

RESOLUTION NO. PC-79-64

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE GRANTING A CONDITIONAL PERMIT TO ALLOW THE OPERATION OF A CHURCH PRE-SCHOOL NURSERY PROGRAM IN AN R-1-A DISTRICT UPON PROPERTY SITUATED ON THE WEST SIDE OF PROSPECT STREET, 630 FEET SOUTH OF CHAPMAN AVENUE.

BETHEL COVENANT CHURCH OF ORANGE

Moved by Commissioner Edwards and seconded by Commissioner Hart that the following resolution be adopted.

WHEREAS, the Planning Commission did hold one duly noticed public hearing on May 4, 1964 for the purpose of considering a conditional permit to allow the operation of a church pre-school nursery program in an R-1-A district upon the following described property:

That portion of the land allotted to Nieves Lopez de Peralta in decree of partition of the Rancho Santiago de Santa Ana as recorded in Book B of Judgements of the 17th Judicial District Court of California, in the County of Orange, State of California, together with that portion of Lot I in Block C of the Chapman Tract as shown on a Map recorded in Book 102, Page 15 of Miscellaneous Maps, Records of said Orange County, California, described as a whole as follows:

Beginning at a point 660 feet south of the Southwest Corner of a Lot formerly owned by H. H. Messenger, said point also being 660 feet East and 660 feet South of the Northeast Corner of the Lot sold by A. B. Chapman to Henry West; thence South 660 feet to a Stake; thence West 330 feet; thence North 660 feet; thence East 330 feet to the point of beginning.

NOTE: Subsequently, the South 140 feet of the above parcel has been sold.

WHEREAS, the Commission finds as follows:

1. That this rectangularly shaped site is situated on the west side of Prospect Street, approximately 630 feet south of Chapman Avenue. Said property has a frontage of 528.58 feet upon Prospect Street, a depth of 285.70 feet, and contains 3.42 acres.
2. That subject property is bordered on the north by vacant property zoned C-1-A; on the south and west by single family two story homes on properties zoned R-1-A; and on the east by single family one story homes on properties zoned R-1-A.
3. That this area is indicated as R-1-A upon the Orange General Plan.

4. That the applicant requests permission to operate a church pre-school nursery program which is to accomodate 26 children, within an existing Sunday school classroom building. Said building is situated 173 feet from the nearest R-1 development and is also separated from same by a six foot concrete block wall located on the property line.
5. That one person spoke in favor of this application and there were no oral or written protests.

NOW, THEREFORE, BE IT RESOLVED, that said Conditional Permit No. 255 be granted after compliance with the following conditions:

1. That the applicant comply with all State, Municipal, and Fire Code regulations relating to educational facilities.
2. That adequate fencing be provided around the childrens' play area and that same be approved by the City Planner.

I, hereby certify that the foregoing resolution was adopted on May 4, 1964 by the Planning Commission of the City of Orange by the following vote:

AYES: Commissioners Edwards, Ashley, Manell, Post, Hart
NOES: Commissioners None
ABSENT: Commissioners None

George Kovatch, City Planner &
Secretary to the Planning Com-
mission of the City of Orange