

SP-102-71

CASE NO S.P. 102 - 77

Name of Applicant TEXTEL INC.

Address P.O. BOX 1267, ORANGE, CALIF.

Phone 561-6177

Name of Applicant's Representative WOON H. KIM

Address 500 SO. MAIN, ORANGE CALIF.

Phone \_\_\_\_\_

Applicant Interviewed By B Application By B

Date Filed 12-18-70 Hearing Date 1-6-71

PERTINENT FACTS:

PLANNING COMMISSION ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_  
FWR \_\_\_\_\_

Date Appealed \_\_\_\_\_

CITY COUNCIL ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_

Returned to P. C. \_\_\_\_\_ Ord. No. \_\_\_\_\_

PLANNING COMMISSION RECONSIDERATION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_

CITY COUNCIL FINAL ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Denied \_\_\_\_\_  
DWP \_\_\_\_\_ RES. NO. \_\_\_\_\_  
FWR \_\_\_\_\_

Ord. No. \_\_\_\_\_

ZONING ADMINISTRATOR ACTION

Approved  Hearing Date 1/6/71  
Denied \_\_\_\_\_ DEC. NO. 208

Date Appealed \_\_\_\_\_

ADMINISTRATIVE ACTION

Approved \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Denied \_\_\_\_\_

LATER ACTION:

ORDINANCE NO 1108

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: (A-101-70)

SECTION 1:

Chapter 1 of Article IX of the Municipal Code of the City of Garden Grove is hereby amended to add Section 9133(o) thereto and shall read as follows:

(o) Fees for, or dedication of, park and recreation facilities as provided in Chapter 4, Article IX of the Garden Grove Municipal Code.

SECTION 2:

Chapter 4 of Article IX of the Municipal Code of the City of Garden Grove is hereby amended to add Part 3 and Section 9430 thereto and shall read as follows:

CHAPTER 4, PART 3

Section 9430.1. DEDICATION OF PARK LAND REQUIRED.

As a condition to the approval of a final subdivision map, and for the purpose of providing park or recreational facilities for the future inhabitants of said subdivision, the subdivider shall dedicate land, pay a fee in lieu thereof or a combination of both at the option of the City, according to the standards set forth herein.

Section 9430.2. RELATIONSHIP TO GENERAL PLAN.

The amount and location of land to be dedicated shall be determined by the City Council according to the standards and principles contained in the Recreation Element of the General Plan of the City of Garden Grove and any amendments thereto, and said park and recreation facilities shall be reasonably accessible for use by the future inhabitants of said subdivision.

Section 9430.3. FEE IN LIEU OF DEDICATION.

In lieu of such park land dedication, the City Council, at its option, may require payment of a fee or a combination of dedication and fee. The maximum amount of fees that may be charged are as follows:

- |  |       |
|--|-------|
| a) <u>Subdivision for single-family dwellings</u> - per unit                 | \$240 |
| b) <u>Subdivision for two, three or multiple family dwellings</u> - per unit | 150   |
| c) <u>Mobile home parks</u> - per space                                      | 75    |

The provisions of this Ordinance shall apply only to residential subdivisions.

Section 9430.4. CREDIT FOR PRIVATE OPEN SPACE.

Where private open space for park and recreational purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the requirement of dedication for park and recreation purposes or the payment of fees in lieu thereof as set forth herein, provided the City Council finds it is in the public interest to do so, and that the following standards are met:

- a) That yards, court areas, setbacks and other open areas required to be maintained by the zoning and building regulations shall not be included in the computation of such private open space; and
- b) That the private ownership and maintenance of the open space is adequately provided for by written agreement; and
- c) That the use of the private open space is restricted for park and recreational purposes by recorded covenants which run with the land in favor of the future owners of property within the tract and which cannot be defeated or eliminated without the consent of the City Council; and
- d) That the proposed private open space is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land; and
- e) That facilities proposed for the open space are in substantial accordance with the provisions of the Recreation Element of the General Plan.

Section 9430.5. CHOICE OF LAND OR FEE

a) Procedure. The procedure for determining whether the subdivider is to dedicate land, pay a fee or both, shall be as follows:

(1) Subdivider. At the time of filing a tentative map for approval, the subdivider of the property shall indicate on said map the parcel which he proposes to dedicate for park and recreation purposes. Such parcel shall be suitable for the purpose set forth in Section 11546 of the Business and Professions Code of the State of California, and any amendment thereto, or if such parcel is not suitable for park and recreational purposes by reason of its location, contour, topography or soil condition, or by reason of its nonconformity with the Recreation Element of the General Plan of the City, the City may refuse to accept said parcel and may require the dedication of another parcel within said subdivision more suitable for the purpose intended, or may require that a fee be paid in lieu thereof pursuant to Section 9430.3 of this Code, or may require both dedication of land and payment of a fee pursuant to said Section 9430.3.

(2) Report to be Filed. Prior to approval of the tentative tract map, the City Manager shall file with the Planning Commission and thereafter with the City Council, a report which shall evaluate the area proposed for park dedication as it relates to the property proposed for subdivision.

(3) Prerequisites for Approval of Final Map. Where dedication is required it shall be accomplished in accordance with the provisions of the Subdivision Map Act. Where fees are required the same shall be deposited with the City prior to the approval of the final tract map. Open space covenants for private

park or recreational facilities shall be submitted to the City prior to approval of the final tract map and shall be recorded simultaneously with the final tract map.

b) Determination. The determination of the City Council as to whether land shall be dedicated, or whether a fee shall be charged, or a combination thereof, shall be final and conclusive. Whether the City Council accepts land dedication or elects to require payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

- (1) Recreation Element of the City's General Plan; and
- (2) Topography, geology, access and location of land in the subdivision available for dedication; and
- (3) Size and shape of the subdivision and land available for dedication.

Section 9430.6. PAYMENT OF FEE ONLY.

Only the payment of fees shall be required in subdivisions containing fifty (50) parcels or less. The amount of such fees shall be determined in accordance with Section 9430.3 of this Code.

Section 9430.7. USE OF FEES.

All fees collected by the City pursuant to Section 9430.3 shall be placed in a special fund, and shall be used only for the purpose of providing park and recreation facilities to serve the subdivision for which fees were collected, or to provide such facilities in other areas of the community if the subdivision is capable of being served by existing park and recreation facilities.

SECTION 3:

Chapter 4, Part 3 of Article IX of the Municipal Code of the City of Garden Grove is hereby amended to add Section 9431 thereto and shall read as follows:

Section 9431.1. PARK AND RECREATION FEES REQUIRED AS A CONDITION OF APPROVAL.

In order to provide adequate park and recreation facilities for the citizens of Garden Grove, fees in the amount set forth herein shall be assessed as a condition of approval of said developments where one or a combination of the following actions are required to permit such development: site plan, zone change, variance, conditional use permit, unclassified use permit, planned unit development. If the proposed residential development is subject to the Subdivision Map Act the provision of this section shall not apply.

Section 9431.2. AMOUNT OF FEES REQUIRED.

The following schedule of fees for park and recreation facilities shall apply for the types of residential developments approved pursuant to Section 9431.1 hereof:

- |   |       |
|---|-------|
| a) <u>Single-family dwellings</u> - per unit                          | \$240 |
| b) <u>Condominium, two, three or multiple family units</u> - per unit | 150   |
| c) <u>Mobile home parks</u> - per space                               | 75    |

Section 9431.3. PAYMENT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

All fees required by Section 9431.2 shall be paid prior to the issuance of necessary building permits. In the event that a prior fee has been paid and the building permit subsequently expires, upon renewal of reissuance, credit will be allowed for the amount paid.

Section 9431.4. CREDIT FOR PRIVATE OPEN SPACE.

Fees required pursuant to Section 9431.2 hereof may be fully or partially waived, at the option of the City, where private open space for park and recreational purposes is proposed to be provided. Such waiver shall be approved by the City Council subject to and in accordance with the provisions and standards set forth in Section 9403.4 of this Code.

Section 9431.5. USE OF FEES.

All fees collected by the City pursuant to Section 9221.4.02 shall be placed in a special fund and shall only be used to provide park and recreation facilities to serve the future inhabitants of the residential development, or to provide such facilities in other areas of the community if the proposed development is capable of being adequately served by existing park and recreation facilities.

SECTION 4:

The provisions of this Ordinance shall not apply to any subdivision tentative map or residential developments approved by the City prior to the effective date of this Ordinance.

SECTION 5:

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 21st day of April, 1970.

KATHRYN L. BARR  
MAYOR OF THE CITY OF GARDEN GROVE

ATTEST:

RUBY K. SILVA  
CITY CLERK OF THE CITY OF GARDEN GROVE

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on April 14, 1970, and had its second reading on April 21, 1970, and was adopted by the following vote, to wit:

AYES:	COUNCILMEN:	BALLARD, DEAN, SCHMIT
NOES:	COUNCILMEN:	BARR
ABSENT:	COUNCILMEN:	LAKE

RUBY K. SILVA  
CITY CLERK OF THE CITY OF GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 208

SITE PLAN NO. S. P. 102-71

TEXTEL, INC.

JANUARY 11, 1971

This is a site plan application pertaining to property located on the south side of Bolsa Avenue, east of Ward Street.

A public hearing was held by the Zoning Administrator on January 6, 1971, and all testimony presented at the public hearing and evidence applicable to this case have been considered.

The applicant is requesting approval of a site plan for the construction of seventy-eight (78) multiple dwelling units on property presently zoned R-3.

The applicant has testified that they have reviewed Zoning Administrator Decision No. 199, which denied without prejudice their previous site plan application. The applicant stated that they have attempted to eliminate the undesirable features of the previous plan. To accomplish this, they have redesigned the exterior of the buildings, decreased the number of bedrooms in the project, improved the parking areas, added a pool, redesigned the recreation building, redesigned the laundry facilities, removed parking spaces from the required front yard, relocated the private patios to conform to yard setbacks, straightened out the driveway system, and altered roof design to provide wood shingle shakes. The regimented appearance of some of the units has been altered through the use of varied architectural treatments.

An obvious effort on the part of the developer to redesign the development is evident. To further improve the desirable features of the project the developer is now providing locked storage facilities for the residents in the carports, composition roofing has been replaced by heavy rock and wood shingles, a swimming pool added to the recreation area, and wall to wall carpeting in place of vinyl tile in the general living areas.

The exhibits submitted and the testimony presented in support of the subject application indicate the developer has sincerely attempted to comply to the objectives and community goals for land development projects, as outlined in Section 9219.7 of the Municipal Code. In consideration of the evidence submitted and after a review of the criteria established for the granting of site plans, it is hereby determined that Site Plan S. P. 102-71 should be and is hereby approved, subject to the following conditions:

1. A method of security fencing shall be placed around the tot's play area. Said fencing shall contain a self-closing, self-latching gate.
2. A six-foot concrete block wall shall be constructed along side and rear property lines.
3. A separate plot plan, designating the kinds of recreation and/or leisure facilities to be provided in those areas set aside as seating and general recreation areas, shall be submitted to and approved by the Zoning Administrator.
4. All unused areas of the project shall be landscaped and maintained in accordance with acceptable City standards.

/s/

STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for this case is January 18, 1971.

November 24, 1971

Mr. John Wrigat, A.I.A.  
260 N. Tustin Avenue  
Orange, California 92667

Dear Mr. Wrigat:

Sproul Construction Company is currently building 88 apartment units on property owned by your client, Community Housing III, at 10602-10692 Bolsa Avenue. A requirement of SP-102-71, which approved this project, was a 6-foot concrete masonry wall along the east property line. This wall has been constructed approximately two feet from existing walls along adjoining residential lots.

The City of Garden Grove owns one of these lots, described as Lot 64, Tract 4090, and is shown on the enclosed diagrams. The existing fence on this lot is partially broken, thus making it possible for children to get into the area between the walls. The City would appreciate it very much if you would give written permission to connect the existing wall to the new project wall at the property lines of the City parcel, as shown on the enclosed diagram. Also, if you have no objections, we would like to have written permission to have use of the two feet east of the project wall in conjunction with the City parcel which would apply to subsequent owners if the City sells the property. It is understood that ownership of the two feet will remain with your client.

If you have any questions concerning this request, please contact me. Thank you for your consideration of this request.

Sincerely,

Thomas G. Merrell  
Land Use Manager

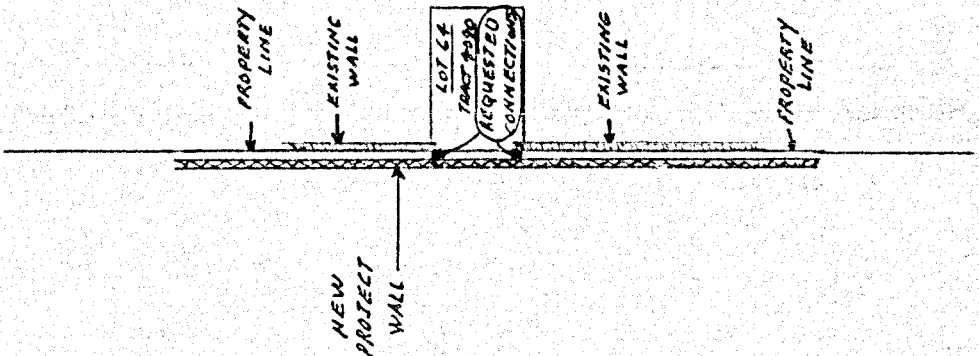
TGM:ns  
Encls.

ccl George Robertson, Sproul Construction Co., P.O. Box 880, Anaheim  
92805

*Copy sent to Ralph, Gorman*



BOLSA AVE.



NO SCALE

STARGUARD

STREET

60' | 60'

BOLSA AVE.

60' | 30'

101'

198'

270'

LOT 24  
TRACT NO.  
4090

SEE  
DETAIL

20'

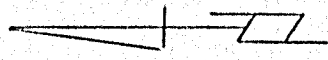
599'

AVENUE

HENDERSON

56'

30'



1"=100'

DEPARTMENT OF REAL ESTATE  
OF THE  
STATE OF CALIFORNIA  
ROBERT W. KARPE, Real Estate Commissioner

RECEIVED  
JUN 20 1972

DEVELOPMENT SERVICES

FINAL SUBDIVISION  
PUBLIC REPORT

FILE NO. 30812

ISSUED: FEBRUARY 2, 1972

EXPIRES: FEBRUARY 2, 1977

In the matter of the application of  
UNITED COMMUNITY HOUSING III AND  
GARDEN GROVE MANOR, INC.,  
both California corporations  
for a final subdivision public report on

GARDEN GROVE MANOR  
ORANGE COUNTY, CALIFORNIA

**This Report Is Not a Recommendation or Endorsement of the Subdivision  
But Is Informative Only.**

**Buyer or Lessee Must Sign That He Has Received and Read This Report.  
This Report Expires on Date Shown Above or Upon a Material Change.**

SPECIAL NOTES

PRIOR TO EXECUTION OF THE SUBSCRIPTION AND PURCHASE AGREEMENT, THE DEVELOPER WILL PROVIDE THE PROSPECTIVE SUBSCRIBER WITH A COPY OF THE ARTICLES OF INCORPORATION, BY-LAWS, INTERIM OCCUPANCY AGREEMENT, INFORMATION BULLETINS, REGULATORY AGREEMENTS, SALES AGREEMENT AND A COPY OF THIS SUBDIVISION PUBLIC REPORT.

THE SUBSCRIPTION AGREEMENT SETS FORTH THE TERMS AND CONDITIONS UNDER WHICH YOU APPLY FOR MEMBERSHIP IN THE COOPERATIVE; THE OCCUPANCY AGREEMENT, THE TERMS AND CONDITIONS UNDER WHICH A MEMBER WILL OCCUPY ONE OF THE DWELLING UNITS IN THE PROJECT; AND THE ARTICLES OF INCORPORATION AND BY-LAWS, THE AUTHORITY AND METHODS OF OPERATION OF THE COOPERATIVE CORPORATION.

RECEIVED  
JUN 20 1972  
LAND USE

NATURE OF THE PROJECT:

This project is a stock cooperative of the type referred to by FHA as a non-profit sponsored project.

This cooperative project was organized for the purpose of providing housing for low or moderate income families, as defined by the FHA Commissioner. The current income limitations of the FHA are set forth below:

Eligible Single Persons	Families of Two Persons	Families of Three and Four Persons	Families of Five and Six Persons
\$6,210	\$7,500	\$8,850	\$10,200

IN A STOCK COOPERATIVE, an individual purchaser is a stockholder in a corporation.

This corporation holds title to the buildings in which the residential units are contained. Through his stock, the individual is a part owner of the assets of the corporation, and subject to the corporation's liabilities.

The individual purchaser does not receive title to an individual residential unit. He receives, as appurtenant to this stock, an exclusive right to occupy a particular unit, in accordance with the terms of an occupancy agreement.

The cooperative owns recreational or other common facilities or improvements. The individual also receives a membership in Garden Grove Manor, Inc., and rights to use the common area. The individual is responsible for the upkeep and maintenance of these as well as his unit.

A NON-PROFIT SPONSORED PROJECT is initiated by a corporation which certifies to the FHA Commissioner an intention to sell the entire project within two years after completion to a management type stock cooperative composed of occupying stockholders.

The Garden Grove Manor, Inc., has been organized for the purpose of acquiring, constructing, owning and operating, on a non-profit basis, a cooperative housing project, consisting of 78 dwelling units, coin operated laundry, swimming pool and recreation building.

The corporation proposes to own in fee simple, the land and buildings, and the community and recreational facilities comprising the project, subject to a mortgage or trust deed hereinafter described.

The land size is approximately 4 acres and is located on Bolsa Avenue and Starboard Street in the City of Garden Grove.

Proposed improvements include:

Seven buildings containing 78 residential units, 79 carports and 78 open parking spaces, and recreational and community facilities.

#### FINANCING OF THE PROJECT:

The total estimated cost of the project, including acquisition of the land and construction of the improvements is \$1,610,600.

FHA has insured a loan in the amount of \$1,610,600.

The corporation intends to assume said loan, which runs for a period of 40 years terminating October 1, 2012, bears interest at 7% per year and is payable in installments of \$10,008.78 per month including interest.

A total of 78 shares are to be offered for sale. The amount to be obtained from the sale of 100% of these shares will be \$21,300. This sum constitutes the equity investment above the mortgage proceeds and will be used for working capital.

#### TERMS AND CONDITIONS OF SALE:

Subscribers are required to purchase one membership share. Cost of membership shares range from \$250 to \$300, depending upon the unit subscribed for.

Subscribers are required to purchase the shares allocated.

The total monthly housing expense per unit is estimated from \$117.98 to \$276.08.

THESE ARE ONLY ESTIMATES FOR THE FIRST YEAR OF OPERATION. SUBSCRIBERS SHOULD ANTICIPATE POSSIBLE PERIODIC INCREASES IN THE ABOVE DESCRIBED MONTHLY EXPENSES IF NECESSARY TO MEET RISING COSTS OF OPERATION.

Your membership is not assured unless and until the application and subscription have been accepted by the corporation, approved as to credit by the FHA, lender and upon issuance of the certificate of membership.

SUBSCRIPTION AGREEMENT:

THE SUBSCRIPTION AGREEMENT provides for cancellation by the subscriber and by the corporation.

The subscriber may withdraw by notifying corporation in writing within five days of execution of the subscription agreement and obtain refund of his deposit. A fee for a credit report is not refundable.

Subscriber may again have a right to withdraw on the following conditions: If membership is not achieved to the extent required by FHA, subscribers shall again have the right to withdraw and obtain such refund.

OCCUPANCY AGREEMENT:

THE OCCUPANCY AGREEMENT, among other things, provides:

That corporation shall deliver to member exclusive occupancy of the dwelling unit subscribed for a term of three years, and the conditions for the renewal or extension of such term.

Members unit may not be sublet without the consent of the corporation.

Specifies the repairs, maintenance and services to be performed by the cooperative as well as those which are the responsibility of the individual member.

Defines the effect of fire or other casualty loss on the interest of the member.

Sets forth the conditions and effect of default by member.

Should you occupy a unit under an interim occupancy agreement prior to issuance of your stock, any improvements installed or constructed by you may not be recovered in the event that the cooperative plan is not consummated.

BY-LAWS:

THE BY-LAWS contain restrictions on the transfer of membership shares giving the Corporation first option to purchase at a sale or transfer value and for a time therein set forth. Transfer value to the Corporation may not reflect the market value of member's share. Should the Corporation not exercise its option, member may sell his share to a purchaser approved by the Corporation. Approval by the corporation shall not be withheld for discriminatory reasons in violation of existing laws.

PREPAID RENT:

IF A PROPOSED SHAREHOLDER SHOULD DESIRE TO PREPAY HIS PORTION OF THE MORTGAGE

OBLIGATION, HE SHOULD KEEP IN MIND THAT SHOULD, SOMETIME IN THE FUTURE, A FORECLOSURE OCCUR WITH NO EQUITY REMAINING FOR THE SHAREHOLDERS, IT IS ALTOGETHER POSSIBLE THAT THOSE WHO HAVE PREPAID MAY HAVE LOST THEIR ENTIRE INTERESTS ALONG WITH OTHER SHAREHOLDERS WHO HAD MADE NO ADVANCE PAYMENTS. THE EFFECTS OF SUCH PREPAYMENTS WHEN THE SHAREHOLDER WISHES TO SELL HIS MEMBERSHIP INTERESTS SHOULD ALSO BE CONSIDERED.

As above noted, this is a cooperative venture. Nonpayment of obligations by some members could result in the failure of the cooperative and the loss of members investment.

However, provisions have been made for the establishment of a reserve fund to meet such obligations and other contingencies. This may or may not be adequate.

#### ESCROW REQUIREMENTS:

All funds received from subscribers for membership in the cooperative corporation are required to be deposited in an escrow depository approved by the Real Estate Commissioner in accordance with Section 11013.2(d) of the Business and Professions Code until such time as a membership certificate is delivered. No such membership certificates or shares shall be issued until valid subscriptions have been obtained for 97% of the units in this project and the designated depository is Title Insurance and Trust Company, 800 North Main Street, Santa Ana, California.

#### MANAGEMENT AND OPERATION:

THE PLAN OF MANAGEMENT AND OPERATION OF THE PROJECT, among others, includes the following provisions:

Purchasers must become members of Garden Grove Manor, Inc. The project shall be managed by an agency selected by the appointed Board of Directors for the first year of operation.

The first annual meeting shall be held on October 10, 1972. Members shall be notified of the place, date and hour of any meeting of members and, in the case of a special meeting, the notice shall set forth the general nature of the business to be transacted. Such notices shall be sent to members at least 12 days and not more than 15 days before the meeting.

At any meeting, the member's voting rights shall be allocated on the basis of one vote per member and members shall be entitled to cumulative voting on election or removal of Directors.

At least a majority of the voting power shall prevail at all meetings, and the presence, in person or by proxy, of owners holding 25% of the voting power shall constitute a quorum for the transaction of business.

The Board of Directors, among other things, shall have power to:

1. Accept or reject all applications for membership and admission to occupancy of a dwelling unit in the cooperative housing project, either directly or through an authorized representative;
2. Subject to approval of the Administration, to establish monthly carrying charges as provided for in the Occupancy Agreement, based upon an operating budget formally adopted by such Board;

3. Subject to the approval of the Administration, to engage an agent or employees for the management of the project under such terms as the Board may determine;
4. Terminate membership and occupancy rights for cause;
5. Promulgate such rules and regulations pertaining to use and occupancy of the premises as may be deemed proper and which are consistent with the By-Laws and the Articles of Incorporation;
6. Pursuant to a plan approved by the Administration, prescribe additional monthly carrying charges to be paid by families whose incomes exceed the limitations for continuing occupancy established from time to time by the Administration; or, at the occupancy of such families.

PUBLIC TRANSPORTATION:

Consists of bus service on Bolsa Avenue.

PP:as

-5- and last

FILE NO. 30812

Dave Nibley

Principal Building Inspector

Sproul Construction Company  
Site Plan 102-71  
South side of Bolsa, east of Ward

Tom Merrell

Land Use Manager

September 29, 1971

Approval of the subject project was predicated in part on the applicant's answers to the Residential Design Questionnaire which was made a part of SP 102-71. The features and amenities indicated in this document should be included in the final inspection.

I have attached the Questionnaire for your reference.

TM:mr

cc: Harry Peirce  
Stewart Miller



April 21, 1971

Department of Housing & Urban Development  
2500 Wilshire  
Los Angeles, California

Attention: Mr. Harold Walton

Gentlemen:

Re: Garden Grove Manor - S. P. 102-71 ✓  
Project No. 122-44209-NP

The captioned project complies with applicable zoning requirements.

Yours very truly,

CITY OF GARDEN GROVE

Stewart O. Miller  
Zoning Administrator

SOH:DB:mbr

January 11, 1971

Textel, Inc.  
Post Office Box 1267  
Orange, Ca. 92668

Attention: Mr. Woon H. Kim

Site Plan No. S. P. 102-71

January 11, 1971.

Decision No. 208

CC: Mr. Genji Kawamura  
718 St. James Place  
Newport Beach, Ca. 92662

Mr. Louis Lee Abbott  
10889 Wilshire Blvd. - Suite 940  
Los Angeles, Ca.

SITE PLAN NO. S. P. 102-71

TEXTEL, INC.

South Side of Bolsa Avenue, east of Ward Street

January 6, 1971

Mr. Miller declared the public hearing open.

Mr. Woon H. Kim appeared as representative of the applicant and pointed out the revisions made to improve the previous site plan application. They had previously requested eighty units, but have reduced this to seventy-eight. They have reduced the number of bedrooms; have provided more open space and better traffic circulation; and have added a recreation room and pool facilities. Mr. Kim added that all units will be provided with forced air heating.

Mr. Kim then discussed the suggested conditions of approval contained in the Staff Report, stating they will provide the fencing and latching device suggested, and also the six-foot concrete block wall along side and rear property lines. The plot plan concerning kinds of recreational and/or leisure facilities to be provided will be submitted with their working drawings and explained fully at that time, as will their plans for landscaping and maintenance.

No one appeared either favoring or opposing the subject proposal.

Mr. Miller declared the public hearing closed and advised the applicant's representative of his appeal privileges should he disagree with the Zoning Administrator's decision.

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: SITE PLAN NO. S. P. 102-71  
APPLICANT: TEXTEL, INC.  
DATE: JANUARY 6, 1971

APPLICANT'S REQUEST:

The applicant is requesting site plan approval for the construction of seventy-eight (78) multiple dwelling units on property presently zoned R-3, located on the south side of Bolsa Avenue, east of Ward Street.

I. PREVIOUS CASES:

1. A-111-61 - rezoned the subject property from the County A-1 and M-1 Zone to R-3 in 1961.
2. S. P. 139-70 - a proposal for the construction of eighty multiple dwelling units for the subject property was denied without prejudice by the Zoning Administrator in December, 1970.

II. GENERAL PLAN IMPLICATIONS:

The General Plan implications relative to this case have been discussed in Site Plan No. 139-70.

III. STAFF COMMENTS:

1. The present proposal is requesting approval of a site plan for 78 multiple dwelling units. This proposal requests no variances from the Municipal Code, and is asking for a total unit yield of two less than the previous plan, which sought the construction of 80 units.
2. The present plan differs from S. P. 139-70 in the following areas:
  - A. Two less units.
  - B. Redesign of most southerly building.
  - C. Redesign and expansion of recreation building.
  - D. Pool addition.
  - E. Redesign of central laundry facility.
  - F. Open parking eliminated from front yard setback.
  - G. Straightening of peripheral driveway systems (formerly 12' wide, now 25' width).
  - H. Partial redesign of open and covered parking areas.
  - I. Relocation of private patios (Bolsa Avenue) to conform to required front yard setback.
  - J. The community building now contains approximately 195 square feet of usable assembly space.

STAFF REPORT TO THE ZONING ADMINISTRATOR  
S. P. 102-71

- K. Bolsa Avenue elevations have been changed to reflect fascia wood shingles in lieu of the previous fascia hardboard paneling. Hardwood siding with reverse batten has been replaced by plywood siding with reverse batten.
  - L. Interior and court elevations have also changed roof and siding design.
3. An obvious effort on the part of the developer to redesign the apartment is evident. The regimented appearance that some of the units formerly had has been altered through the use of a varied architectural treatment.
4. Normal access as well as emergency access has been improved by straightening out and widening driveway access through the proposed project.

IV. RESIDENTIAL DESIGN EVALUATION:

1. The newly designed project differs in residential design from the previous one in the following areas:
- A. Locked storage facilities for residents are now provided at carports and in an area in each dwelling unit.
  - B. Composition roofing has been replaced by the use of heavy rock and wood shake materials.
  - C. Swimming pool has been added to general recreation area.
  - D. Wall to wall carpeting has replaced vinyl tile in general living areas of units.
  - E. Forced air heating still remains in two and three-bedroom units. Wall heaters are now provided in one-bedroom unit.

V. SUGGESTED CONDITIONS OF APPROVAL:

- 1. A method of security fencing shall be placed around the tot's play area. Said fencing shall contain a self-closing, self-latching gate.
- 2. A six-foot concrete block wall shall be constructed along side and rear property lines.
- 3. A separate plot plan, designating the kinds of recreation and/or leisure facilities to be provided in those areas set aside as seating and general recreation areas, shall be submitted to and approved by the Zoning Administrator.
- 4. All unused areas of the project shall be landscaped and maintained in accordance with acceptable City standards.

December 24, 1970

City of Garden Grove  
Land Use Department  
11391 Acacia Street  
Garden Grove, California

Attention: Mr. Tom Merrill

Re: Garden Grove Manor  
Ycur Case No.: SP 139-70

Gentlemen:

This will confirm that the undersigned are the owners of the real property which is the subject of the above-referenced application and are aware thereof. The said application is made by Textel Incorporated, a corporate affiliate of Sproul Construction Corporation. The undersigned as Sellers, and Sproul Construction Corporation as Buyer, are parties to an escrow under the terms of which, if completed, title to the said property would vest in Sproul or its nominee; we understand that Textel is contemplated as such nominee.

At the request of Mr. Merrill we confirm that we make no objection to the said application, it being understood that no work will be done on the premises by Sproul or Textel or anyone acting with or for them or either of them until transfer of title as aforesaid and that any obligation to comply with requirements of the City of Garden Grove will be the obligation of the then record owner who proceeds with physical construction pursuant to an approved application and subject to such requirements as may have been imposed by the City as conditions of such approval.

RECEIVED  
DEC 31 1970  
LAND USE

  
GENJI KAWAMURA

  
LOUIS LEE ABBOTT

## PROFILE OF PROJECT

The subject development is located along Bolsa Avenue at Starboard Street (between Ward Street and Euclid Street) in the City of Garden Grove. The site is approximately 4 acres in size and is presently zoned for apartments (R-3).

The site is controlled by Sproul Construction Corporation under an Option Agreement from the Sellers, G. Kawamura and L. Abbott.

Sproul has applied for, and received, FHA feasibility and allocation of funding for a Section 236, coop development. The firm of Textel, Inc., Edward C. Barker, A.I.A. has been engaged as the design architects. Mutual Ownership Development Foundation (M.O.D.) is the non-profit sponsor of the development, who proposed to sell the units to the individual occupants, under a cooperative form of ownership. All of the above parties have extensive experience, in the planning, design, management and operation of large FHA apartment-type developments.

This development consists of 80 living units, two-story townhouse type. The apartment composition, as proposed, is:

- 20 - one bedroom units - 780 gr. sq. ft.
- 30 - two bedroom units - 936 gr. sq. ft.
- 30 - three bedroom units - 1092 gr. sq. ft.

The anticipated cost of the development is \$1,400,000.00

The site provides for covered carports and open spaces at a ratio of two cars per living unit. The site is to be landscaped, planted, with sprinkler systems, and provides good open space and green areas throughout.

The site makes provision for internal play areas, a tot lot with playground equipment, an office, and maintenance building.

The apartments are roomy and contain complete appliances, carpet, drapes, semi-private patio, and good storage.

This Section 236 development is directed at the moderate income occupant. Earnings of the families must exceed the following in order to qualify for occupancy:

1 Bedroom	\$5,130.00 per year (2 person family)
2 Bedrooms	\$6,750.00 per year (4 person family)
3 Bedrooms	\$7,695.00 per year (6 person family)

Under the cooperative form of ownership, the rental tenant is given the option of purchasing his own unit. As a renter, the rent schedule would range as follows:

	<u>Minimum</u>		<u>Maximum</u>
1 Bedroom	\$105.50	to	\$162.30 per month
2 Bedroom	\$138.82	to	\$205.97 per month
3 Bedroom	\$158.25	to	\$243.46 per month

The rents are adjusted from the minimum upwards, depending upon the occupants' earnings.

The cooperative sales price of the units range as follows:

1 Bedroom Unit	\$
2 Bedroom Unit	\$
3 Bedroom Unit	\$

Monthly payments under the ownership plan are less than rent payments due to income tax reduction and other benefits to the owner. The result is a historically superior development combining centralized management with the occupant's pride of ownership.

The planning of this development has been competently and thoroughly thought out. It has been designed to provide the maximums consistent within the framework of the City and F.H.A.'s regulation.

Our architects have conscientiously worked with the City of Garden Grove and have accepted the valid suggestions and criticisms of the City and F.H.A. planners. In October the Planning Staff's recommendations were substantially agreed to (see exhibits A & B), and the formal hearing before the zoning administrator set for November 18. The formal hearing was held, without objection from any in attendance. The Zoning Administrator rendered his formal decision December 2, 1970 denying the site plan approval (see exhibit C).

While one valid objection exists concerning a "possibly hazardous" drive, the other objections are an obvious attempt to thwart this development. Careful examination of the Zoning Administrator's decision will indicate that the development is being denied because it is housing designed for low-moderate income people.

The Zoning Administrator minced no words when he said in his decision "inference may be made that this project is designed for a specific income group." Because of the absurd demands, it is equally obvious that that income group consists of low-moderate income persons; and it would appear that any effort to re-design this project will be met with an endless stream of other absurd demands.



The F.H.A. has been most cooperative with us and has agreed to extend the deadline for filing the application for firm commitment to January 10, 1971 to allow us time to attempt to resolve the problem with the City.

Obviously, it is imperative that our appeal from this decision, or a reversal of the administrator's ruling be obtained promptly.

We are continuing our discussions with the Planning Department of the City, and hope that the problem can be resolved with, of course, any other assistance immediately available.

RESIDENTIAL DESIGN QUESTIONNAIRE  
"GARDEN GROVE MANOR"  
EDWARD C. BARKER A.I.A. ARCHITECT

EXTERIOR FEATURES

1. Do you provide laundry facilities?  Yes  No  
If Yes, specify the number of washers and dryers,  
location and any special features  
One washer per 20 bedrooms w/ 1/2 Double load dryer, service sink & 20 Gal. W.H.

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2. What types of covered parking do you provide?  Carports  Garages  
 Both. Describe any unusual features of the covered parking.

None

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3. Do you provide locked storage facilities for the residents?  Yes  No  
Specify location and amount

At carport and private compartment per each unit.

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Is storage provided for large appliances and other large  
personal items?  Yes  No  
Specify location and amount

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Is storage provided for boats and trailers owned by  
the residents?  Yes  No  
Specify location and amount

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4. Do you provide for the screening of carport and/or garage openings from the view of residents, freeways and other streets?  Yes  No  
Explain

Fences along the property lines and patio fencing at each unit.

5. Do you provide for the screening of open parking spaces from the view of residents, freeway and other streets?  Yes  No  
Explain

Planting.

6. Do you provide private patios for every dwelling unit?  Yes  No  
If Yes, specify the size, number and the method(s) of assuring maximum privacy  
If No, cite reasons for not providing same

Enclosed patios w/redwd. fencing - See site plan.

7. What type of roofing material is used?  
 Tile  Heavy rock  Concrete shingle  Composition  Wood shingle  
 Wood shake  Other  
Discuss roof treatment

Composition and large size of rocks with wood shake parapet at buildings along Bolsa Avenue.

8. Do you conceal all roof structures such as air-conditioning units, heating units, etc., from view?  Yes  No  
Explain how this is accomplished

No units on roof.

9. Do you provide a varied but coordinated treatment of the building through the use of textures and materials?  Yes  No  
Explain

Material varies from stucco to plywood siding.

10. Do you have more than one type of building elevation?  Yes  No  
Specify the number and describe their features

See elevations.

11. Are windows, patios, balconies and other openings orientated toward freeways and heavily traveled streets located and designed to reduce to a minimum the undesirable effects of such thoroughfares?  Yes  No  
Specify the methods used.

12. Are you proposing the use of mature landscaping materials?  Yes  No  
Explain. If possible, submit a copy of a landscape plan for a project that you have recently completed.

Some specimen trees of course but not all - See site plan rendering.

13. Will you be using a sprinkler system for your landscaped areas?  Yes  No  
Describe the watering system used

14. Do you provide for visual variety of open space through the use of varied elevations, water areas, etc?  Yes  No  
Explain

General recreation area w/pool and B-B-Q area, tots' play and seating areas.

15. Do you provide recreation area(s)?  Yes  No  
Specify the number of such areas and the facilities and equipment provided in each area

General recreation area w/pool and B-B-Q area, tots' play and seating areas.

See site plan.

16. Do block walls surround the development and/or the individual parcels? Specify the height and explain  Yes  No

6' high - new and existing.

17. Do you provide for the screening of refuse storage areas from view of the residents, streets, freeways and adjacent properties? Explain  Yes  No

Redwood fencing and in accordance w/ Garden Grove City requirements.

#### INTERIOR FEATURES

1. What type of floor covering materials are proposed?

A. Kitchen: linoleum  vinyl tile  other   
Explain

B. Bathroom: linoleum  vinyl tile  other   
Explain

C. Balance of unit: vinyl tile  wall to wall carpeting   
hardwood  other   
Explain

2. How many bathrooms do you provide per unit?  
One bedroom: 1 bath  Two bedroom: 1 bath  1 3/4 bath   
& three 1 1/2 bath  1 1/2 bath  2 bath   
Explain

3. What type of materials do you use in the bathrooms?

Vinyl tiled floor, drywall w/ enamel finish @ wall & clg., pre-fab fiberglas  
bath tub and shower cove.

4. What type of materials do you use in the kitchen?

Vinyl tiled floor, drywall w/enamel finish @ wall & clg., pre-finished kitchen  
cabinets.

5. What type of major appliances do you provide in the units?

Dishwasher  Refrigerator   
Garbage disposal  Range & oven   
w/fan & lite  
Other   
Explain

Will provide rough-in under the kitchen cabinet storage space for dishwasher.

6. Do you provide: insulation  Yes  No  
 soundproofing  Yes  No  
 Please specify the type and location

Batt type insulation & resilient clips @ 1st floor ckg. in accordance with  
 FHA requirements.

7. What type of heating do you propose?  
 Forced air  panel  other   
 Explain

8. Do you provide air conditioning for each unit?  Yes  no  
 Specify type: central  wall unit  In combination with heating   
 other   
 Explain

9. How do you provide for the maximum privacy of each unit in relation to  
 surrounding streets and developments and in relation to other units in  
 the project?

See site plan & unit floor plans.

10. Explain any other feature, equipment and/or facilities proposed in your development that is not mentioned in the above questions

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December 24, 1970

Textel, Inc.  
P. O. Box 1267  
Orange, California 92668

SITE PLAN NO. S.P.-102-71

January 6, 1971.

Applicant Notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

SITE PLAN NO. S.P.-102-71

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE will hold a PUBLIC HEARING IN THE COUNCIL CHAMBERS OF THE GARDEN GROVE 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.

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\*JANUARY 6, 1971  
1:30 O'CLOCK P.M.

SITE PLAN NO. S.P.-102-71

APPLICANT:     TEXTEL, INC.

REQUEST:        Site plan approval for the construction of seventy-eight (78) multiple dwelling units on property presently zoned R-3.

LOCATION:         South side of Bolsa Avenue, east of Ward Street.

DATE:            DECEMBER 24, 1970

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

Petitions and letters are not considered direct evidence. The decision of the Zoning Administrator may not rest solely on them.

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

Ap 102-71 - Z.A. June 6, 1971

A.P. PARCEL NAME AND ADDRESS LISTING

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY
18079	09951319	00	FELLIN, RANDOLPH M	14941 STARBOARD	GARDEN GROVE
18079	09951320	00	SPRIGGS, DAVID H	14951 STARBOARD	GARDEN GROVE
	09951321	0	ANDERSON, DAVID G	14971 STARBOARD	GARDEN GROVE
18079	09951324	00	HILLIARD, SIDNEY A L	1084 CORONA LN	COSTA MESA
18079	09951326	00	RUBINO, FRANK G TR	227 BRENTWOOD PL	ANAHEIM, CA
18079	09951327	00	GENOVESE, MICHAEL J ET A	1161 N TUSTIN	ORANGE, CAL
18078	09951328	00	GENOVESE, MICHAEL J ET A	1161 N TUSTIN	ORANGE, CAL
18078	09951331	00	ROSNER, ARTHUR M	1467 S REXFORD DR	LOS ANGELES
18079	09951407	00	KISH, JOHN JR	14942 STARBOARD ST	GARDEN GROVE
18079	09951408	00	STEINBACH, FRANK J JR	14952 STARBOARD	GARDEN GROVE
18079	09951409	00	OSBORNE, JAMES D	14972 STARBOARD	GARDEN GROVE
18006	10808101	00	WELLS, JAMES W	15012 STARBOARD ST	GARDEN GROVE
18006	10808102	00	MEACHAM, ARTHUR P JR	15032 STARBOARD ST	GARDEN GROVE
18006	10808103	00	TEMPLETON, CALLOWAY C ET	AL	15042 STARB
18006	10808104	00	BECK, ROSE S	15052 STARBOARD ST	GARDEN GROVE
18049	10808106	00	REED, MICHAEL L ZJTB	15072 STARBOARD ST	GARDEN GROVE
18049	10808107	00	KALMEN, THEODORE L	15092 STARBOARD ST	GARDEN GROVE
18049	10808108	00	YEDINAK, RALPH A	15102 STARBOARD ST	GARDEN GROVE
18049	10808109	00	CAGLE, RONALD D	15112 STARBOARD ST	GARDEN GROVE
18049	10808121	00	COLLINSWORTH, EARL L	15062 STARBOARD ST	GARDEN GROVE
18049	10808122	00	COLLINSWORTH, EARL L	15062 STARBOARD ST	GARDEN GROVE
18006	10808201	00	DEPT OF VETS AFFAIRS OF GARDEN GROVE, CAL 92641	STATE OF CAL	MUNOZ, SIMO
18006	10808302	00	COLLINSWORTH, DONALD E	15031 STARBOARD ST	GARDEN GROVE
18006	10808303	00	CITY OF GARDEN GROVE	11391 ACACIA ST	GARDEN GROVE
18006	10808304	00	BROOKS, HEBE G	15051 STARBOARD ST	GARDEN GROVE
18049	10808306	00	DEITER, ROBERT L	10701 HENDERSON AVE	GARDEN GROVE
18077	10808325	00	KAWAHURA, GENJI ET AL	718 ST JAMES PL	NEWPORT BEA
18078	10808326	00	KAWAMURA, GENJI ET AL	718 ST JAMES PL	NEWPORT BEA
18049	10808327	00	HOOVER, JAMES W	10691 HENDERSON AVE	GARDEN GROVE
	10808328	0	WEEKS, ROBERT L	10681 HENDERSON	GARDEN GROVE
18049	10808329	00	RORER, DELBERT M	10681 HENDERSON	GARDEN GROVE
18049	10808330	00	JONES, WILLIAM HOWARD	10651 HENDERSON AVE	GARDEN GROVE
18049	10808331	00	WAY, DOUGLAS W	10641 HENDERSON AVE	GARDEN GROVE
18049	10808332	00	PUGLISI, RICHARD C	10631 HENDERSON AVE	GARDEN GROVE
18049	10808333	00	ANDERSON, EDMUND W	10621 HENDERSON AVE	GARDEN GROVE
18049	10808334	00	WEISMAN, HARRY D	2229 EUCLID AVE	LONG BEACH,
18049	10808335	00	WEISMAN, HARRY D	2229 EUCLID AVE	LONG BEACH,
18049	10808401	00	VENNING, LIONEL W	10702 HENDERSON AVE	GARDEN GROVE
	10808402	0	UHLMEYER, THOMAS W	10692 HENDERSON	GARDEN GROVE
	10808403	0	FOSS, GLENN N	10682 HENDERSON AVE	GARDEN GROVE
18049	10808404	00	BROWN, WENDELL D	10662 HENDERSON AVE	GARDEN GROVE
18049	10808405	00	HAYDEN, JAMES R	10652 HENDERSON AVE	GARDEN GROVE
18049	10808406	00	REINTJES, RICHARD D	10642 HENDERSON AVE	GARDEN GROVE
	10808407	0	TOMPKINS, PAUL E	10632 HENDERSON	GARDEN GROVE
18049	10808408	00	YNIGUEZ, PHILLIP R	10622 HENDERSON AVE	GARDEN GROVE
18049	10808409	00	HANNON, THOMAS K	15122 YAWL ST	GARDEN GROVE
18049	10808426	00	MC GANN, NATY A	15121 SAIL ST	GARDEN GROVE
18049	10808427	00	JOHNSON, ELLA M ZWDB	15122 SAIL ST	GARDEN GROVE

Jan 6, 1971

NAME	ADDRESS	CITY-STATE
NDOLPH M	14941 STARBOARD	GARDEN GROVE, CAL 92640
DAVID H	14951 STARBOARD	GARDEN GROVE, CAL 92640
DAVID G	14971 STARBOARD	GARDEN GROVE, CALIF
SIDNEY A L	1084 CORONA LN	COSTA MESA, CAL 92626
ANK G TR	227 BRENTWOOD PL	ANAHEIM, CAL 92804
MICHAEL J ET A	1161 N TUSTIN	ORANGE, CAL 92657
MICHAEL J ET A	1161 N TUSTIN	ORANGE, CAL 92657
THUR M	1467 S REXFORD DR	LOS ANGELES, CAL 90035
JR	14942 STARBOARD ST	GARDEN GROVE, CAL 92640
FRANK J JR	14952 STARBOARD	GARDEN GROVE, CAL 92640
AMES D	14972 STARBOARD	GARDEN GROVE, CAL 92640
ES W	15012 STARBOARD ST	GARDEN GROVE, CAL 92640
ARTHUR P JR	15032 STARBOARD ST	GARDEN GROVE, CAL 92640
CALLOWAY C ET	AL	15042 STARBOARD ST GARDEN GROVE, CAL 92640
S	15052 STARBOARD ST	GARDEN GROVE, CAL 92640
EL L ZJTB	15072 STARBOARD ST	GARDEN GROVE, CAL 92640
EDDRE L	15092 STARBOARD ST	GARDEN GROVE, CAL 92640
ALPH A	15102 STARBOARD ST	GARDEN GROVE, CAL 92640
ALD D	15112 STARBOARD ST	GARDEN GROVE, CAL 92640
TH, EARL L	15062 STARBOARD ST	GARDEN GROVE, CAL 92640
TH, EARL L	15062 STARBOARD ST	GARDEN GROVE, CAL 92640
TS AFFAIRS OF	STATE OF CAL	MUNDZ, SIMON C 15011 STARBOARD ST
VE, CAL 92641		
TH, DONALD E	15031 STARBOARD ST	GARDEN GROVE, CAL 92640
ADEN GROVE	11391 ACACIA ST	GARDEN GROVE, CAL 92640
BE G	15051 STARBOARD ST	GARDEN GROVE, CAL 92640
BERT L	10701 HENDERSON AVE	GARDEN GROVE, CAL 92640
GENJI ET AL	718 ST JAMES PL	NEWPORT BEACH, CAL 92660
GENJI ET AL	718 ST JAMES PL	NEWPORT BEACH, CAL 92660
AMES H	10691 HENDERSON AVE	GARDEN GROVE, CAL 92640
BERT L	10681 HENDERSON	GARDEN GROVE, CALIF
BERT M	10681 HENDERSON	GARDEN GROVE, CAL 92640
LIAM HOWARD	10651 HENDERSON AVE	GARDEN GROVE, CAL 92640
AS W	10641 HENDERSON AVE	GARDEN GROVE, CAL 92640
RICHARD C	10631 HENDERSON AVE	GARDEN GROVE, CAL 92640
EDMUND W	10621 HENDERSON AVE	GARDEN GROVE, CAL 92640
HARRY D	2229 EUCLID AVE	LONG BEACH, CAL 90815
HARRY D	2229 EUCLID AVE	LONG BEACH, CAL 90815
LOVEL W	10702 HENDERSON AVE	GARDEN GROVE, CAL 92640
THOMAS W	10692 HENDERSON	GARDEN GROVE, CALIF
N N	10682 HENDERSON AVE	GARDEN GROVE, CAL 92640
CELL D	10662 HENDERSON AVE	GARDEN GROVE, CAL 92640
ES R	10652 HENDERSON AVE	GARDEN GROVE, CAL 92640
RICHARD D	10642 HENDERSON AVE	GARDEN GROVE, CAL 92640
PAUL E	10632 HENDERSON	GARDEN GROVE, CALIF
HILLIP R	10622 HENDERSON AVE	GARDEN GROVE, CAL 92640
OMAS K	15122 YAWL ST	GARDEN GROVE, CAL 92640
ATY A	15121 SAIL ST	GARDEN GROVE, CAL 92640
CLA M ZWDR	15122 SAIL ST	GARDEN GROVE, CAL 92640

## A-P. PARCEL NAME AND ADDRESS LISTING

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CD
18049	10808444	00	DAY, JAMES I	15121 STARBOARD ST	GARDEN GR
18078	10849201	00	KAWAMURA, GENJI ET AL	718 ST JAMES PL	NEPORT B
18077	10849202	00	KAWAMURA, GENJI ET AL	718 ST JAMES PL	N
18077	10849203	00	GUNTHER, GEORGE	2824 TULANE AVE	AC
18049	10849243	00	SUTTON, DONALD D	15121 YAWL ST	KDEN GR
18049	10849244	00	EVANOFF, JERRY J	10602 HENDERSON AVE	IRDEN GR
18049	10849245	00	LANGSTAFF, KENNETH I	10592 HENDERSON AVE	GARDEN GR

NAME	ADDRESS	CITY-STATE
I	15121 STARBOARD ST	GARDEN GROVE, CAL 92640
GENJI ET AL	718 ST JAMES PL	NEWPORT BEACH, CAL 92660
GENJI ET AL	718 ST JAMES PL	NEWPORT BEACH, CAL 92660
GEORGE	2824 TULANE AVE	LONG BEACH, CAL 90815
RONALD D	15121 YAWL ST	GARDEN GROVE, CAL 92640
MERRY J	10602 HENDERSON AVE	GARDEN GROVE, CAL 92640
KENNETH I	10592 HENDERSON AVE	GARDEN GROVE, CAL 92640

APPLICATION FOR SITE PLAN HEARING

FEE: \$ 100.00 (Site Plan Amendment)

Application No. S.P. 102-71

\$ 50.00 (Site Plan)

Date: December 17, 1970

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: Textel, Inc. Telephone: (714) 541-6177

Mailing Address: P. O. Box 1267, Orange, California 92668

Genji Kawamura  
718 St. James Place  
Newport Beach, California

The recorded owner of the property.

Louis Lee Abbott  
10889 Wilshire Blvd.  
Suite 940  
Los Angeles, California

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: Genji Kawamura, 718 St. James Place, Newport Beach Calif., Louis Lee Abbott, 10889 Wilshire Blvd., Suite 940, Los Angeles, Calif.

Date of Acquisition of Property: Property presently in escrow

Street address of property: Bolsa Avenue, Garden Grove, California

Property is situated on the South side of said street between Ward street and Starboard street.

Proposed zoning, if rezoning is required: None

REASONS FOR APPLICANT'S REQUEST: Submittal of site plan hearing as per City requirement.

(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 William A. Kim  
(signature of applicant)  
Chief Designer

Acknowledgement of Fee Payment

Accepted by Land Use Section

By Carol Heath Date 12/19/70

By [Signature] Date 12-17-70

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)  
Chief Designer



LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR Garden Grove Manor CASE NO. S.P. 102-71

I, Sproul Construction Corporation, owner of the below described property, do hereby appoint Textel, Inc. 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:** PARCEL 1: THE NORTH 350.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 462.00 FEET THEREOF. ALSO EXCEPT ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND. EXCEPT THE GRANTOR WILL NOT HAVE ANY SURFACE RIGHTS TO A DEPTH OF 500 FEET, AS RESERVED BY CARL JACOBBER AND EDNA JACOBBER, HUSBAND AND WIFE, IN DEED RECORDED MARCH 16, 1955 IN BOOK 2997 PAGE 52, OFFICIAL RECORDS. PARCEL 2: THE NORTH 350.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

George J. Jacobber  
(Signature of Owner)  
Assistant Vice President

EXCEPT THE EAST 260.00 FEET THEREOF.

ALSO EXCEPT ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND EXCEPT THAT THE GRANTORS WILL NOT HAVE ANY SURFACE RIGHTS TO A DEPTH OF 500 FEET AS RESERVED BY LOUIS JACOBBER AND CORA JACOBBER, HUSBAND AND WIFE, IN DEED RECORDED MARCH 16, 1955 IN BOOK 2997, PAGE 59, OFFICIAL RECORDS.