. The use authorized by this Variance shall be commenced or construction necessary and incidental thereto shall be started on or before the time limit specified herein and thereafter diligently advanced, or, if no time is specified, on or before 180 days after the date such permit was approved by the City.

Respectfully submitted,

CITY OF BUENA PARK

Taras Kozbur
Director of Planning

TK:o

DOC. NO. V600

RESOLUTION NO. 2125
Variance No. V-600

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK CONTAINING FINDINGS AND A REPORT OF THE DECISION OF THE COMMISSION IN REGARD TO THE APPROVAL OF A VARIANCE TO THE ZONING REGULATIONS OF THE CITY. (A variance from Section 34-41(b)(1) (Minimum Lot Width), to split Lot 236, Tract 280, into two 47-foot wide lots by 157-foot depth, an R-1 Zone, more commonly known as 6871 Berry Avenue, Buena Park, by Lydia A. Ybarra, 6871 Berry Avenue, Buena Park, California.)

****

WHEREAS, the attached application has been submitted to the City of Buena Park for a variance in the zoning regulations of the City; and

WHEREAS, the City Planning Commission has held at least one public hearing in regard to the application on the date as noted on said application; and

WHEREAS, the necessary public notices have been given for the public hearing as required by the City Code of the City of Buena Park; and

WHEREAS, the City Planning Commission has duly considered and heard all evidence submitted in regard to said application;

NOW, THEREFORE, THE CITY PLANNING COMMISSION OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The Planning Commission finds that pursuant to the evidence presented in regard to the said application the conditions as stated in Section 34-217(b) of the City Code of the City of Buena Park do exist in reference to said property:

1. That because of special circumstances or unusual hardship applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

2. That such conditions have been imposed upon the issuance of the variance as will insure that the variance thereby authorized does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

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

4. That the granting of such a variance will not be contrary to the objectives of The Comprehensive General Plan or this Chapter.

RECEIVED
MAR 2 1970
PLANNING DEPT.
BUENA PARK

signed copy

(Continued on page 2)

DOC. NO. V600

Section 2. The Planning Commission, therefore, does grant the variance, as per submitted plans stamped "RECEIVED JAN 12 1970".

Section 3. The Planning Commission orders the following reasonable conditions attached to the granting of this variance to assure the intent and purpose of Chapter 34, Article XXIII of the City Code of the City of Buena Park:

1. It is the responsibility of the owner or applicant to check all easements pertaining to the subject property prior to submission of the plan for approval. All plans shall recognize such easements.

2. The development shall conform to the plan as finally approved by the City, and any appreciable modification shall require the prior approval of the City Planning Commission.

Engineering Division:

3. Connection shall be made to the City sewer in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division.

4. Connection shall be made to the City water in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division.

5. Grading (drainage) plan approval shall be made by the City of Buena Park Engineering Division prior to issuance of a building permit for any construction.

6. A plan shall be prepared by a Registered Civil Engineer and two (2) prints submitted to the Engineering Division for approval, showing water and sewer facilities, driveway locations, sidewalks, curbs and gutters, and natural ground elevations and contours showing the existing drainage both on-site and for at least fifty (50) feet onto all adjacent private property. On the basis of the contours, a grading plan may or may not be required for approval by the Engineering Division. Show finished elevation of proposed buildings.

Planning Department:

7. All parking areas and driveways shall be paved.

8. A two-car garage shall be provided on Lot No. 2 in accordance with City Standards and specifications.

(Continued on page 3)

DOC. NO. V600

9. Building working drawings shall be subject to Building Department approval and permit.

10. This Variance may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 34-219 of the Zoning Ordinance.

11. The use authorized by this Variance shall be commenced or construction necessary and incidental thereto shall be started on or before the time limit specified herein and thereafter diligently advanced, or, if no time is specified, on or before 180 days after the date such permit was approved by the City.

APPROVED AND ADOPTED this 11th day of February, 1970, by the following called vote of the Planning Commission:

AYES:	5 COMMISSIONERS:	Dick, French, Reese, Weigle, Gowa
NAYS:	0 COMMISSIONERS:	None
ABSENT:	1 COMMISSIONER:	Stuart
VACANCY:	1 COMMISSIONER:	One

ATTEST:

Hans P. Gowa
Chairman of the Planning Commission

H. Ethel Peterson
Secretary of the Planning Commission

fs

AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Variance No. V-600 and do agree that I/We shall conform with and abide by all of such conditions.

Date: 2-28-70 Lydia A. Ybarra
(Applicant's signature)

RECEIVED
MAR 2 1970
PLANNING DEPT.
BUENA PARK

DOC. NO. V600

February 21, 1970

City of Buena Park
6650 Beach Boulevard
Buena Park, California

TO: City of Buena Park Council & Planning Department

FROM: Lydia A. Ybarra (Miss), 6871 Berry Street, Buena Park, California

REGARDING: Small Subdivision No. 280 to split Lot 236, Tract 280, into two 47-foot wide lots by 187-foot depth.

GENTLEMEN:

THANKYOU for approving the variance on the above, February 11th, 1970 The application for a small subdivision (on the above matter) will be up for your consideration again on February 24th, 1970.

In requesting approval, I wish to make it known, that I have every intention of living up to the City's specifications and recommendations. I have been a resident of the City of Buena Park (same address) for the past twenty-five years. As a conscientious, law abiding citizen, I wish ONLY to improve my own property as well as add improvement to the general area in which I do reside, to the best of my ability.

I THANK YOU AGAIN for your consideration in rendering approval in this new matter, on February 24, 1970.

Appreciatively,

Lydia A. Ybarra

Lydia A. Ybarra,
Property Owner, Buena Park

P.S. The property in it's whole, will not be sold. It will strictly be used by members of my family as it has for the past 25 years of having resided here.

DOC. NO. 1600

MINUTES OF THE CITY COUNCIL
OF THE CITY OF BUENA PARK
CALIFORNIA

A regular meeting of the City Council of the City of Buena Park California,

was held February 24, 1970. The following named members being present:
Bousman, Fonte, Thompson, Wing and Davis ABSENT: None

Variances
V - 600
152

LYDIA A. YBARRA - TO SPLIT LOT 236, TRACT 280 INTO TWO 47' x 187' LOTS - 6871 BERRY AVENUE

Resolution No. 2125 of the Planning Commission approving Variance No. V-600 to split Lot 236, Tract 280, into two 47-foot wide lots by 187 foot depth, more commonly known as 6871 Berry Avenue, for Lydia A. Ybarra, together with supporting file, were submitted to the City Council.

There being no appeals of the decision of the Planning Commission, no action was taken thereon.

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

I, MARGUERITE G. COURSON, City Clerk and ex-officio Clerk of the City Council of the City of Buena Park, California hereby certify the foregoing to be a full, true and correct copy of the minute entry on record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of March 1970.

ORD. NO. V600

Marguerite G. Courson
MARGUERITE G. COURSON, City Clerk and ex-officio Clerk
of the City Council of the City of Buena Park, California.

TENTATIVE PARCEL MAP

69-281 VAR 600

CITY OF BUENA PARK
COUNTY OF ORANGE
STATE OF CALIFORNIA

LOT 236
TR# 280
M.M. 14/5-6
RECORDS OF ORANGE CO.

AP# 69-043-08

OWNER AND SUBDIVIDER

LYDIA A. YBARRA
6871 BERRY AVE
BUENA PARK, CA.
522-2168

AFFIDAVIT OF OWNERSHIP
CITY OF BUENA PARK
STATE OF CALIFORNIA

I, LYDIA A. YBARRA being the owner of all the property represented by this lot split depose and state that I am the subdivider of the property comprising the proposed subdivision shown by this map and that I have consented to the submission of the same.

Signed: Lydia A. Ybarra
DATE: 1-11-70

PREPARED BY:
AARON SURVEYS
6482 SAN DIEGO DR
BUENA PARK, CA.
522-1226

E. Aaron Moe
LICENSED LAND SURVEYOR # 3147

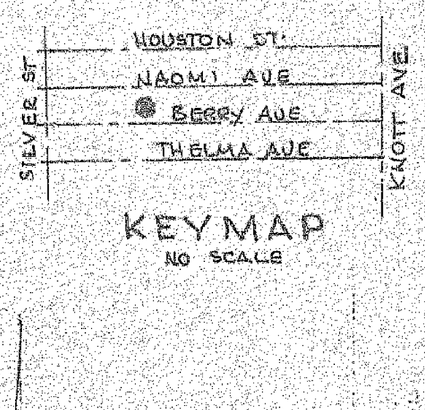
LOT SPLIT ORDINANCE SEC. 6

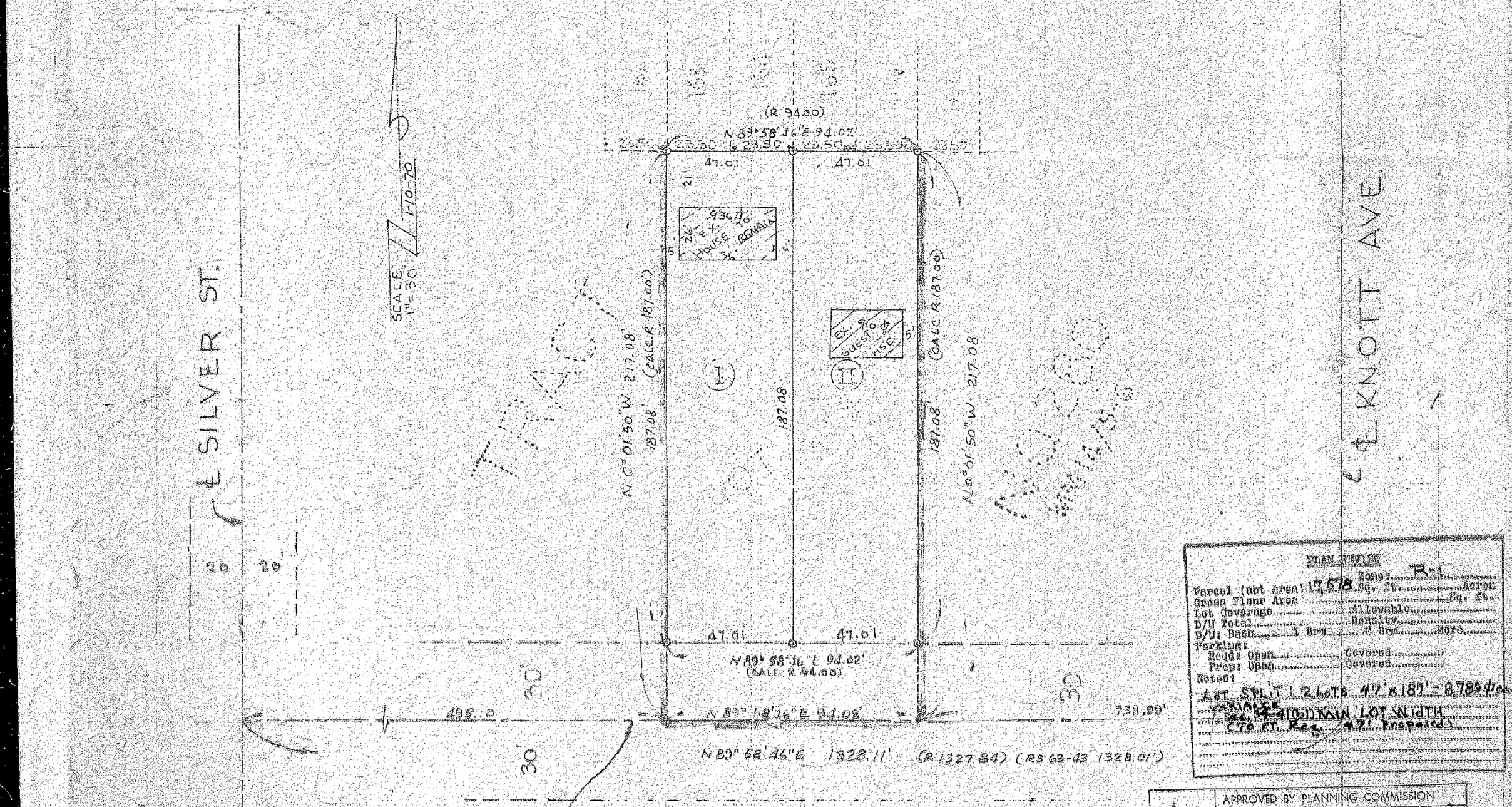
g. Sewers existing as shown.
h. Pub. Util. will be provided as necessary.
i. Zoned R-3
j. no change of zone contemplated.
k. Sewerage by City of Buena Park.
l. Water by City of Buena Park.

UTILITY LOCATIONS

8" SAN. SEWER LOC. 5' S. OF ℄ BERRY
6" WATER LINE 5' N " " "
2" GAS LINE 15' S " " "

KEYMAP
NO SCALE





PLAN REVIEW

Zone: R-1
Parcel (net area) 17,678 Sq. Ft. Acres
Gross Floor Area Sq. Ft.
Lot Coverage Allowable
D/U Total Density
D/U: Each 1 Bed 2 Bed More
Parking:
Regd: Open Covered
Prop: Open Covered
Notes:
LOT SPLIT: 2 LOTS 47' x 187' = 8,789 Sq. Ft.
VARIANCE
SEC. 24-10(1) MIN. LOT WIDTH
47' TO ST. REQ. 47' PROPOSED

V-600
APPROVED BY PLANNING COMMISSION
DATE 2-11-70 TEP
CONDITIONS #1 Resolution #2125
TO BE CONSIDERED BY CITY COUNCIL 2-24-70

AP-69-043-08
VARIANCE NO. V-600
PLAN. COMMISSION
HEARING 2-11-70

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