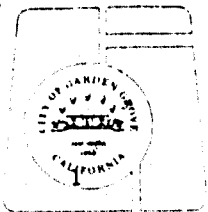


SPA-140-76



GARDEN GROVE

Application No. SPA-140-76  
 A. P. No. 99-481-29,43,42,39 & 37  
 Filing Date 5-13-76  
 Hearing Date 6-10-76  
 Analyst D. BUTTERFIELD  
 Referred To FIRE  
 POLICE  
 WATER ENGR.  
 WATER PERMITS  
 TRAFFIC  
 SANITARY DIST.  
 PLAN CHECK

FILE COVER SHEET

APPLICATION FOR  
CITY OF GARDEN GROVE

EARL E. CLAYTON	2909 S. HALLADAY, SANTA ANA, CA. 92705	545-9461
Applicant	Mailing Address	Phone No.
LEON HYTER		
Agent	Mailing Address	Phone No.

**TO PERMIT**

THE REZONING OF AN APPROXIMATELY 1.50 ACRE PARCEL FROM THE R-1 (ONE FAMILY RESIDENTIAL) ZONE TO THE R-3 (MULTIPLE RESIDENTIAL) ZONE AND SITE PLAN CONSIDERATION TO PERMIT CONSTRUCTION OF 36 APARTMENT UNITS ON THE SUBJECT SITE. THE CITY HAS FILED A NEGATIVE DECLARATION ELIMINATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this Application and the plot plan, the plot plan shall prevail.

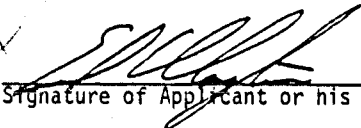
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Location of Property: South side Westminster, West of Keel Ave., at 10522 Westminster Avenue.

Present Use of Property: \_\_\_\_\_

Adjoining Property Owned or Leased by Applicant: no

<b>FINAL ACTION</b>	
Denied _____	Approved _____
DWP _____	Withdrawn _____
Date _____	
Res. # _____	
Ord. # _____	
Dec. # _____	
DS-0014-10/75	

X   
 Signature of Applicant or his Agent

\_\_\_\_\_  
 Signature of Property Owner or his Agent

No. SPA-140-76

CASE NO SPA 140-12

Name of Applicant EARL E. CLAYTON

Address 2909 S. HALLADAY, SANTA ANA, CA. 92705

Phone 545-9461

Name of Applicant's Representative LF

Address

Phone

Applicant Interviewed By DB Application By DB

Date Filed 5-13-76 Hearing Date 6-10-76

PERTINENT FACTS:

PLANNING COMMISSION ACTION

Approved [checked] Hearing Date 6-10-76
Denied
DWP
FWR
RES. NO. 2856

Date Appealed

CITY COUNCIL ACTION

Approved
Denied
DWP
Hearing Date
RES. NO.

Returned to P. C. Ord. No.

PLANNING COMMISSION RECONSIDERATION

Approved
Denied
DWP
Hearing Date
RES. NO.

CITY COUNCIL FINAL ACTION

Approved
Denied
DWP
FWR
Hearing Date
RES. NO.

Ord. No.

ZONING ADMINISTRATOR ACTION

Approved
Denied
Hearing Date
DEC. NO.

Date Appealed

ADMINISTRATIVE ACTION

Approved
Denied
Hearing Date

LATER ACTION:

**SAFECO**



**SAFECO TITLE INSURANCE COMPANY**

825 NORTH BROADWAY, P.O. BOX 208, SANTA ANA, CALIFORNIA 92702  
(714) 547-7251

**PRELIMINARY REPORT**

- Reco Construction Inc.
- 14600 Golden West, Suite 114
- Westminster, CA 92683

Attention: Tommy Cook

Your No.

Our No.

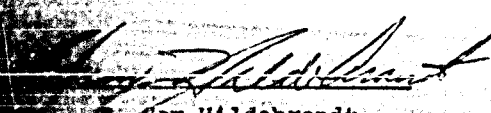
423619-ESH

Dated as of September 24 1975 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance,  
SAFECO TITLE INSURANCE COMPANY

hereby reports that it is prepared to issue, as of the date hereof, a California Land Title Association Standard Coverage Form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth in Schedule A, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

  
Tom Hildebrandt  
Title Officer

DK  
**SAFECO**



**SAFECO TITLE INSURANCE COMPANY**  
825 NORTH BROADWAY, P.O. BOX 208, SANTA ANA, CALIFORNIA 92702  
(714) 547-7251

---

**PRELIMINARY REPORT**

---

- Reco Construction Inc.
- 14600 Golden West, Suite 114
- Westminster, CA 92683

Attention: Tommy Cook

Your No.  
Our No. 423619-ESII

---

Dated as of ~~September 24~~ 1975 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance,  
**SAFECO TITLE INSURANCE COMPANY**  
hereby reports that it is prepared to issue, as of the date hereof, a California Land Title Association Standard Coverage Form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth in Schedule A, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

  
E. Sam Hildebrandt  
Title Officer

SCHEDULE A

The estate or interest in the land described or referred to in this schedule covered by this report is:

a fee

Title to said estate or interest at the date hereof is vested in:

RECO CONSTRUCTION, INC., A CALIFORNIA CORPORATION BY DEEDS RECORDED IN BOOK 10625, PAGE 154, in book 10736, page 94, in book 10736, page 95, in book 11441, page 795 and in book 11488, page 1815, ALL OF OFFICIAL RECORDS; BERNARD CARROLL DRYWALL, INC., A NEVADA CORPORATION BY DEEDS RECORDED IN BOOK 10625, PAGE 154 OFFICIAL RECORDS; SIMON KOTEK AND RENEE REBECCA KOTEK, HUSBAND AND WIFE AS JOINT TENANTS BY DEED RECORDED IN BOOK 8197, PAGE 553 OFFICIAL RECORDS; HENRY SAM HIM AND SUN HO SAM HIM HUSBAND AND WIFE AS JOINT TENANTS BY DEED RECORDED IN BOOK 7154, PAGE 492 OFFICIAL RECORDS

The land referred to in this report is situated in the State of California, County of

Orange

and is described as follows:

The East 215 feet of that portion of the North half of the North half of Section 8, in Township 5 South, Range 10 West, San Bernardino Base and Meridian, in the City of Garden Grove, described as follows:

Beginning at a point on the Easterly line of Tract No. 3156, as shown on a map thereof recorded in book 101, pages 16 to 18 inclusive, Miscellaneous Maps, records of said Orange County, said point being North 0° 28' 42" West 842.27 feet from the Southeast corner of said tract; thence North 89° 23' 18" East 460.05 feet to the Easterly line of the Westerly 20.00 acres of the Northeast quarter of said Section 8; thence North 0° 28' 42" West 447.91 feet along said Easterly line to the Northerly line of said section; thence South 89° 29' 37" West 460.05 feet along said Northerly line to the Northerly prolongation of the Easterly line of said Tract No. 3156; thence South 0° 28' 42" East 448.75 feet to the point of beginning;

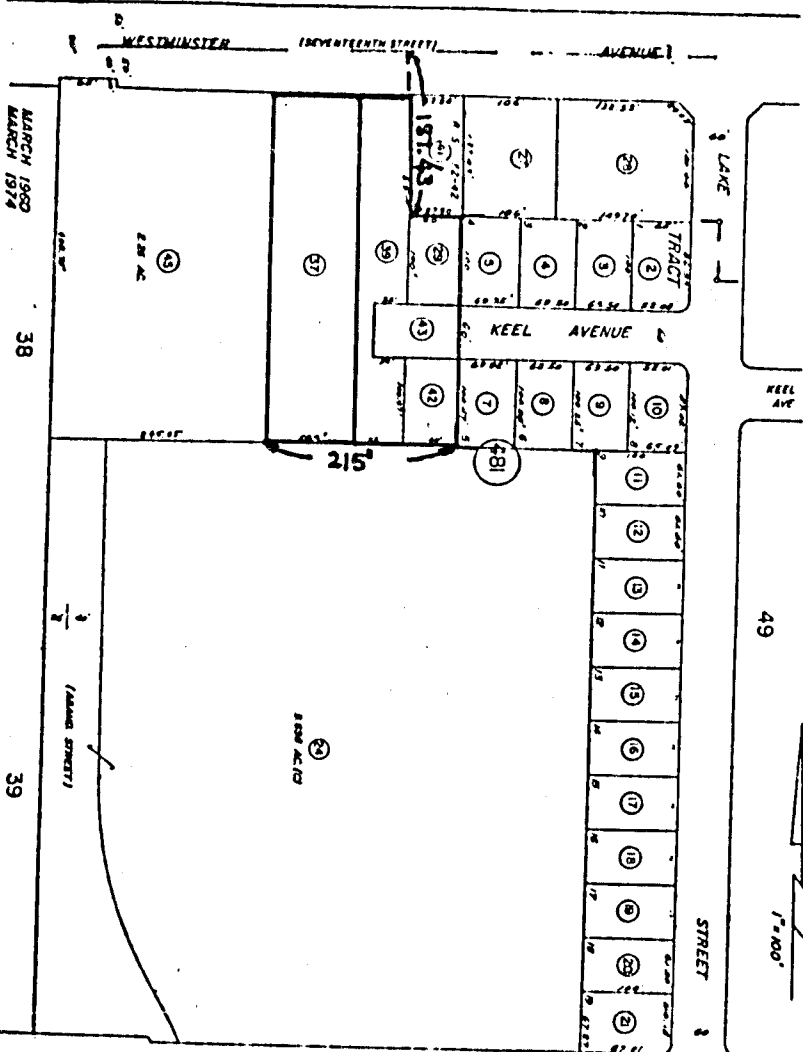
EXCEPTING THEREFROM the South 23 feet of the North 63 feet of the East 65 feet of the Northeast quarter of the Northwest quarter of Section 8, in Township 5 South, Range 10 West, San Bernardino Base and Meridian, which was condemned for storm drain by final decree of condemnation entered in the Orange County Superior Court, Case No. 84703, a certified copy thereof being recorded August 16, 1960, in book 5377, page 242, Official Records, in the office of the County Recorder of said Orange County.

ALSO EXCEPTING THEREFROM the Easterly 57.50 feet of the North 187.43 feet (measured from the Centerline of Westminster Avenue) of said land.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. Taxes, bonds and other matters of record affecting the land described herein to follow.



FOR N 1/2, NE 1/4, SEC 8, T 35, R 10W.

MARCH 1950  
MARCH 1974

TR. NO. 2318 K. M. 113-44, 45, 46

39

NOTE - ASSISTANT'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSISTANT'S MAP BOOK 59 PAGE 48 COUNTY OF ORANGE

45

59-48



LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

*W. T. Cook Const. Inc.*, owner of the below described property,  
do hereby appoint *W. T. Cook* 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

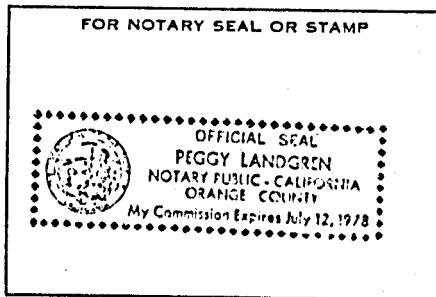
*Rcco Construction Inc.*  
*W. T. Cook President*  
(Signature of Owner)

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS.

On September 25, 1975 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared W. T. Cook,  
known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_  
\_\_\_\_\_ known to me to be  
\_\_\_\_\_ Secretary of the corporation that executed the  
within instrument, known to me to be the persons who executed the  
within instrument on behalf of the corporation therein named, and  
acknowledged to me that such corporation executed the within  
instrument pursuant to its by-laws or a resolution of its board of  
directors.

Signature *[Handwritten Signature]*

Name (Typed or Printed)  
Notary Public in and for said County and State



Rev. 10-15-73 Ack Corporation (Rev. 12-68)

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, Henry Sam Him, owner of the below described property, do hereby appoint W. T. TOMMANY (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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Henry Sam Him  
(Signature of Owner)  
SCOTT L. P. D.

TO 447 C  
(Individual)

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS.

On September 25, 1975 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

HENRY SAM HIM

to be the person \_\_\_\_\_ whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature [Signature]

Name (Typed or Printed)



(This area for a dual notarial seal)

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, Bernard Carroll, owner of the below described property, do hereby appoint W. T. "Tommy" Cook 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bernard Carroll Drywall, Inc.  
a Nevada Corporation  
Bernard Carroll  
(Signature of ~~Owner~~) President  
% Sun City Mobile Home Park

TO 447 C  
(Individual)



STATE OF CALIFORNIA }  
COUNTY OF Orange } SS.

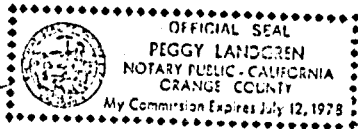
On September 25, 1975 before me, the undersigned, a Notary Public in and for said State, personally appeared Bernard Carroll

\_\_\_\_\_ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Name (Typed or Printed) \_\_\_\_\_



STAPLE HERE

14600 Golden West St. #114  
Westminster, Calif. 92683

AND WHEN RECORDED MAIL TO

NAME RECO CONSTRUCTION, INC.

ADDRESS 14600 Golden West St. #114  
CITY & STATE Westminster, Calif. 92683

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

MAIL TAX STATEMENTS TO

NAME

Reco Construction, Inc.

ADDRESS  
CITY & STATE

14600 Golden West St. #114  
Westminster, Calif. 92683

Affix I.R.S. \$ \_\_\_\_\_ IN THIS SPACE

computed on full value less Liens & Encumbrances

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Corporation Quitclaim Deed

A.P. # 099-481-37

1-12

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BERNARD CARROLL DRYWALL, INC. a Nevada Corporation

do hereby remise, release and forever quitclaim to  
RECO CONSTRUCTION, INC., a California Corporation

the following described real property in the city of Garden Grove county of Orange  
state of California:

All their interest in that certain property situated in the County of Orange,  
State of California, described as follows;

The West 100 feet of the East 215 feet of the following described property:

That portion of the North half of the North half of Section 8, Township 5  
South, Range 10 West, S. B. B. & M., described as follows:

BEGINNING at a point on the Easterly line of Tract No. 3156, as per map thereof,  
recorded in book 101, pages 16 to 18, inclusive of Miscellaneous Maps, records  
of Orange County, California, said point being North 0° 28' 42" West, 842.27  
feet from the Southeast corner of said Tract; thence North 89° 23' 18" East 460.05  
feet to the Easterly line of the Westerly 20.00 acres of the Northeast quarter  
of said Section 8; thence North 0° 28' 42" West 447.91 feet along said Easterly  
line to the Northerly line of said Section; thence South 89° 29' 37" West 460.05  
feet along said Northerly line to the Northerly prolongation of the Easterly line  
of said Tract No. 3156; thence South 0° 28' 42" East 448.75 feet to the point of  
beginning.

Dated October 28, 1975

Bernard Carroll Drywall, Inc.

*Bernard K. Carroll*  
Bernard K. Carroll, President

STATE OF CALIFORNIA,  
COUNTY OF Orange } SS.

On October 28, 1975 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared Bernard K. Carroll

known to me to be the \_\_\_\_\_ President, and  
\_\_\_\_\_ known to me to be

\_\_\_\_\_, Secretary of the corporation that executed the  
within instrument, known to me to be the persons who executed the  
within instrument on behalf of the corporation therein named, and  
acknowledged to me that such corporation executed the within  
instrument pursuant to its by laws or resolution of its board of  
directors.

*[Signature]*

Name Typed or Printed  
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



Office: Joyce Hollings, Vice President, Manager - PH: 714 - 963-4493

37-8380 J

For the consideration hereinafter stated the undersigned buyer is acquiring the land herein set forth from

TRICO CONSTRUCTION INC., a California corporation

Titles to be vested in

EARL E. CLAYTON, a married man, as his sole and separate property and NICK E. CLAYTON, a married man, as his sole and separate property, as tenants in common

Real Property in the State of California, County of Orange City of Garden Grove

SEE EXHIBITS "A", "B", "C" and "D", attached hereto and approved by all parties.

(It is acknowledged by all parties that the subject property is currently unimproved and is known as Assessors Parcel No's: 099-421-29, 42, 37 and 43).

You will record any instruments called for in this escrow when you can obtain Policy of Title Insurance on said property with liability limited to the total sales price showing title vested as above.

Subject Only to:

1. ALL OF THE general and special real and personal property taxes for the fiscal year/ 1976-77 a lien, not yet due or payable.
2. Covenant's, conditions, restrictions, easements, rights and rights of way of record.

It is acknowledged by all parties that this is an "all cash" transaction subject to buyer obtaining a Policy of Title Insurance subject to Items 1 and 2 above only.

The undersigned mutually agree that buyer will deposit, upon signing these escrow instructions, not less than \$1,000.00, which sum shall be credited to account of buyer.

The buyer herein agrees to deposit an additional \$15,000.00, not later than April 7, 1976, which sum shall be immediately released to the seller herein, representing a portion of sellers proceeds said sum to be credited account of buyer. All parties acknowledge that the release of said funds shall be prior to the close of this escrow and prior to compliance with these escrow instructions in their entirety and hold escrow agent forever harmless as to the same. Said sum to represent payment in full (except costs) for A.P. #099-421-42 and 099-431-43.

On or before June 1, 1976 the buyer herein shall deposit an additional \$6,000.00, to be released immediately to seller, representing a portion of sellers proceeds; said sum to be credited to account of buyer. All parties acknowledge that said funds shall be released prior to the close of this escrow and prior to compliance with these escrow instructions in their entirety and hold escrow agent forever harmless as to the same. Said sum represents payment in full (except costs) for A.P. #099-421-29. The balance of the purchase price shall be deposited by buyer (plus costs as hereinafter provided and less \$1,000.00 first above mentioned) not later than June 15, 1976, so that this escrow may be consummated and all documents recorded not later than June 17, 1976.

CONTINUED ON PAGE TWO ATTACHED.

Paid Outside of Escrow To	\$	
Deposited herewith	\$	
Deposit to be made (see above)	\$	32,101.32
First Trust Deed	\$	
Second Trust Deed	\$	

Total Sales Price \$ 32,101.32

PRORATIONS AND ADJUSTMENTS to be made on basis of 30 day month on items marked "X" below as of:

Close of Escrow

X TAXES 1975-1976 - all parcels owned (If amount unavailable for current year, base upon the last of last fiscal year.)

FIRE INSURANCE on basis of premiums shown on policies handed you.

INTEREST on Trust Deed

RENTS on the basis of rental statement

IMPOUNDS to be replaced by the buyer

MORTGAGE INSURANCE PREMIUM

GENERAL INSTRUCTIONS: Time is of the essence of this agreement. If, for any reason, this escrow cannot be closed by the date specified, you shall nevertheless close it as soon as possible thereafter unless notice of cancellation is given by either party. Any notice of cancellation of this escrow, for whatever reason and whenever given, may be given only in writing, delivered to you in duplicate. On receipt of such notice you shall within three days mail one copy to the other party. Unless written objection thereto from such other party shall be received by you within ten days after such mailing, you are authorized to comply with any instructions in such notice and to cancel the escrow upon payment of your cancellation charges. In the event written objection is received within the time stated or in the event conflicting claims are made upon you in this escrow, you may refuse to take any further action hereunder or you may interplead the parties in any court of competent jurisdiction, in which case you shall be entitled to your costs, including reasonable attorney's fees, incurred therein.

You are hereby authorized to deposit any funds or documents handed you under these escrow instructions, or cause the same to be deposited, with any duly authorized sub-escrow agent, subject to your order at or prior to close of escrow, in the event such deposit shall be necessary or convenient for the consummation of this escrow.

From the buyer's funds, you are authorized to pay, upon presentation, invoices for new or additional insurance. Seller warrants that premiums on existing insurance have been paid. Prepare the Deed providing for the Tax Bills being forwarded to the buyers at  Address of property  Address on file

I agree to deposit funds and deliver documents as called for herein and pay buyer's usual charges.

BUYER \_\_\_\_\_ Address \_\_\_\_\_  
 EARL E. CLAYTON \_\_\_\_\_ Phone (Res.) \_\_\_\_\_ Phone (Bus.) \_\_\_\_\_

The undersigned SELLERS hereby approve the above instructions in their entirety, specifically including the incorporation of the printed general instructions, and will hand you deed for said property to be used when you hold for my/our account the total sales price as above set forth less any amount paid outside of escrow and less the unpaid balance of any encumbrance listed above.

Commission, if any, to be paid Broker is provided in separate instructions. From funds held for my/our account pay

TRA

You are authorized to pay any other encumbrances necessary to place title in condition called for and I/we will hand you any funds or instruments required for such purpose. I agree to pay seller's usual charges.

SELLER \_\_\_\_\_ Address \_\_\_\_\_  
 TRICO CONSTRUCTION, INC. \_\_\_\_\_ Phone (Res.) \_\_\_\_\_ Phone (Bus.) \_\_\_\_\_

EX:

PAGE NO

Escrow Instructions to WESTERN MUTUAL ESCROW CORPORATION Huntington Beach, California

Escrow No. 37-8350-j Escrow Officer Joyce Rollings Date 3/31/76

CONSENT to any printed instructions contained herein the undersigned mutually agree that all costs of this transaction, including title, recording and escrow charges will be paid for by buyer. Seller shall be at no expense in connection herewith and shall receive net proceeds of not less than \$82,101.32 without deduction therefrom.

It is acknowledged by all parties that in the event this escrow should fail to consummate, for any reason whatsoever, the deeds for the Parcel No.'s shown on page one hereof, wherein funds deposited have been paid to seller, are to be immediately released to buyer, unrecorded. You will be handed instructions from buyer ONLY as to the same.

ROCO CONSTRUCTION, INC.

BY: \_\_\_\_\_

\_\_\_\_\_  
PAUL E. CLAYTON

SEAL)

\_\_\_\_\_  
MICK E. CLAYTON

BUYER'S COPY

EXHIBIT "A"

WESTERN MUTUAL ESCROW CORPORATION  
Huntington Beach Office

ESCROW No. 37-8380 J  
March 31, 1976

We hereby approve the following, known as Assesors Parcel No. 099-481-29, representing a portion of the property to be conveyed through this escrow:

PARCEL 1:

That portion of the North half of the North half of Section 8, Township 5 South, Range 10 West, in the Rancho Las Bolsas, City of Garden Grove, as shown on a map thereof, recorded in book 51, page 12, Miscellaneous Maps, records of said Orange County, described as follows:

Beginning at the Northwest corner of Lot 4 in Tract No. 2318, as shown on a map thereof, recorded in book 113, pages 44, 45 and 46, Miscellaneous Maps; thence Westerly 60 feet along the Westerly prolongation of the Northerly line of said Lot 4; thence Southerly 100 feet parallel with the Westerly line of Lot 4; thence Easterly 60 feet along the Westerly prolongation of the Southerly line of Lot 4; thence Northerly 100 feet along the Westerly line of Lot 4 to the point of beginning.

PARCEL 2:

An easement for ingress and egress, to be used in common with others, over that portion of the North half of the North half of Section 8, Township 5 South, Range 10 West, in the Rancho Las Bolsas, City of Garden Grove, as shown on a map thereof, recorded in book 51, page 12, Miscellaneous Maps, described as follows:

Beginning at the Southwesterly corner of Lot 4 of Tract No. 2318, as shown on a map thereof, recorded in book 113, pages 44, 45 and 46, Miscellaneous Maps; thence Westerly 95.00 feet along the Westerly prolongation of the Southerly line of said Lot 4; thence Southerly 60.00 feet parallel with the Westerly line of Lot 4; thence Easterly 95.00 feet along the Westerly prolongation of the Northerly line of Lot 5 of said tract; thence Northerly 60.00 feet along the Northerly prolongation of the Westerly line of Lot 5 to the point of beginning.

RECO CONSTRUCTION INC.

BY: \_\_\_\_\_

\_\_\_\_\_  
EARL E. CLAYTON

\_\_\_\_\_  
NICK E. CLAYTON

COPY

EXHIBIT "B"

WESTERN MUTUAL ESCROW CORPORATION  
Huntington Beach Office

ESCROW No. 37-8380 j  
March 31, 1976

We hereby approve the following known as Assessors Parcel No. 099-481-42 representing a portion of the property to be conveyed through this escrow:

All that certain land situated in the State of California, County of Orange, described as follows:

**PARCEL I:** That portion of the North half of the North half of Section 8, Township 5 South, Range 10 West, in the Rancho Las Bolsas, in the City of Garden Grove, as shown on a Map recorded in Book 51, Page 12 of Miscellaneous Maps, records of said Orange County, described as follows:

Beginning at the Northwest corner of Lot 5, Tract No. 2318, as shown on a Map thereof recorded in Book 113, Page 44, 45 and 46 of Miscellaneous Maps, records of said Orange County; thence Westerly 60 feet along the Westerly prolongation of the Northerly line of said Lot 5; thence Southerly 100.47 feet parallel to the Westerly line of said Lot 5; thence Easterly 60 feet along the Westerly prolongation of the Southerly line of said Lot 5; thence Northerly 100.47 feet more or less, along the Westerly line of Lot 5, to the point of beginning.

**PARCEL II:** An easement for ingress and egress, to be used in common with others over that portion of the North half of the North half of Section 8, Township 5 South, Range 10 West in the Rancho Las Bolsas, in the City of Garden Grove, as shown on a Map thereof recorded in Book 51, Page 12 of Miscellaneous Maps, records of Orange County, described as follows:

Beginning at the Southwesterly corner of Lot 4 of Tract No. 2318, as shown on a Map recorded in Book 113, Pages 44, 45 and 46 of Miscellaneous Maps; thence Westerly 95.00 feet along the Westerly prolongation of the Southerly line of Lot 4; thence Southerly 60.00 feet parallel with the Westerly line of Lot 4; thence Easterly 95.00 feet along the Westerly prolongation of the Northerly line of Lot 5 of said tract; thence Northerly 60.00 feet along the Northerly prolongation of the Westerly line of Lot 5 to the point of beginning.

RECO CONSTRUCTION INC.

EARL E. CLAYTON

BY: \_\_\_\_\_

NICK E. CLAYTON



WESTERN MUT AL ESCROW CORPORATION  
Huntington Beach Office

ESCROW NO. 37-8380 J  
March 31, 1976

EXHIBIT "C"

We hereby approve of the following, known as Assesors Parcel No. 099-481-37,  
representing a portion of the property to be conveyed through this escrow:

The West 100 feet of the East 215 feet of the following described property:

That portion of the North half of the North half of Section 8, Township 5  
South, Range 10 West, S.B.B.&M, described as follows:

Beginning at a point on the Easterly line of Tract No. 3156, as per map thereof  
recorded in Book 101, pages 16 to 18, inclusive of Miscellaneous Maps, records  
of Orange County, California, said point being North 0° 28' 42" West, 842.27  
feet from the Southeast corner of said Tract; thence North 89° 23' 18" East 460.05  
feet to the Easterly line of the Westerly 20.00 acres of the Northeast quarter

RECO CONSTRUCTION INC.

BY: \_\_\_\_\_

\_\_\_\_\_  
EARL E. CLAYTON

\_\_\_\_\_  
NICK E. CLAYTON

RECORDED  
INDEXED  
MAR 31 1976

EXHIBIT "D"

WESTERN MUTUAL ESCROW CORPORATION  
Huntington Beach Office

ESCROW NO. 37-8380 j  
March 31, 1976

We hereby approve of the following, known as Assessor's Parcel No. 099-481-43, representing a portion of the property to be conveyed through this escrow:

That portion of the North half of the North half of Section 8, Township 5 South, Range 19 West, in the Rancho Las Bolsas, in the City of Garden Grove, as shown on a Map recorded in Book 51, Page 12, Miscellaneous Maps, records of said Orange County, described as follows:

Beginning at the Southwesterly corner of Lot 4 of Tract No. 2318, as shown on map recorded in Book 113, Pages 44 to 46, inclusive, Miscellaneous Maps, records of said Orange County; thence Westerly 95.00 feet along the Westerly prolongation of the Southerly line of said Lot 4; thence Southerly 60.00 feet parallel with the Westerly line of Lot 4; thence Easterly 95.00 feet along the Westerly prolongation of the Northerly line of Lot 5 of said tract; thence Northerly 60.00 feet along the Northerly prolongation of the Westerly line of Lot 5 to the point of beginning.

RECO CONSTRUCTIONS CO.

BY: \_\_\_\_\_

\_\_\_\_\_  
EARL E. CLAYTON

\_\_\_\_\_  
NICK E. CLAYTON

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, Reco Construction, Inc., owner of the below described property,  
do hereby appoint Earl E. Clayton and Nick E. Clayton my agents 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reco Construction, Inc.

W. T. Cook  
W. T. Cook, (Signature of Owner) President

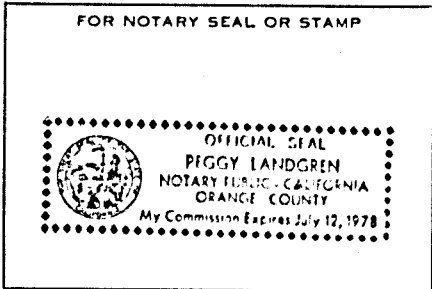
STATE OF CALIFORNIA  
COUNTY OF Orange

On May 12, 1976 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared W. T. Cook  
known to me to be the President, and

Secretary of the corporation that executed the  
within Instrument, known to me to be the persons who executed the  
within Instrument on behalf of the corporation therein named, and  
acknowledged to me that such corporation executed the within  
instrument pursuant to its laws or a resolution of its board of  
directors.

Signature Peggy Landgren

Name (Typed or Printed)  
Notary Public in and for said County and State



Max 155 (02) Ack. (Continued) (Rev. 12-58) - Single



# CITY OF GARDEN GROVE, CALIFORNIA

11911 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92610

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT

Development Services Division

11-17-76 (714) 4680-6830 05  
11-17-76 11 125 11\*\*\*25.00

GARDEN GROVE

APPLICATION FOR:

PLANNING REC: 11-2-76

AMENDMENT

E. 1.2 NEG. 11 2-76

SITE PLAN AMENDMENT

NAME OF APPLICANT: Earl E. & Nick E. Clayton TELEPHONE: 545-9461

MAILING ADDRESS: 2909 S. Halladay, Santa Ana, Calif. 92705

NAME OF RECORDED OWNER: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

STATUS OF THE APPLICANT (CHECK ONE)

RECORDED OWNER OF THE PROPERTY

PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

LESSEE

AUTHORIZED AGENT OF ONE OF THE ABOVE

IF THE APPLICANT IS ANYONE OTHER THAN THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED: \_\_\_\_\_

Project conforms with existing R-3 master plan land use.

SIGNATURE OF APPLICANT: [Signature] DATE: May 12 1976

ACCEPTANCE BY LAND USE: [Signature] DATE: 5-12-76

ACKNOWLEDGMENT OF FEE PAYMENT: [Signature] DATE: 5/12/76

## REQUIRED SHOWINGS FOR VARIANCES

When any variance from provisions of the Zoning Ordinance is requested, favorable consideration may be given only when the CONDITIONS ENUMERATED BELOW are satisfied. Complete and pertinent information is therefore essential.

Condition 1 asks for any unique characteristics of your property that cause a hardship that only a variance to the Municipal Code can alleviate.

Condition 2 asks for any instances where other property owners in the area under similar circumstances have a property right that is denied you unless you obtain a variance from the Municipal Code.

Condition 3 asks for proof that other property in the area will not be disadvantaged or injured if your variance request is approved.

Condition 4 asks for proof that the various elements of the City's General Plan, such as fire protection, drainage, land use, or recreation will not be adversely affected if your variance request is approved.

The purpose of requiring you to satisfy these four conditions is to prove that granting your variance will not be granting you a special privilege not enjoyed by others with a similar situation.

Explain in detail wherein your case conforms to the following requirements:

1. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

Property was not developed during the time other adjoining property was developed and therefore cannot benefit from the same flexibility of land use.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.

Property is unique by putting together other odd shape parcels that were previously substandard and non conforming lots. This property cannot expand to the east, west or south and therefore does not enjoy the same flexibility as other properties developed earlier.

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

Will not effect the general plan.

4. That the granting of such variance will not adversely affect the Comprehensive General Plan.

Will not effect the general plan.

## ENVIRONMENTAL INVENTORY

CASE/PROJECT No. \_\_\_\_\_  
APPLICANT Earl E. Clayton & Nick E. Clayton  
PROJECT LOCATION Westminster Ave.

### I. BACKGROUND INFORMATION

1. Give a brief description of the proposed project.

2 Story, 36 Unit Adult Apartment Complex

2. Describe the project area, including distinguishing natural and man-made characteristics.

Vacant Land Located on the Southside of Westminster. Approximately 300 Ft. West of Lake Street Surrounded By Existing 55 Unit Apartment Complex on the West, A School on the South , and Commercial Stores on the East.

3. Could the project disrupt or divide an established community or disrupt orderly, planned development or is it inconsistent with plans and goals that have been adopted by the community in which the project is located? Yes \_\_\_ No
4. Could it cause increased congestion or result in higher densities than desired by the community? Yes \_\_\_ No
5. Could the project result in the temporary or permanent displacement or annoyance of neighboring community residents? Yes \_\_\_ No
6. Could the project have an effect on natural, ecological, cultural or scenic resources of national, state, or local concern? Yes \_\_\_ No
7. Is the project in an area characterized by unique physical features? Yes \_\_\_ No
8. Is the project near any natural or partially channeled flood plains? Yes \_\_\_ No
9. Could views by neighboring property's owners be disrupted by the project? Yes \_\_\_ No
10. Could geologic features (slide prone areas, earthquake faults, etc.) cause adverse conditions to result from this project? Yes \_\_\_ No
11. Could the project disrupt or alter the appearance of the surroundings of a historic or archaeological site? Yes \_\_\_ No
12. Could the project affect the potential use, extraction or conservation of a scarce natural resource? Yes \_\_\_ No
13. Could the project affect the continued use of a recreational area or area of important aesthetic value? Yes \_\_\_ No
14. Could any wildlife or unique vegetative communities be disrupted or displaced by the project? Yes \_\_\_ No
15. Could any wildlife migration patterns be disrupted by the project? Yes \_\_\_ No
16. Could existing noise levels be increased by this project (including during its construction period) to the extent that present or future residents or passers-by would be annoyed to any degree? Yes \_\_\_ No

17. Would recreational or wildlife areas be detrimentally affected by noise increases? Yes \_\_\_ No
18. Could the project increase air pollution levels in the area or exceed any existing air pollution standards? Particulate matter (just) as well as chemical pollutants should be considered. Yes \_\_\_ No
19. Could any unique characteristics be introduced into the area's atmosphere, such as sonic booms, radiation, annoying electronic transmissions, vibrations, etc.? Yes \_\_\_ No
20. Could the proposed project have any detrimental effect on existing water quality or quantities, of either surface or subsurface supplies? Yes \_\_\_ No
21. Could the project disrupt or alter any of the items listed on the Physical Environment Checklist\* which are not specifically discussed above, including Land Resources, Water Resources, Air Resources, Noise Levels, or Biological Resources? Yes \_\_\_ No
22. Could the project establish any precedents or facilitate any other projects of which the impacts of these may be significant? Yes \_\_\_ No
23. Could the project serve to encourage development of presently undeveloped areas or intensify development of already developed areas? (Examples include the introduction of facilities such as streets, roads, water mains or sewerage lines in such a manner as to facilitate development or intensification of use of an area.) Yes \_\_\_ No
24. Could the project generate a controversy? Yes \_\_\_ No
25. Are there any feasible and less environmentally offensive alternatives to this project? Yes \_\_\_ No
26. Could the project affect economic conditions within the City of Garden Grove (i.e., Appendix B, employment, cost/benefit to the community, etc.)? Yes \_\_\_ No
27. If you have answered yes to one or more of the above questions, but still think the project will not or cannot have any significant environmental effects, indicate your reasons below:



## II. ALTERNATIVES AND MITIGATING MEASURES

1. What adverse impacts are evident in the project that cannot be avoided?

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2. Are there any feasible or less environmentally offensive alternatives that meet the project objectives which have been considered by the applicant? (Please list below those alternatives that have been considered. The law requires one to consider no development as an alternative. Include such things as minor or major project design alternatives considered and a brief statement as to why it was not selected or if it is still considered a feasible alternative).

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- III. IF YOU HAVE ANSWERED YES TO ONE OR MORE OF THE ABOVE QUESTIONS, BUT STILL THINK THE PROJECT WILL NOT OR CANNOT HAVE ANY SIGNIFICANT ENVIRONMENTAL EFFECTS, INDICATE YOUR REASONS BELOW:

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## IV. SUMMARY

1. Summarize adverse affects: \_\_\_\_\_

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2. Summarize positive affects: \_\_\_\_\_

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Describe in short, concise manner, the overall total impact of the proposed project:

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Submitted by Earl E Clayton

Date 5/12/76

Mailing Address - 2902 S. Halladay  
Santa Ana

92705  
Zip Code

Telephone No. 714 545-9461  
(Area Code)

*Earl Clayton*

INTER-OFFICE CASE RESUME' SHEET

TO: WATER ENGINEER

DATE: 5-18-76

CASE: SPD 140-76

ANALYST: BUTSFIELD

APPLICANT: EARL CLAYTON

HEARING DATE: 6-10-76

REQUEST: SITE PLAN AND ZONING FROM R-1 TO  
R-3 FOR CONSTRUCTION OF 36 UNIT APT.  
COMPLEX

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 5-24-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: Backflow protection will be  
required at this facility. The type  
of protection is dependent on irrigation  
system, pool equipment, and laundry  
facilities installed.

Fire On-site Fire Hydrant will have come off Westminster Ave

BY: S. Henin

DATE: 5/18/76

INTER-OFFICE CASE RESUME SHEET

TO: PLAN CHECK

DATE: 5-18-76

CASE: SPD 140-76

ANALYST: BUTTERFIELD

APPLICANT: EARL CLAYTON

HEARING DATE: 6-10-76

REQUEST: SITE PLAN AND REZONING FROM R-1 TO R-3 FOR CONSTRUCTION OF 36 UNIT APT. COMPLEX

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 5-24-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: \_\_\_\_\_

① None of the lots in this area are legal, even aside from this fact, the still needs a lot split.

② Grading & Drainage Plan Needed

③ Park Way Tree Fee (<sup>125 LF</sup>) = \$100.00

④ Park & Rec Fee (36 units in Area E) = \$7200.00

⑤ Drainage Fee (1.49 Ac in Area C) = \$819.87

⑥ Best Sit. Will Need to Be Abandoned.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

BY: 

DATE: 5-18-76

INTER-OFFICE CASE RESUME' SHEET

TO: POLICE

DATE: 5-18-76

CASE: SPD 140-76

ANALYST: BUTSFIELD

APPLICANT: EARL CLAYTON

HEARING DATE: 6-10-76

REQUEST: SITE PLAN AND REZONING FROM R-1 TO  
R-3 FOR CONSTRUCTION OF 36 UNIT APT.

COMPLEX

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 5-24-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS:

Approved OK to Patrol Function

BY: Dr. A. J. Smith

DATE: 5-18-76

RECEIVED

MAY 20 1976

INTER-OFFICE CASE RESUME SHEET

TO: SANITARY DIST.

DATE: 5-18-76 Pub. Works & Devel. Dept.

CASE: SPA 140-76

ANALYST: BUTSFIELD

APPLICANT: EARL CLAYTON

HEARING DATE: 6-10-76

REQUEST: SITE PLAN AND REZONING FROM R-1 TO R-3 FOR CONSTRUCTION OF 36 UNIT APT. COMPLEX

COMPLEX

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 5-24-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS:		
<u>Amusement</u>	<u>1.49</u>	<u>620.00</u>
<u>Lower Service Use Fee</u>	-	<u>1910<sup>00</sup></u>
<u>Plan Check</u>	-	<u>50<sup>00</sup></u>
<u>Lease Agreement</u>	<u>-(contingent)</u>	<u>191<sup>00</sup></u>
<u>St. Bd. of Equal.</u>	-	<u>95<sup>00</sup></u>
<u>L.A.F.C.</u>	-	<u>25<sup>00</sup></u>
<u>C.S.D. #3</u>	-	<u>9000<sup>00</sup></u>
<u>Inspection</u>	<u>-(estimate)</u>	<u>15<sup>00</sup></u>

BY: [Signature]

DATE: 5-19-76

## INTER-OFFICE CASE RESUME SHEET

TO: FIREDATE: 5-18-76CASE: SPD 140-76ANALYST: BUTSFELDAPPLICANT: ESRL CLAYTONHEARING DATE: 6-10-76REQUEST: SITE PLAN AND ZONING FROM R-1 TOR-3 FOR CONSTRUCTION OF 3G UNIT APT.COMPLEXPLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 5-24-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS:

1. one on site fire hydrant
2. one off site fire hydrant
3. 2000 gpm from combination two hydr.
4. Hose lay to S/W corner of bldg exceeds 150' of max hose lay by hand alternate

A - provide vehicular access around perimeter of project

B. provide emergency vehicle access to interior of project.

If A is provided, will require one additional on site fire hydrant at rear.

BY: S. BeidlerDATE: 5-25-76

INTER-OFFICE CASE RESUME SHEET

TO: WATER PERMITS

DATE: 5-18-76

CASE: SPA 140-76

ANALYST: BUTSFIELD

APPLICANT: EDRL CLAYTON

HEARING DATE: 6-10-76

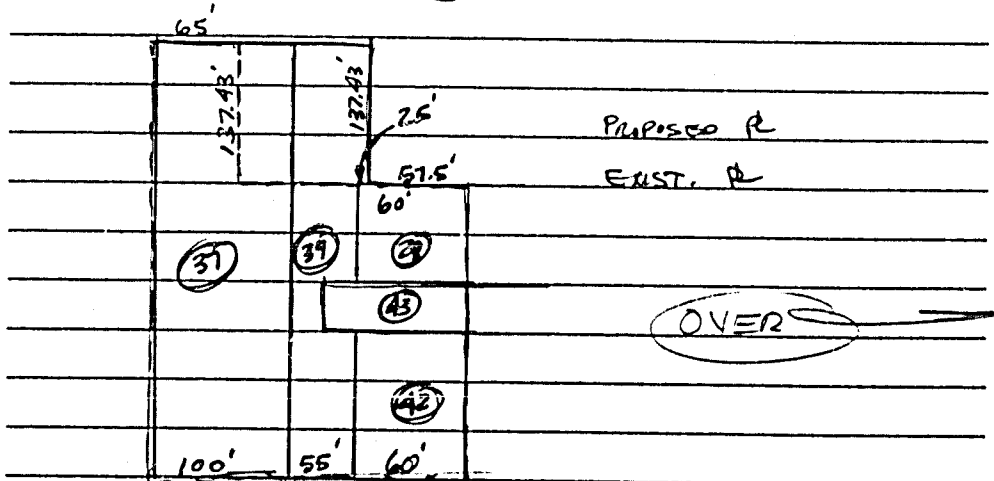
REQUEST: SITE PLAN AND REZONING FROM R-1 TO R-3 FOR CONSTRUCTION OF 36 UNIT APT. COMPLEX

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 5-24-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: \_\_\_\_\_

DONT THEY NEED A LOT SPLIT FIRST?



18-3

BY: E. R. Allen

DATE: 5-29-76



ALL FINANCIAL OBLIGATIONS TO BE SATISFIED PRIOR TO OR  
CONCURRENT WITH ISSUANCE OF BLDG. PERMITS.

① WATER ASSESSMENT FEES -  $1.49 \text{ ACRES} \times \$1400^{\text{ACRE}} / \text{ACRE} = \$2,086.00$

FANT FORTAGE -  $125 \text{ L.F.} \times \$2^{\text{L.F.}} / \text{L.F.} = 250.00$

TOTAL

\$2,336.00

② WATER METERS - IT APPEARS AT THIS TIME  
THAT A 2" DOMESTIC WATER METER WILL BE  
REQUIRED FOR THIS DEVELOPMENT. A DEPOSIT  
OF \$1,200.00 IS REQUIRED FOR THE INSTALLATION  
OF SUCH. A 6" DETECTOR CHECK WILL BE REQUIRED  
FOR THE ON SITE FIRE HYDRANT. A DEPOSIT OF \$4,100.00  
WILL BE REQUIRED FOR THE INSTALLATION OF SUCH.

LETTER OF AUTHORIZATION  
TO BE NOTORIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR ROBIN MEADOWS APARTMENTS  
SITE PLAN APPROVALS CASE NO. \_\_\_\_\_

I, Simon Kotek and Renee Kotek, owner of the below  
described property,

do hereby appoint Earl or Nick Clayton 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.

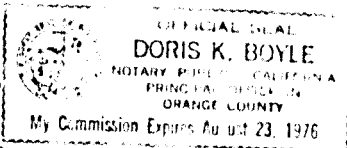
LEGAL PROPERTY DESCRIPTION: Parcels 1, 2, And 3 as described  
in Exhibit "A" attached hereto.

Simon Kotek  
(Signature of Owner)  
Renee Kotek

STATE OF CALIFORNIA  
COUNTY OF Orange

} SS

ON May 25, 1976, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared  
Simon Kotek and Renee Kotek



known to me to be the person whose name \_\_\_\_\_ subscribed to the within  
instrument, and acknowledged to me that they executed the same.

Notary's Signature

Doris K. Boyle  
Doris K. Boyle

Type or Print Notary's Name \_\_\_\_\_

EXHIBIT "A"

PARCEL 1: That portion of the North half of the North half of Section 8, Township 5 South, Range 10 West, in the Rancho Las Bolsas, in the City of Garden Grove, County of Orange, State of California, as shown on a Map thereof recorded in Book 51, Page 12 of Miscellaneous Maps, records of said County, described as follows:

Beginning at a point 60 feet Westerly along the Westerly prolongation of the Northerly line of Lot 5 of Tract No. 2318, as shown on a Map thereof recorded in Book 113, Pages 44, 45 and 46, Miscellaneous Maps, records of said County, from the Northwest corner of said Lot 5; thence continuing Westerly 35.00 feet along said Westerly prolongation to a point; thence Northerly 30.00 feet parallel to the Northerly prolongation of the Westerly line of said Lot 5; thence Westerly 20.00 feet parallel to the Northerly line of the North half of said Section 8; thence Southerly 130.47 feet parallel to the Westerly line of said Lot 5; thence Easterly 55.00 feet along the Westerly prolongation of the Southerly line of said Lot 5; thence Northerly 100.47 feet along a line parallel with the Westerly line of said Lot 5 to the point of beginning.

PARCEL 2: That portion of the North half of the North half of Section 8, Township 5 South, Range 10 West, in the Rancho Las Bolsas, in the City of Garden Grove, County of Orange, State of California, as shown on a Map thereof recorded in Book 51, page 12 of Miscellaneous Maps, records of said County, described as follows:

Beginning at a point Westerly 60.00 feet along the Westerly prolongation of the Southerly line of Lot 4 of Tract No. 2318, as shown on a Map thereof recorded in Book 113, pages 44, 45 and 46, Miscellaneous Maps from the Southwest corner of said Lot 4; thence continuing Westerly 35.00 feet along said Westerly prolongation; thence Southerly 30.00 feet parallel with the Westerly line of said Lot 4; thence Westerly 20.00 feet parallel with the Northerly line of said Section 8; thence Northerly 130.00 feet parallel with the Westerly line of said Lot 4; thence Easterly 55.00 feet along the Westerly prolongation of the Northerly line of said Lot 4; thence Southerly 100.00 feet parallel with the Westerly line of said Lot 4 to the point of beginning.

PARCEL 3: An easement for ingress and egress to be used in common with others, over that portion of the North half of the North half of Section 8, Township 5 South, Range 10 West, in the Rancho Las Bolsas, in the City of Garden Grove, County of Orange, State of California, as shown on a Map thereof recorded in Book 51, page 12 of Miscellaneous Maps, records of said County described as follows:

Beginning at the Southwesterly corner of Lot 4 of Tract No. 2318, as shown on a Map recorded in Book 113, Page 44, 45 and 46, Miscellaneous Maps; thence Westerly 95.00 feet along the Westerly prolongation of the Southerly line of said Lot 4; thence Southerly 60.00 feet parallel with the Westerly line of said Lot 4; thence Easterly 95.00 feet along the Westerly prolongation of the Northerly line of Lot 5 of said Tract; thence Northerly 60.00 feet along the Northerly prolongation of the Westerly line of said Lot 5 to the point of beginning.

May 28, 1976

Mr. Earl Clayton  
2909 S. Halladay  
Santa Ana, California 92705

SITE PLAN AMENDMENT NO. SPA-140-76

June 10, 1976.

Applicant Notified



GARDEN GROVE

CITY OF  
GARDEN GROVE  
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY EARL E. CLAYTON

FOR A SITE PLAN AMENDMENT NO. SPA-140-76

REQUESTING the rezoning of an approximately 1.50 acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

LOCATION: South side Westminster, west of Keel Ave., at 10522 Westminster Avenue

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE PLANNING COMMISSION IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 7:00 P.M. ON JUNE 10, 1976.

FOR FURTHER INFORMATION, CALL 638-6831, OR INQUIRE AT THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA.

DS-0041-3/76

Spa 140-76

P.C. 4/10/76

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18079	09938602	0	PETTIS, LON C	14112 BOWEN ST	GARDEN GROVE, CAL	92643
18079	09938603	0	HOULE, DONALD J	14102 BOWEN ST	GARDEN GROVE, CAL	92643
18079	09938604	0	RUSH, GRETA L %JT	14092 BOWEN ST	GARDEN GROVE, CAL	92640
18079	09938605	0	DUNCOMBE, ESTHER U	14082 BOWEN ST	GARDEN GROVE, CAL	92643
18079	09938606	0	ENOMOTO, THOMAS T			
18079	09938607	0	VERMEULEN, CHARLES I	11591 CIELO PL	SANTA ANA, CAL	92705
18044	09946302	0	LAATSCH, NEVILLE A	13922 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946303	0	WAKEFIELD, FREDRICK B	%JT	13932 MERELLO	GARDEN GROVE, CAL 92643
18044	09946304	0	RAY, G WILLIAM SR	13942 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946305	0	DUNLAP, JAMES R JR	13962 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946306	0	MELENDEZ, ROBERT A %JT	13961 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946307	0	ELLIS, ROY L	13941 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946308	0	TINSLEY, LUCILLE M %WD	13931 MERELLO ST	GARDEN GROVE, CAL	92643
18079	09948102	0	DITTBERNER, ALFRED A	208 N BASQUE AVE	FULLERTON, CAL	92633
18079	09948103	0	DITTBERNER, RICHARD E	%JT	1025 VIA VISTA	ANAHEIM, CAL 92807
18079	09948104	0	DITTBERNER, ROBERT A %JT	1939 E FAIRFIELD ST	MESA, ARIZ	85203
18079	09948105	0	DITTBERNER, ALFRED A	208 N BASQUE AVE	FULLERTON, CAL	92633
18079	09948107	0	HOGAN, COMET V	10562 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948108	0	GRAY, JESSE E JR	10582 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948109	0	BLAKE, PAULINE ET AL %JT	10592 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948110	0	ESTRADA, SANTIAGO	10602 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948111	0	YOUNG, JAMES W %JT	14091 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948112	0	STRAIGHT, ELEINE R %WD	14101 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948113	0	BARZEE, BRUCE E %JT	14111 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948114	0	MIRAMONTES, ANDREW %JT	14121 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948115	0	ROMANS, ROBERT L %TC	6741 ANTHONY AVE	GARDEN GROVE, CAL	92645
18079	09948124	0	SCHOOL, GARDEN GROVE	UNIFIED DIST	10331 E STANFORD AVE	GARDEN GROVE, CAL 92640
18079	09948127	0	KOTEK, SIMON	2124 CHANTICLEER RD	ANAHEIM, CAL	92804
18079	09948128	0	CALDWELL, THOMAS R	10602 WESTMINSTER BLVD	GARDEN GROVE, CAL	92643
18023	09948129	0	SAM HIM, HENRY	548 HILL ST	INGLEWOOD, CAL	90302
18023	09948137	0	RECO CONSTRUCTION INC ET	AL %PV	16400 SAYBROOK LN	HUNTINGTN BCH, CAL 92649
18023	09948139	0	KOTEK, SIMON	2124 CHANTICLEER RD	ANAHEIM, CAL	92804
18079	09948141	0	KOTEK, SIMON	2124 CHANTICLEER RD	ANAHEIM, CAL	92804
18023	09948142	0	ZIMMERMAN, CHESTER F	369 E 5TH ST	SAN JACINTO, CAL	93383
18023	09948143	0	VAN ELLA, PETER J	BOX 411	BAKER, CAL	92309
18079	09948145	0	MADDOX, DAVID C %CP	1255 S NUTWOOD ST	ANAHEIM, CAL	92804
18044	09950401	0	MIZER, DAVID R	13901 WARD ST	GARDEN GROVE, CAL	92643
18044	09950402	0	UMPHRESS, BILLY D %JT	13921 WARD ST	GARDEN GROVE, CAL	92643
18044	09950403	0	REED, THEODORE	13941 WARD ST	GARDEN GROVE, CAL	92643
18044	09950406	0	WALTON, CHARLES T	13942 WARD ST	GARDEN GROVE, CAL	92643
18044	09950407	0	BYERS, GEORGE A	13932 WARD ST	GARDEN GROVE, CAL	92643
18044	09950408	0	MINARSCH, MARIE T %WD	13922 WARD ST	GARDEN GROVE, CAL	92643
18044	09950411	0	BARQUERA, EUGENE R %JT	13921 HOWARD CIR	GARDEN GROVE, CAL	92643
18044	09950412	0	STOLZE, ELTON G	13931 HOWARD ST	GARDEN GROVE, CAL	92643
18044	09950413	0	SIMMONS, CALMAN L	13941 HOWARD ST	GARDEN GROVE, CAL	92643
18044	09950414	0	OKAMURA, YASUHARU	13961 HOWARD ST	GARDEN GROVE, CAL	92643
18044	09950415	0	GROUT, ROBERT L %JT	13962 HOWARD CIR	GARDEN GROVE, CAL	92643

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE
18044	09950416	0	LUPPINO, FORTUNATO J	13942 HOWARD ST	GARDEN GROVE, CAL 92643
18044	09950417	0	CLARK, LEON G JR	13932 HOWARD	GARDEN GROVE, CAL 92643
18044	09950440	0	ZUEGG, HELEN H	ALLISON HONER CO	BOX 84 SANTA ANA, CAL 92702

MAILING LIST  
EARL E. CLAYTON  
SPA 140-76

#222  
Jan 10/10

50

SUBJECT PROPERTY

99-481-29		99-504-15
43		16
42		17
39		14
37		13

PROPERTIES WITHIN 300'

99-481-41	99-481-24	08
27	45	07
28		06
02	99-386-02	40
03	03	03
04	04	02
05	05	01
07	06	
08	07	99-463-02
09		03
10		04
11		05
12		06
13		07
14		08
15		

10/10/10



Apr 13 1976

PROOF OF PUBLICATION

Public Hearings

IN THE  
**Superior Court**

OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

CITY OF GARDEN GROVE,

Development Services

State of California }  
County of Orange } ss.

Rita J. Richter

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

Orange County Evening News

a newspaper of general circulation, published in the City of Garden Grove

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

May 29, 1976

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Garden Grove

Dated at

California, this 1st day of June 19 76

e/s Rita J. Richter

Signature

NOTICE OF PUBLIC HEARINGS  
RELATIVE TO AMENDMENTS,  
SITE PLAN AMENDMENTS,  
AND ALLEY VACATIONS.

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 1290 SPANFORD AVENUE, GARDEN GROVE, CALIFORNIA on Thursday, June 10, 1976 at the hour of 7:00 P.M. to receive and consider all evidence and reports of this hearing or obtained previously by the Commission relative to the various PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR AN AMENDMENT NO. A-108-76 REQUESTING an amendment to Title 1 of the Municipal Code to provide for the adoption of a Noise Control Ordinance. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because it has been determined that the action will not have a significant effect on the environment.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR AN AMENDMENT NO. A-110-76 REQUESTING an amendment to Municipal Code Section 16.01 to permit veterinary clinics in the C-1 (Limited Commercial) zone, subject to the approval of a Conditional Use Permit. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because it has been determined that the action will not have a significant effect on the environment.

AN APPLICATION HAS BEEN FILED BY DELLA P. GIBBS FOUNDATION FOR A SITE PLAN AMENDMENT NO. SPA-105-76 REQUESTING rezoning from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan approval for the construction of a 4,128 square foot single story addition to an existing 1,100 square foot single story converted residential structure to be utilized as a private school and day care nursery. Also requested is a conditional use permit for the establishment of the private school portion of the proposed development from Municipal Code Section 16.01(a) entitled "Side Yard" to permit the location of the proposed school building in the required side yard setback. It is also requested. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. LOCATION: West side Park, South of Freeway at 1261 East 12th St.

AN APPLICATION HAS BEEN FILED BY STAN BROOKS FOR A SITE PLAN AMENDMENT NO. SPA-106-76 REQUESTING the rezoning of an approximately 0.67 square foot parcel in the R-1 (One Family Residential) zone to the CP (Office Professional) zone and site plan approval for construction of a two-story office building.

The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. LOCATION: Valley View and Freeway at 1271 Valley View St.

AN APPLICATION HAS BEEN FILED BY DAVID E. GAVITON FOR A SITE PLAN AMENDMENT NO. SPA-107-76 REQUESTING the rezoning of an approximately 1.20 acre parcel in the R-4 (One Family Residential) zone to the R-1 (One Family Residential) zone and site plan approval to permit construction of 16 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact

Apr 13/76

Public Hearings

IN THE  
**Superior Court**  
OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

CITY OF GARDEN GROVE,

Development Services

State of California } ss.  
County of Orange }

Rita J. Richter

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

Orange County Evening News

a newspaper of general circulation, published in the City of Garden Grove

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

May 29, 1976

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Garden Grove

Dated at

California, this 1st day of June 19 76

s/c Rita J. Richter

Signature

NOTICE OF PUBLIC HEARING  
RELATIVE TO AN AMENDMENT  
TO THE CITY PLAN, ALLEY VACATION,  
AND ALLEY VACATIONS

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COMMONS CHAMBER OF THE COMMISSION, 11700 CHERRY AVENUE, GARDEN GROVE, CALIFORNIA 92640, ON WEDNESDAY, MAY 27, 1976, AT THE HOUR OF 7:00 P.M. TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS AT THE HEARING OR OBTAINED PREVIOUSLY BY THE COMMISSION RELATIVE TO THE PETITION submitted by the owners of the following described properties and the City of Garden Grove.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR AN AMENDMENT NO. A-105-N REQUESTING an amendment to Title 1 of the Municipal Code to provide for the adoption of a Noise Control Ordinance. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because it has been determined that the action will not have a significant effect on the environment.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR AN AMENDMENT NO. A-110-N REQUESTING an amendment to Municipal Code Section 102 to permit voluntary zoning in the C1 (Limited Commercial) zone, subject to the approval of a Conditional Use Permit. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because it has been determined that the action will not have a significant effect on the environment.

AN APPLICATION HAS BEEN FILED BY DELLA P. GIBBS FOUNDATION FOR A SITE PLAN AMENDMENT NO. SPA-105-N REQUESTING rezoning from the R-1 (Single Family Residential) zone to the R-3 (Multiple Residential) zone and site plan approval for the construction of a 4,112 square foot single story addition to an existing 1,100 square foot single story converted residential structure to be utilized as a private school and day care nursery. Also requested is a conditional use permit for the establishment of the proposed school portion of the proposed use. A variance from Municipal Code Section 102(a) entitled "Side Yard" to permit the location of the proposed school building in the required side yard setback, is also requested. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. LOCATION: West side Euclid, South of Freeway at 12841 Euclid Street.

AN APPLICATION HAS BEEN FILED BY HANS BECK FOR A SITE PLAN AMENDMENT NO. SPA-105-N REQUESTING rezoning of an approximately 41,627 square foot parcel in the R-1 (Single Family Residential) zone to the DP (Office Professional) zone and site plan approval for construction of a two-story 13,200 square foot office professional building. The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. LOCATION: Southwest corner Valley View and Valley at 14711 Valley View Street.

AN APPLICATION HAS BEEN FILED BY EARL E. CLAYTON FOR A SITE PLAN AMENDMENT NO. SPA-105-N REQUESTING the rezoning of an approximately 1.5 acre parcel from the R-1 (Single Family Residential) zone to the R-1 (Single Family Residential) zone and site plan approval to permit construction of a 24 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. LOCATION: South side Westminster, east of East Ave., at 12400 Westminster.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR AN AMENDMENT NO. AV-105-N REQUESTING the vacation of a portion of the alley located between Euclid Street and Ombayon Drive approximately the first west of Euclid Street. Subject vacated will involve the northern 60 feet of said alley. This action is categorically exempt from the preparation of an Environmental Impact Report because it does not constitute a project. LOCATION: Portion of alley located north of Woodbury Road, West of Euclid.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID HEARING AND EXPRESS THEIR VIEWS ON THE AMENDMENTS, SITE PLAN AMENDMENTS, AND ALLEY VACATIONS.

PETITIONS AND LETTERS ARE NOT CONSIDERED DIRECT EVIDENCE. The Director of the Planning Commission may not rely solely on them.

FURTHER INFORMATION on the above may be obtained at the Public Health and Environment Department, City of Garden Grove or by telephone: 865-4311.

Dated: May 27, 1976  
CITY OF GARDEN GROVE  
PLANNING COMMISSION  
Pub. May 29, 1976  
Orange Co. Reg. No. 2172

INTER-OFFICE CASE RESUME SHEET

TO: TRAFFIC

DATE: 5-18-76

CASE: SPD 140-76

ANALYST: BUSFIELD

APPLICANT: EARL CLAYTON

HEARING DATE: 6-10-76

REQUEST: SITE PLAN AND REZONING FROM R-1 TO R-3 FOR CONSTRUCTION OF 36 UNIT APT. COMPLEX

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 5-24-76

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: ONE STREET LIGHT REQUIRED AT ENTRANCE ONTO KEEL AVE

ONE STREET LIGHTS REQUIRED ON WESTMINSTER AVE WITHIN 65' FRONTAGE

STREET LIGHT PROBABLY EXIST ON EXISTING WOOD UTILITY POLES ON THE NORTH SIDE OF WESTMINSTER AVE

THOUGH CANADIAN AND THESE

BY: Francis Skothe

DATE: 6-7-76

Weg

TRUCK TRAFFIC

PROVIDE RELEVANT ADEQUATE INFORMATION  
ON ALL CONTACTS WITH HOMEOWNERS  
PRIVATE INDIVIDUAL APPROACHES TO IMPROVE  
PROPERTY DEVELOPMENT TO MINIMIZE  
TRUCK TRAFFIC ✓

PROVIDE BARRIERS AT ENDS OF NEIGHBORHOOD  
DRIVEWAY TO PROTECT TRUCKS  
WALLS AT SURROUNDING PROPERTY LINE ✓

WHERE ARE TRUCKS? DO TRUCKS  
HAVE TO DRIVE THRU YOUR DRIVEWAY  
AREAS IF YES - CAN TRUCKS SEE THEM?

24' ACCESS TO GARAGE DRIVEWAY ARE  
NECESSARY SINCE THAT THE TRUCKS  
WILL BE # 20.

HOW CAN WE MAKE IT BETTER IF WE  
CAN GET MORE INFORMATION TO IMPROVE  
SOLUTIONS TO TRUCK TRAFFIC?

June 3, 1976

Mr. Earl E. Clayton  
2909 S. Halladay  
Santa Ana, CA 92705

Dear Mr. Clayton:

SUBJECT: SPA-140-76  
South Side of Westminster, West of Keel

City of Garden Grove Fees and Deposits

Public Works and Development Dept.

Plan Check Section:

PARK & RECREATION FEE (36 Units) -----	\$7,200.00
PARKWAY TREE FEE (125 L.F.) -----	\$ 100.00
DRAINAGE FEE (1.49 acres) -----	\$ 819.87
GRADING AND DRAINAGE PLAN REQUIRED.	
LOT SPLIT WILL BE REQUIRED.	

Water Permits:

All financial obligations to be satisfied prior to or concurrent with issuance of building permits.

WATER ASSESSMENT FEES:

ACREAGE: (1.49 ac.) x \$1400.00/acre -----	\$2,086.00
FRONT FOOTAGE: (125 L.F.) x \$2.00/L.F. -----	\$ 250.00

Water Meters: It appears at this time that a 2" domestic water meter will be required for this development. A deposit of \$1,200.00 is required for the installation of such. A 6" detector check will be required for the on site fire hydrant. A deposit of \$4,100.00 will be required for the installation of such.

Water Engineering:

Backflow protection will be required. Type of protection is dependent on irrigation system, pool equipment, and laundry facilities installed. On site fire hydrant will have to come off of Westminster Avenue.

Traffic Engineering:

One street light required at entrance onto Keel Avenue, and one street light required on Westminster Avenue

GARDEN GROVE FIRE DEPARTMENT:

One (1) on-site fire hydrant required.  
One (1) off-site fire hydrant required.  
2000 GPM from combination of two hydrants.  
Hose lay to southwest corner of building at southwest portion of project exceeds 150 feet (maximum). Applicant should provide either:

Mr. Earl E. Clayton

- 3 -

June 3, 1976

- (1) vehicular access around perimeter of project, or;
- (2) provide emergency vehicle access to interior of project.  
If (1) is provided, will require one additional on-site hydrant at rear.

Garden Grove Sanitary District:

(Please contact Mr. Walt Bressel, at 534-3943 if there are questions concerning Sanitary District Fees).

ANNEXATION FEE (1.50 Acres) -----	\$ 620.00
SEWER SERVICE USE FEE -----	\$1,910.00
PLAN CHECK -----	\$ 50.00
LEASE AGREEMENT (contingent) -----	\$ 191.00
STATE BOARD OF EQUALIZATION -----	\$ 95.00
LOCAL AGENCY FORMATION COMMISSION -----	\$ 25.00
COUNTY SANITATION DISTRICT #3 -----	\$9,000.00
INSPECTION FEE (estimate) -----	\$ 15.00

We hope the above will be of assistance to you, and if you desire additional information regarding any City of Garden Grove fees, please call 638-6661.

Sincerely,

RICHARD O. RAFANOVIC, Director  
Department of Public Works & Development

DB:fd

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: SPA-140-76  
APPLICANT: EARL E. CLAYTON  
LOCATION: SOUTH SIDE WESTMINSTER, WEST OF KEEL  
HEARING DATE: JUNE 10, 1976  
ANALYST: D. BUTTERFIELD

I. APPLICANT'S REQUEST:

The applicant is requesting site plan approval to permit the rezoning of an approximately 1.50 acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

II. APPLICANT'S STATEMENT:

*Project conforms with existing R-3 master plan land use.*

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned R-1 and is unimproved.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  1. North: Across Westminster Avenue zoned R-1 and improved with office and residential uses.
  2. South: Zoned R-1 and improved with Morningside Elementary School.
  3. West: Zoned R-3 and improved with Multiple Dwelling Units.
  4. East: Zoned R-1 & C-1 and improved with Single Family Dwellings and various commercial uses.
  5. Land Use designation: Medium Density Residential (Subject use permitted within this designation).

IV. INTERDEPARTMENTAL COMMENTS AND FEES:

A. All interdepartmental comments have been evaluated by staff, and there are no unresolvable problems presented by the proposed development. A separate fee letter will be mailed to the applicant outlining code required fee and bond schedules for the subject development.

B. Fire Department:

Hose lay to southwest corner of project exceeds 150 feet maximum. Applicant should consider either:

- (1) Provide vehicular access around perimeter of project; or
- (2) Provide emergency vehicle access to interior of project.

The applicant has contacted the Fire Department concerning resolving this issue and will comply with the necessary requirement to ensure satisfactory access.

V. STAFF COMMENTS:

A. The proposed development consists of 36 units located in a two story structure all under a common roof. Individual units are one and two bedroom and range in size from 768 square feet to 936 square feet. All units surround a central recreation area. Access is provided by a 20 foot wide two-way drive on Westminster Avenue and a 24 foot wide drive that enters the property at the present termination of Keel Street. The present configuration of the property does not conform to the applicant's proposal. A lot split altering lot lines will be required. Municipal Code Section 9219.7 which relates to the purpose and intent



STAFF REPORT TO THE PLANNING COMMISSION (SPA-140-76)

of a site plan, and the standards of development concerned with site design,\* parking, access, public service requirements, compatibility, and spirit and intent have been considered by this development and either meet or exceed all of these requirements. \*All driveways shall be a minimum of 25 feet in width where they abut 90° parking areas.

The development plan as shown should be revised to include or modify the following:

- a. Provide reduced Keel Street opening into development by narrowing entry into project so as to discourage through traffic.
- b. Provide protective barricades at ends of north/south driveway parking areas to protect perimeter walls or fences.
- c. Indicate refuse storage areas on plot plan. (minimum three standard areas required).
- d. Round off all corners and critical intersections of drives to allow for better maneuverability of larger vehicles.

B. Statistics for the proposed development are as follows:

Number of units = 36 (1 & 2 bedroom)  
Density = 24 units/acre  
Percent of coverage = Approximately 45%  
Recreation and liesure area = An excess of 200 square feet per unit.

VI. SUMMARY:

The staff has reviewed the proposed development in relation to the criteria established by Municipal Code Section 9219.7 for review of site plans. Recommend approval.

VII. If Site Plan Amendment No. SPA-140-76 is approved, the following conditions are suggested:

1. A revised plot plan shall be submitted for Zoning Administrator's approval prior to the issuance of Building Permits. Said plan shall indicate a secondary means of emergency access into the central portion of the project for fire suppression equipment. Said emergency access must be approved by the Fire Department.

Said plot plan shall also indicate the following: Minimum three standard refuse storage areas located convenient to all units; provide protective barricades at ends of north/south drives adjacent to open parking spaces; round off all corners and critical intersections of drives to permit better maneuverability. A reduced entryway at the Keel Avenue access point should be provided so as to discourage through traffic.

2. All lighting structures shall be placed so as to confine direct rays to the subject property.
3. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from view of public streets and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition. Said screening shall be architecturally compatible with the remainder of the building.

Planning Commission Resume' of June 10, 1976  
Public Hearing Case to be scheduled for July 6, 1976  
Council Meeting

Motion (6 ayes,  
Whittaker absent)  
to approve. City  
Council action neces-  
sary. (Resolution  
No. 2856)

6. SITE PLAN AMENDMENT NO. SPA-140-76 - EARL E. CLAYTON

*Land Use*

Requesting the rezoning of an approximately 1.50 acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. The location is at the south side of Westminster, west of Keel Avenue at 10522 Westminster.

July 6

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 10, 1976

PUBLIC HEARING - SITE PLAN AMENDMENT NO. SPA-140-76 - EARL E. CLAYTON  
(June 10, 1976)

After consideration of the Vice-Chairman's information, the applicant requested to be heard at 8:30 p.m. this evening.

PUBLIC HEARING - SITE PLAN AMENDMENT NO. SPA-140-76 - EARL E. CLAYTON  
(June 10, 1976)

Requesting the rezoning of an approximately 1.50 acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. The location is at the south side of Westminster, west of Keel Avenue at 10522 Westminster.

Mr. Stewart O. Miller, Urban Development Manager, related that this matter had been properly advertised and no correspondence had been received.

Mr. Dave Robson, Development Services Manager, reviewed the staff report. He stated this was for the rezoning from the R-1 to the R-3 zone and was a two part request. As contained in the staff report, Mr. Robson reviewed the location, applicant's request, zoning and land use information, fees, comments and conditions. He reviewed the architect's renderings on display which included the units and elevations. Mr. Robson indicated that the applicant had met with the Fire Department and worked out the problem of access provided for fire vehicles. Another condition which staff included was protective barricades to protect the block walls from cars backing up. He also mentioned the site plan criteria had been met and staff was recommending approval of SPA-140-76.

Vice-Chairman Jennings opened the public hearing.

Mr. Earl Clayton, 2909 S. Halliday, Santa Ana, applicant, stated he acquired the five separate parcels in order to put this project together, and indicated they plan to own and manage it. He also commented that a Mr. Dittmer who owned four or five houses on that street was in the audience but left after the plan and fire exits were explained to him and he seemed pleased with the project. Mr. Clayton then presented to the Commission some pictures of how they hoped to accomplish the fire access.

Mr. Barney Adams, 12151 Burns, Garden Grove, stated he was involved in this parcel of land about eight years ago and at that time there were several owners. Mr. Adams reviewed some City Council background and history on the project and felt that this would be a good project and in keeping with the General Plan Amendment.

Mr. Bill Reed, architect for the project, 222 Fashion Lane, Tustin, said he was available for any questions on the aesthetics or the architectural approach to the design.

Vice-Chairman Jennings closed the public hearing.

Commissioner Holland questioned the fire access to the inside of the units. Staff related the fire access would be provided through an archway, and the applicant has worked this out with the Fire Department.

Commissioner Slimmer was in favor of this project and felt that it was obviously not going to develop into commercial.

Commissioner Finch moved, seconded by Commissioner Slimmer to approve SPA-140-76. Said motion carried by the following vote:

AYES: COMMISSIONERS: BALLIET, FINCH, HOLLAND, JENNINGS, PETROSINE, SLIMMER  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: WHITTAKER

Staff related that this matter would be transmitted to the City Council for final action. (Resolution No. 2856)

RESOLUTION NO. 2856

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING APPROVAL OF SITE PLAN AMENDMENT NO. SPA-140-76

WHEREAS, in the matter of Site Plan Amendment No. SPA-140-76, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Earl E. Clayton, as applicant.
2. The applicant requests the rezoning of an approximately 1.50 acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the site located on the south side of Westminster, west of Keel Avenue, at 10522 Westminster Avenue.
3. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.
4. The subject property is zoned R-1 and is unimproved.
5. Existing land use and zoning in the vicinity of the subject property have been reviewed.
6. Pursuant to legal notice, public hearing was held on June 10, 1976, and all interested persons were given an opportunity to be heard.
7. The Planning Commission gave due and careful consideration to the matter during their meeting of June 10, 1976; and

WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9219.9 and 9220.4, are as follows:

1. The proposed apartment development is in keeping with the spirit and intent of the Municipal Code in that it is consistent as to density and zoning with the Land Use Element of the General Plan.
2. The project is similar in design and contains amenities that are equal or superior to surrounding apartments.
3. The project as designed will provide additional high quality rental housing for the residents of Garden Grove and thus promote the housing and environmental goals of the City; and

WHEREAS, the Planning Commission does conclude:

1. Subject site plan amendment does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9219.7 and 9220.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
  - A. A revised plot plan shall be submitted for Zoning Administrator's approval prior to the issuance of building permits. Said plan shall indicate a secondary means of emergency access into the central portion of the project for fire suppression equipment. Said emergency access must be approved by the Fire Department.

Said plot plan shall also indicate the following: minimum three standard refuse storage areas located conveniently to all units; protective barricades at ends of north/south drives adjacent to open parking spaces; round off all corners and critical intersections of drives to permit better maneuverability. A reduced entryway at the Keel Avenue access point shall be provided so as to discourage through traffic.

RESOLUTION 2856  
SPA-140-76

- B. All lighting structures shall be placed so as to confine direct rays to the subject property.
- C. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from view of public streets and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition. Said screening shall be architecturally compatible with the remainder of the building.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend approval of Site Plan Amendment No. SPA-140-76, subject to the conditions stated above, and does further recommend to the City Council rezoning to the R-3 zone, as indicated on the maps attached hereto and made a part hereof.

ADOPTED this 10th day of June, 1976.

/s/ FRAN JENNINGS  
VICE-CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on June 10, 1976, and carried by the following vote, to wit:

AYES: COMMISSIONERS: BALLIET, FINCH, HOLLAND, JENNINGS, SLIMMER, PETROSINE  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: WHITTAKER

/s/ FLORENCE T. DAVIS  
SECRETARY OF THE PLANNING COMMISSION

LEGAL NOTICE  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL will hold PUBLIC HEARING in the COUNCIL CHAMBER of the COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on the date indicated \* below to receive and consider all evidence and reports relative to the application described below:

---

\* July 6, 1976 - 7:00 p.m.

SITE PLAN AMENDMENT NO. SPA-140-76

APPLICANT: EARL E. CLAYTON

REQUESTING: The rezoning of 1.50+ acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

LOCATION: South side Westminster, west of Keel Avenue, at 10522 Westminster Avenue. (Pursuant to Resolution No. 2856, the Planning Commission recommended approval of SPA-140-76 on June 10, 1976.)

---

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

FURTHER INFORMATION on the above application may be obtained or viewed at the PUBLIC WORKS AND DEVELOPMENT DEPARTMENT OR CITY CLERK'S OFFICE in City Hall or by telephone: 638-6731.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.  
DATED: JUNE 17, 1976

  
JERI LOUISE WILSON  
City Clerk

2/24/76 51W

June 17, 1976

Mr. Earl E. Clayton  
2909 South Haliday  
Santa Ana, CA 92705

Dear Mr. Clayton:

The Garden Grove City Council will conduct Public Hearings in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, during their regular meeting of July 6, 1976, which commences at 7:00 p.m. At this time, they will consider Site Plan Amendment No. SPA-140-76, which concerns property located on the south side of Westminster, west of Keel Avenue, at 10522 Westminster Avenue.

Said public hearing will be held for the purpose of hearing any and all persons either favoring or opposing said proposed Site Plan Amendment. You are invited to attend this meeting.

Sincerely,

JERI LOUISE WILSON  
City Clerk

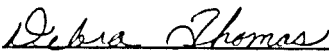
JLW/dat

Enclosure



CITY OF GARDEN GROVE  
AFFIDAVIT OF MAILING NOTICE

I, DEBRA THOMAS, certify that Notices of SITE PLAN AMENDMENT NO. SPA-140-76 were mailed to the list of property owners on file in the Planning Department offices with the original application on June 24, 1976.

  
DEBRA THOMAS  
DEPUTY CLERK  
CITY OF GARDEN GROVE

IN THE  
**Superior Court**  
 OF THE  
 STATE OF CALIFORNIA  
 In and for the County of Orange

RECEIVED  
 JUL 6 10 19 AM '76

PROOF OF PUBLICATION  
 Public Hearing

CLERK OF SUPERIOR COURT, CITY CLERK

State of California } ss.  
 County of Orange

Rita J. Richter

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

Orange County Evening News  
 a newspaper of general circulation, published in the City of Garden Grove

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

June 26, 1976

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Garden Grove

California, this 27th day of June, 1976

*Rita J. Richter*  
 Signature

**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
 NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL will hold PUBLIC HEARING in the COUNCIL CHAMBER of the COMMUNITY MEETING CENTER, 1180 Stanford Avenue, Garden Grove, California, on the date indicated below to receive and consider all evidence and reports relative to the application described below:  
 July 8, 1976 - 7:00 P.M.  
**SITE PLAN AMENDMENT NO. SPA-100-76**  
**APPLICANT: EARL E. CLAYTON**  
**REQUESTING:** The rezoning of 1.18 (plus or minus) acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 24 apartment units on the subject site. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.  
**LOCATION:** South side Westminster, west of East Avenue, at 16223 Westminster Avenue. (Pursuant to Resolution No. 288, the Planning Commission recommended approval of SPA-100-76 on June 18, 1976.)  
**ALL INTERESTED PARTIES** are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above.  
**FURTHER INFORMATION** on the above application may be obtained or viewed at the PUBLIC WORKS AND DEVELOPMENT DEPARTMENT OR CITY CLERK'S OFFICE in City Hall or by telephone: 626-6778.  
**BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.**  
 Dated: June 17, 1976  
 JERI LOUISE WILSON  
 City Clerk  
 Pub. June 22, 1976  
 Orange Co. Eve. News #11899

**INVOICE**  
**WEST ORANGE PUBLISHING CORPORATION**

*Publishers of*

**THE ORANGE COUNTY EVENING NEWS**

BUENA PARK NEWS and INDEPENDENT  
HUNTINGTON BEACH INDEPENDENT

LA MIRADA LAMPLIGHTER  
ANAHEIM-FULLERTON INDEPENDENT

REMIT TO: 13261 CENTURY BLVD. • GARDEN GROVE, CALIFORNIA 92643 • (714) 537-7510

June 29, 1976  
117.11939

CITY OF GARDEN GROVE, CITY CLERK  
11391 MAGNOLIA DRIVE  
GARDEN GROVE, CA. 92643

NOTE: NMA

ALL ACCOUNTS PAYABLE ON 10th OF THE MONTH

DUE DATE: July 26, 1976

RE: BILLING

CHARGE FOR PRINTING:

60 lines = 0.15 legal quires @ 3.50 = \$21.53

*Apr 14076*

*P. C. 6/10/76*

PARCL 75

A.P. PARCLL NAME AND ADDRESS LISTING

05/27/76

PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18079	09938602	0	PETTIS, LON C	14112 BOWEN ST	GARDEN GROVE, CAL	92643
18079	09938603	0	MOOLE, DONALD J	14102 BOWEN ST	GARDEN GROVE, CAL	92643
18079	09938604	0	RUSH, GRETA L XJTD	14092 BOWEN ST	GARDEN GROVE, CAL	92640
18079	09938605	0	DUNCOMBE, ESTHER U	14082 BOWEN ST	GARDEN GROVE, CAL	92643
18079	09938606	0	ENOMOTO, THOMAS T			
18079	09938607	0	VERMEULEN, CHARLES I	11591 CIELO PL	SANTA ANA, CAL	92705
18044	09946302	0	LAATSCH, NEVILLE A	13922 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946303	0	WAKEFIELD, FREDRICK B	XJTD	13932 MERELLO	GARDEN GROVE, CAL 92643
18044	09946304	0	RAY, G WILLIAM SR	13942 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946305	0	DUNLAP, JAMES R JR	13962 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946306	0	MELENDEZ, ROBERT A XJTD	13961 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946307	0	ELLIS, ROY L	13941 MERELLO ST	GARDEN GROVE, CAL	92643
18044	09946308	0	TINSLEY, LUCILLE M XWDD	13931 MERELLO ST	GARDEN GROVE, CAL	92643
18079	09948102	0	DITTBERNER, ALFRED A	208 N BASQUE AVE	FULLERTON, CAL	92633
18079	09948103	0	DITTBERNER, RICHARD E	XJTD	1025 VIA VISTA	ANAHEIM, CAL 92807
18079	09948104	0	DITTBERNER, ROBERT A XJI	1939 E FAIRFIELD ST	MESA, ARIZ	85203
18079	09948105	0	DITTBERNER, ALFRED A	208 N BASQUE AVE	FULLERTON, CAL	92633
18079	09948107	0	HOGAN, COMET V	10562 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948108	0	GRAY, JESSE E JR	10582 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948109	0	BLAKE, PAULINE ET AL XJT	10592 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948110	0	ESTRADA, SANTIAGO	10602 KEEL AVE	GARDEN GROVE, CAL	92643
18079	09948111	0	YOUNG, JAMES W XJTD	14091 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948112	0	STRAIGHT, ELEINE R XWDD	14101 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948113	0	BARZEE, BRUCE E XJTD	14111 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948114	0	MIRAMONTES, ANDREW XJTD	14121 LAKE ST	GARDEN GROVE, CAL	92643
18079	09948115	0	ROMANS, ROBERT L XTCB	6741 ANTHONY AVE	GARDEN GROVE, CAL	92645
18079	09948124	0	SCHOOL, GARDEN GROVE	UNIFIED DIST	10331 E STANFORD AVE	GARDEN GROVE, CAL 92640
18079	09948127	0	KOTEK, SIMON	2124 CHANTICLEER RD	ANAHEIM, CAL	92804
18079	09948128	0	CALDWELL, THOMAS R	10602 WESTMINSTER BLVD	GARDEN GROVE, CAL	92643
18023	09948129	0	SAM HIM, HENRY	548 HILL ST	INGLEWOOD, CAL	90302
18023	09948137	0	REC CONSTRUCTION INC ET	AL XWDD	16400 SAYBROOK LN	HUNTINGTN BCH, CAL 92649
18023	09948139	0	KOTEK, SIMON	2124 CHANTICLEER RD	ANAHEIM, CAL	92804
18079	09948141	0	KOTEK, SIMON	2124 CHANTICLEER RD	ANAHEIM, CAL	92804
18023	09948142	0	ZIMMERMAN, CHESTER F	369 E 5TH ST	SAN JACINTO, CAL	93383
18023	09948143	0	VAN ELLA, PETER J	BOX 411	BAKER, CAL	92309
18079	09948145	0	MADDOX, DAVID C XCPD	1255 S NUTWOOD ST	ANAHEIM, CAL	92804
18044	09950401	0	MIZER, DAVID R	13901 WARD ST	GARDEN GROVE, CAL	92643
18044	09950402	0	UMPHRESS, BILLY D XJTD	13921 WARD ST	GARDEN GROVE, CAL	92643
18044	09950403	0	REED, THEODORE	13941 WARD ST	GARDEN GROVE, CAL	92643
18044	09950406	0	WALTON, CHARLES T	13942 WARD ST	GARDEN GROVE, CAL	92643
18044	09950407	0	BYERS, GEORGE A	13932 WARD ST	GARDEN GROVE, CAL	92643
18044	09950408	0	MINARSCH, MARIE T XWDD	13922 WARD ST	GARDEN GROVE, CAL	92643
18044	09950411	0	BARQUERA, EUGENE R XJTD	13921 HOWARD CIR	GARDEN GROVE, CAL	92643
18044	09950412	0	STOLZE, ELTON G	13931 HOWARD ST	GARDEN GROVE, CAL	92643
18044	09950413	0	SIMMONS, CALMAN L	13941 HOWARD ST	GARDEN GROVE, CAL	92643
18044	09950414	0	OKAMURA, YASU HARU	13961 HOWARD ST	GARDEN GROVE, CAL	92643
18044	09950415	0	GROUT, ROBERT L XJTD	13962 HOWARD CIR	GARDEN GROVE, CAL	92643

PRCL75

A.P. PARCEL NAME AND ADDRESS LISTING

05/27/76

PAGE 2

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18044	09950416	0	LUPPINO, FORTUNATO J	13942 HOWARD ST	GARDEN GROVE, CAL	92643
18044	09950417	0	CLARK, LEON G & JTB	13932 HOWARD	GARDEN GROVE, CAL	92643
18044	09950440	0	ZUEGG, HELEN H	ALLISON HONER CO	BOX 84	SANTA ANA, CAL 92702

PW & D  
Dev. Serv. Div  
Appl. by Comm. E  
7-6-76

City of Garden Grove

AGENDA ITEM No. 2.d.

INTER-DEPARTMENT MEMORANDUM

To: Richard R. Powers

From: Richard O. Rafanovic

Dept: City Manager

Dept: Public Works & Development

Subject: HOME AND COMMUNITY DEVELOPMENT PROGRAM Date: June 30, 1976

Requested Rezone and Site Plan No.  
SPA-140-76, Earl E. Clayton, South Side  
of Westminster Avenue, West of Keel Street  
at 10522 Westminster Avenue

The attached materials contain all relevant documentation regarding the requested rezone and site plan consideration No. SPA-140-76. The applicant, Earl E. Clayton, requests the rezoning of an approximately 1.5 acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration for the construction of 36 one and two-bedroom apartment units on a site located on the south side of Westminster Avenue, west of Keel Street, at 10522 Westminster Avenue.

At their meeting of June 10, the Planning Commission held a public hearing on the subject request and recommended approval of SPA-140-76, including both rezone and site plan. It was the Planning Commission's finding that the requested rezone was in keeping with the Land Use Element of the General Plan and therefore would serve to implement the process of obtaining zoning and General Plan conformance. Similarly, the Commission considered the site plan as presented and found it to be in keeping with the criteria established in Municipal Code Section 9219.7 for review of site plans. Said criteria includes considerations of:

- 1. Compatibility with surrounding properties and public utilities,
- 2. Traffic circulation and off-street parking,
- 3. Aesthetic quality and adequate internal environment,
- 4. Adherence to the Municipal Code provisions.

The Planning Commission and the staff have reviewed the subject request and assure that all applicable Municipal Code requirements have been complied with in spirit and intent.

The City Council has ordered public hearing to be held on the subject request on July 6. At that time, the City Council may choose to approve SPA-140-76 in

To: RRPowers  
From: RORafanovic  
Subj: SPA-140-76

-2-

June 30, 1976

its entirety with the case becoming effective 30 days after second reading of the ordinance. If the City Council takes action to deny the subject request, or alters the Planning Commission's recommendation, it will be necessary to return the matter to the Planning Commission for their reconsideration.

RICHARD O. RAFANOVIC, DIRECTOR  
Department of Public Works & Development

By: *Dave Robson*  
Dave Robson, Manager  
Development Services

DG:ns  
Attachments

APPROVED FOR AGENDA LISTING

*[Signature]*  
RICHARD R. POWERS  
CITY MANAGER

CITY COUNCIL MUNUTE OF 7/6/76

Resolution of approval and amendment to the Municipal Code as proposed by SPA-140-76. Said motion carried by the following vote:

AYES: COUNCILMEMBERS: (5) BARR, DONOVAN, ERICKSON,  
KRIEGER, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

PUBLIC HEARING - SITE PLAN AMENDMENT NO. SPA-140-76

Site Plan Amendment No. SPA-140-76, initiated by Earl E. Clayton, requesting rezoning of an approximately 1.50+ acre parcel from the R-1 (One-Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the subject site, located on the south side of Westminster Avenue, west of Keel Avenue, at 10522 Westminster Avenue. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

The City Planning Commission, pursuant to Resolution No. 2856, recommended approval of SPA-140-76 on June 10, 1976.

Pursuant to Legal Notice published June 26, 1976, public hearing on the case was ordered by the City Council to be held this date.

Staff described the existing land uses, zoning and General Plan designations of the subject area as indicated on display slides, and explained the recommendations of the Planning Commission forwarded to the City Council by Resolution No. 2856 and other related material.

Mayor Williams declared the public hearing opened and asked if anyone wished to address the Council on the matter.

Mr. Earl Clayton, 2909 S. Halliday, Santa Ana, Applicant, appeared before the Council and offered to answer any questions the Council may have on SPA-140-76, and indicated that this project will be owned and operated by the developer.

Mr. B. C. Adams, 12151 Burns Drive, appeared before the Council and spoke in favor of SPA-140-76. Mr. Adams noted that an adjoining parcel of land is designated as commercial on the General Plan, and that the uses immediately adjoining this property are commercial at this time, and he suggested that it would be appropriate to rezone that area at a future time.

There being no further response from the audience, the Mayor declared the public participation portion of the hearing closed.

Councilman Donovan agreed with Mr. Adams' comments pertaining to the commercial utilization of the adjoining parcel.

There being no questions from Councilmembers, the public hearing was declared closed.

Councilwoman Barr moved, seconded by Mayor Williams, that SPA-140-76 be and hereby is approved pursuant to Planning Commission Resolution No. 2856, and Staff directed to prepare Council



CITY COUNCIL MINUTES

7-13-76

RESOLUTION NO. 5091-76

Councilman Krieger moved, seconded by Councilwoman Barr, that Resolution No. 5091-76 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-140-76 , THE REZONING OF A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF KEEL AVENUE, AT 10522 WESTMINSTER AVENUE, PARCEL NOS. 99-481-29, 43, 42, 39, and 37, be and hereby is adopted. There being no request to the contrary, reading in full of said Resolution was waived and upon the following vote:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, KRIEGER,  
WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (1) ERICKSON

said Resolution No. 5091-76 was declared adopted.

ORDINANCE NO. 1516 was introduced for first reading and the title read in full, being an Ordinance consummating SPA-140-76, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF KEEL AVENUE, AT 10522 WESTMINSTER AVENUE, PARCEL NOS. 99-481-29, 43, 42, 39, and 37.

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilwoman Barr moved, seconded by Councilman Donovan, that Ordinance No. 1516 be and hereby is passed to second reading. Upon the following vote:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, KRIEGER,  
WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (1) ERICKSON

said Ordinance No. 1516 was declared passed to second reading.

*bill*

*Land use*

RESOLUTION NO. 5091-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-140-76, THE REZONING OF A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF KEEL AVENUE, AT 10522 WESTMINSTER AVENUE, PARCEL NOS. 99-481-29, 43, 42, 39 & 37

WHEREAS, subject case, initiated by Earl E. Clayton, requests rezoning of an approximately 1.50± acre parcel from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone and site plan consideration to permit construction of 36 apartment units on the subject site located on the south side of Westminster Avenue, west of Keel Avenue, at 10522 Westminster Avenue; and

WHEREAS, the City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 2856, the Planning Commission recommended approval of SPA-140-76 on June 10, 1976; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on July 6, 1976, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter;

NOW, THEREFORE, BE IT RESOLVED:

1. Site Plan Amendment No. SPA-140-76 is hereby approved, pursuant to facts and reasons stated in Planning Commission Resolution No. 2856, copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.
3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 13th day of July, 1976.

/s/ J. TILMAN WILLIAMS  
MAYOR  
CITY OF GARDEN GROVE  
STATE OF CALIFORNIA

ATTEST:

/s/ JERI LOUISE WILSON  
CITY CLERK  
CITY OF GARDEN GROVE  
STATE OF CALIFORNIA

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

I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 13th day of July, 1976, by the following vote:

AYES:	COUNCILMEMBERS:	(4)	BARR, DONOVAN, KRIEGER, WILLIAMS
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(1)	ERICKSON

/s/ JERI LOUISE WILSON  
CITY CLERK

CITY COUNCIL MINUTES

7-19-76

ORDINANCE NO. 1516 was presented for second reading and adoption and the title read in full, being an Ordinance consummating SPA-140-76, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF KEEL AVENUE, AT 10522 WESTMINSTER AVENUE, PARCEL NOS. 99-481-29, 43, 42, 39, and 37.

There being no request to the contrary, reading in full of said Ordinance was waived, after which Mayor Williams moved, seconded by Councilman Krieger, that Ordinance No. 1516 be and hereby is passed. Upon the following vote:

AYES:	COUNCILMEMBERS: (5)	BARR, DONOVAN, ERICKSON, KRIEGER, WILLIAMS
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (0)	NONE

said Ordinance No. 1516 was declared passed.

ORDINANCE NO. 1516

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF KEEL AVENUE, AT 10522 WESTMINSTER AVENUE, PARCEL NOS. 99-481-29, 43, 42, 39 & 37

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

Section 9203.20.243 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.243

Site Plan Amendment No. SPA-140-76 is hereby adopted and the property shown on the map attached hereto is rezoned to the R-3 zone as shown thereon. Zone Map Part E-9 is amended accordingly.

SECTION 2:

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 newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 19th day of July, 1976.

/S/ J. TILMAN WILLIAMS  
MAYOR

'ATTEST:

/S/ JERI LOUISE WILSON  
CITY CLERK

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

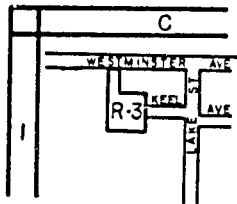
I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove do hereby certify that the foregoing Ordinance was introduced and presented on July 13, 1976, with vote as follows:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, KRIEGER, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (1) ERICKSON

and was passed on July 19, 1976, by the following vote:

AYES: COUNCILMEMBERS: (5) BARR, DONOVAN, ERICKSON, KRIEGER, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

/S/ JERI LOUISE WILSON  
CITY CLERK



VISUAL SCALE  
IN FEET



SPA-140-76  
ZONE MAP  
PART E-9

July 30, 1976

Mr. Earl E. Clayton  
2909 South Haliday  
Santa Ana, CA 92705

Dear Mr. Clayton:

During regular session on July 13, 1976, the Garden Grove City Council adopted Resolution No. 5091-76 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-140-76, THE REZONING OF A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF KEEL AVENUE, AT 10522 WESTMINSTER AVENUE, PARCEL NOS. 99-481-29, 43, 42, 39 & 37.

We are enclosing a copy of this Resolution for your records and files.

Sincerely,

JERI LOUISE WILSON  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Enclosure

✓ cc: Public Works and Development

NOTICE OF DETERMINATION

TO:  Secretary for Resources  
1416 Ninth Street, Room 1311  
Sacramento, CA 95814

FROM: City of Garden Grove  
11391 Acacia Parkway  
Garden Grove, CA 92640

Clerk of the Board  
County of Orange, P.O. Box 687  
Santa Ana, CA 92702

SUBJECT: Filing of Notice of Determination in compliance with Section 21108  
or 21152 of the Public Resources Code

Project Title Site Plan Amendment No. SPA-140-76	
State Clearinghouse Number (If submitted to State Clearinghouse)	
Contact Person Dave Robson	Telephone Number (714) 638-6749
Project Location south side Westminster approx. 300 feet west of Lake Street, Garden Grove, CA	
Project Description Construction of 2-story, 36-unit adult apartment complex.	

This is to advise that the City of Garden Grove  
has made the following determinations regarding the above described project:

1. The project has been  approved  disapproved by the Lead Agency.
2. The project  will  will not have a significant effect on the environment.
3.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

  
E. John Graichen, Chairman  
Planning Coordinating Committee

Date August 10, 1976

NEGATIVE DECLARATION

To:  Secretary for Resources  
1416 Ninth Street, Room 1311  
Sacramento, California 95814

From: City of Garden Grove  
11391 Acacia Parkway  
Garden Grove, CA 92640

Clerk of the Board  
County of Orange, P. O. Box 687  
Santa Ana, CA 92702

Subject: Filing of Negative Declaration in Compliance with Section 15083 of the State EIR Guidelines.

Case/Project No. SPA-140-76

State Clearinghouse No. (If Applicable) \_\_\_\_\_

Applicant/Address Earl E. Clayton, 2902 S. Halladay, Santa Ana, CA 92705

Project Title Site Plan Amendment No. SPA-140-76

Project Description Construction of 2 story, 36 unit adult apartment complex.

Location: south side of Westminster approximately 300 feet west of Lake Street,  
Garden Grove, CA

Project Census Tract(s) If Known \_\_\_\_\_

Contact Person Daye Robson Tel. No. (714) 638-6749

In accordance with the City Council of the City of Garden Grove policies regarding implementation of the California Environmental Quality Act of 1970 and the State EIR Guidelines (as amended), the Garden Grove Planning Coordinating Committee has reviewed the Environmental Inventory for this project and made a finding that:

This Project will not have a significant effect on the environment or

This Project is exempt pursuant to Section \_\_\_\_\_ of the State EIR Guidelines (As amended).

Justification for this action and statement of reasons to support this finding is as follows: \_\_\_\_\_

A. The project is in conformance with the environmental goals and policies adopted  
by the community.

B. The project will not have a significant environmental impact.





ADMINISTRATIVE ACTION

TO: ZONING ADMINISTRATOR

FROM: LAND USE SECTION D.B.

DATE: 12-9-76

APPLICANT: Nick Clayton

CASE REFERENCE: Tract 9278 & SPA-140-76

LOCATION: East side Newland Street at Gloria terminus and south  
side Westminster Boulevard at Keel.

REQUEST: See letter.

STAFF COMMENTS: Applicant desires to replace certain stucco portions  
of the side elevations for the units on both of the above indicated  
projects. Applicant proposes to use the X-90 type siding which is shown  
on Page 2 of the attached brochure. The accompanying photos indicate  
where the X-90 product has recently been used by the applicant.  
Recommend approval.

*Approved*  
*12-10-76*  
*J.D. Miller*  
*A.Z.A.*