

SP/101-65

CASE NO. SP 101-65

Name of Applicant The Willows Foundation

Address 131-26 Newland
N.Y. Phone 534-3510

Name of Applicant's Representative George Howell

Address Same Phone 629-9708

Applicant Interviewed By _____ Application By Mongonelli

Date Filed 12-1-64 Hearing Date 1-14-65

PERTINENT FACTS: Units

| | |
|---|--|
| <p>PLANNING COMMISSION ACTION</p> <p>Approved <input checked="" type="checkbox"/> Hearing Date <u>1-14-65</u></p> <p>Denied _____</p> <p>DWP _____ Res. No. <u>1769</u></p> <p>FWR _____</p> <p>Date Appealed _____</p> | <p>CITY COUNCIL ACTION</p> <p>Approved _____ Hearing Date _____</p> <p>Denied _____</p> <p>DWP _____ Res. No. _____</p> <p>Returned to P.C. _____ Ord. No. _____</p> |
| <p>PLANNING COMMISSION RECONSIDERATION</p> <p>Approved _____ Hearing Date _____</p> <p>Denied _____</p> <p>DWP _____ Res. No. _____</p> <p>FWR _____</p> | <p>CITY COUNCIL FINAL ACTION</p> <p>Approved _____ Hearing Date _____</p> <p>Denied _____</p> <p>DWP _____ Res. No. _____</p> <p>FWR _____</p> <p>Ord. No. _____</p> |

LATER ACTION: Units 8605, 8607 Willows Dr. are being used as admin. offices for Willow's busn. entity. This is to be a temporary condition for an undetermined length of time. 1-18-67 WSH.

January 28, 1965

The Willows Foundation, Inc.
13126 Newland
Garden Grove, California

Site Plan No. S.P.-101-65.

January 14, 1965

January 24, 1965

1769

RESOLUTION NO. 1769

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE APPROVING
SITE PLAN NO. S.P.-101-65.

WHEREAS, in the matter of Site Plan No. S.P.-101-65, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by the Willows Foundation, as applicant.
2. The applicant requests the approval of a site plan for modifications to a previously approved retirement facility for aged persons on property presently zoned R-3 and located on an irregularly shaped parcel of land consisting of approximately 18.5 acres and lying south of Garden Grove Boulevard, north of the Garden Grove Freeway, west of Yockey Street and east of Newland Street. Proposed modifications concern relocation of structures and enlargement of the central recreation building.
3. The subject property is presently zoned R-3 and is partially improved with multiple dwelling units and multiple dwelling units under construction.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned R-1, R-3 and C-2 and is partially improved with multiple dwelling units and a mortuary.
 - b. South: Zoned R-1 and is partially improved with a single-family dwelling.
 - c. East: Zoned R-1 and is partially improved with single-family dwellings.
 - d. West: Zoned R-1 and is partially improved with single-family dwellings.
5. Past cases affecting the subject property include:

P.P.D.-103-59 and A-155-59 and A-151-60, the original plan and zone change cases (R-1 to R-3) for the subject property, were approved by the City Council in 1960.
6. This plan varies from the Garden Grove Municipal Code as follows:
 - a. Section 9216A.4a(1) requires a 25 foot separation between one-story buildings positioned in a front to front manner - this plan provides 20 feet in the extreme northerly tier of buildings.
 - b. Section 9216A.4d requires a 10 foot separation between dwelling units and accessory buildings - this plan provides 10 feet in one instance.
 - c. Section 9217.2 requires a 2 to 1 parking ratio (one of which must be covered) or a total of 408 spaces (204 covered) - this plan provides 102 covered spaces, 105 on-site open spaces and 34 spaces at the curb on Yockey Street.
 - d. Section 9217.7c(1) requires that all parking spaces (except guest parking) must be located closer than 150 feet from the unit it is intended to serve - this plan deviates from this standard by as much as 220 feet (370 feet from unit to parking) in the extreme northwest portion of the project.
7. The former plan on this property provided a flood control channel at the southwest corner of the parcel, but this requirement is now proposed to be removed by the Public Works Department.

WHEREAS, the Planning Commission findings are as follows:

1. Subject site plan possesses characteristics that would indicate justification of the request for adoption.

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:

a. Fifty percent of the on-site parking spaces shall be covered.

b. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations, except Sections 9216A.4a(1), 9216A.4d, 9217.2 and 9217.7c(1).

c. Minor changes in the site plan may be approved by the Planning Director. If other than minor changes are made in the proposed development a new site plan application shall be filed which reflects the revisions made.

d. If any one of the above findings be declared invalid by a Court of competent jurisdiction, the entire site plan shall immediately become invalid.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. S.P.-101-65 subject to the conditions stated above as indicated on the maps attached hereto and made a part hereof when the aforementioned deficiencies in the public facilities are resolved.

ADOPTED AND APPROVED this 14th day of January, 1965.

/s/ J.R. WILDE
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on January 14, 1965, and carried by the following vote, to wit:

AYES: COMMISSIONERS: BAIR, FOSHEE, FURR, MERCADO, MOVIUS, WILDE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: WOOLLEY

/s/ CLINE F. MARTIN
SECRETARY

PUBLIC HEARING:
INITIATED BY:
REQUEST:

SITE PLAN NO. S.P.-101-65
THE WILLOWS FOUNDATION
APPROVAL OF A SITE PLAN FOR MODIFICATIONS TO
A PREVIOUSLY APPROVED RETIREMENT FACILITY FOR
AGED PERSONS. PROPOSED MODIFICATIONS CONCERN
RELOCATION OF STRUCTURES AND ENLARGEMENT OF
THE CENTRAL RECREATION BUILDING. SUBJECT SITE
PLAN ALSO REQUESTS VARIANCES FROM SEVERAL SECTIONS
OF THE MUNICIPAL CODE.

LOCATION:

PROPERTY ZONED R-3, SOUTH OF GARDEN GROVE BOULEVARD,
NORTH OF THE GARDEN GROVE FREEWAY, WEST OF YOCKEY
STREET AND EAST OF NEWLAND STREET.

DATE:

JANUARY 14, 1965

Upon confirmation that proper public notice had been given, Chairman Wilde requested the reading of correspondence relative to the subject case. No correspondence having been received, the public hearing was declared open and the applicant or his representative requested to appear at this time.

Mr. Amos Randall appeared as architect and representative of the applicant. He stated the purpose of the revisions is to move the carports which had previously been approved to put them into compounds. Three of the carports have been built as previously approved and they are not satisfactory. By putting them into compounds, it thereby opens up and provides more green areas. Since the previous plan was approved, more studies have been made which indicate the recreation building should be enlarged. Some of the buildings have been relocated and the density has been reduced by five units.

There being no further response from the audience, either in favor or opposition to the subject case, the public hearing was declared closed.

Commissioner Mercado questioned how much area was added to the cultural center.

Mr. Randall stated he could not answer that question because the previous allocation was made by another architect. Mr. Randall presented a rendering of the cultural center and stated he feels it would not be adequate for the facilities involved.

It was moved by Commissioner Furr, seconded by Commissioner Movius, that a resolution be adopted approving S.P.-101-65 subject to the conditions of the Planning and Engineering Reports.

Said motion was carried by the following vote:

AYES:
NOES:
ABSENT:

COMMISSIONERS: BAIR, FOSHEE, FURR, MERCADO, MOVIUS, WILDE
COMMISSIONERS: NONE
COMMISSIONERS: WOOLLEY

Chairman Wilde instructed the Staff to prepare the proper resolution for the approval of S.P.-101-65. (RESOLUTION NO. 1769).

SITE PLAN NO. S.P.-101-65

ITEM NO. 5

INITIATED BY:

THE WILLOWS FOUNDATION

REQUEST:

APPROVAL OF A SITE PLAN FOR MODIFICATIONS TO A PREVIOUSLY APPROVED RETIREMENT FACILITY FOR AGED PERSONS. PROPOSED MODIFICATIONS CONCERN RELOCATION OF STRUCTURES AND ENLARGEMENT OF THE CENTRAL RECREATION BUILDING. SUBJECT SITE PLAN ALSO REQUESTS VARIANCES FROM SEVERAL SECTIONS OF THE MUNICIPAL CODE.

LOCATION:

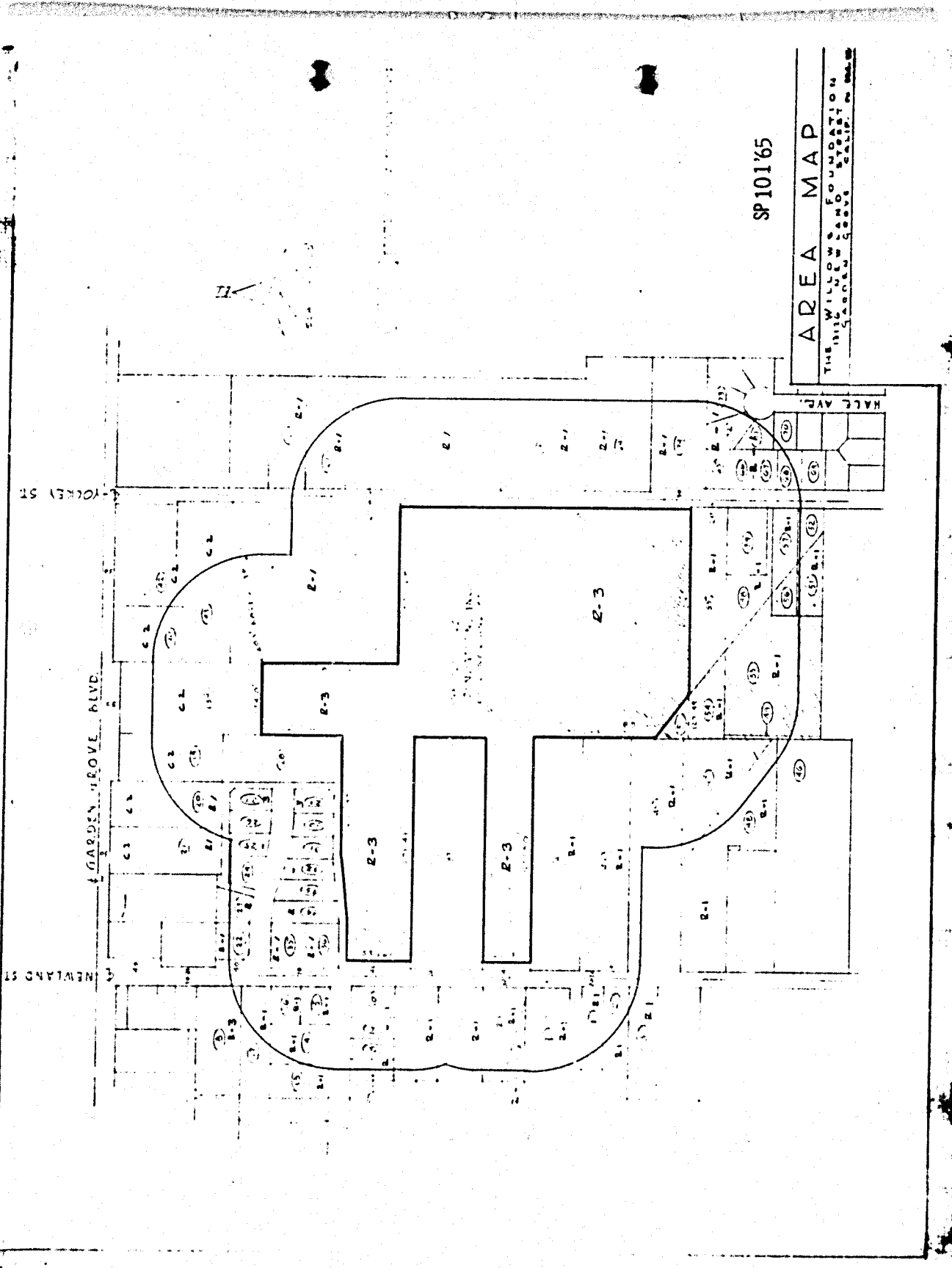
PROPERTY ZONED R-3, SOUTH OF GARDEN GROVE BOULEVARD, NORTH OF THE GARDEN GROVE FREEWAY, WEST OF YOCKEY STREET AND EAST OF NEWLAND STREET.

DATE:

JANUARY 14, 1965

APPLICANT'S REASON FOR REQUEST:

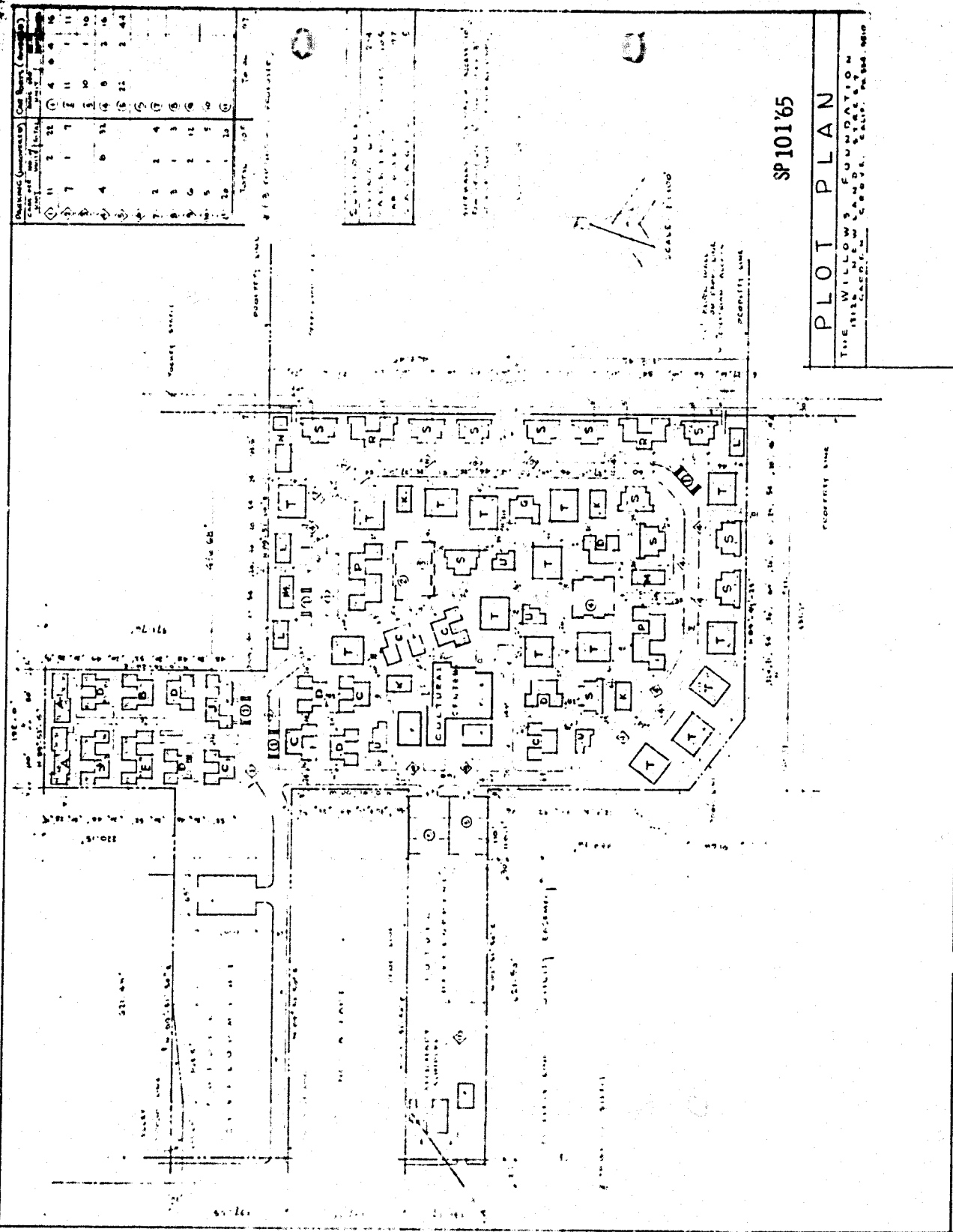
"Place carports in more desirable location and provide for larger central building."



SP10165

AREA MAP

THE WILLOW SAND FOUNDATION
 1312 WILLOW SAND FOUNDATION
 GARDEN GROVE BLVD, W. 1000



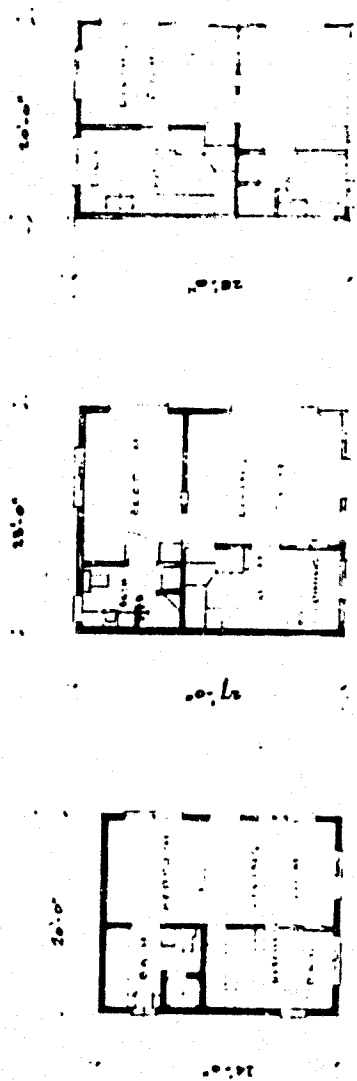
| Room No. | Area (sq. ft.) | Count | Notes |
|----------|----------------|-------|-------|
| 1 | 11 | 2 | |
| 2 | 22 | 4 | |
| 3 | 11 | 2 | |
| 4 | 6 | 1 | |
| 5 | 10 | 2 | |
| 6 | 6 | 1 | |
| 7 | 2 | 4 | |
| 8 | 1 | 3 | |
| 9 | 2 | 11 | |
| 10 | 5 | 1 | |
| 11 | 22 | 4 | |
| 12 | 6 | 1 | |
| TOTAL | 107 | 26 | |

1/8" = 1'-0"
 SCALE 1/8" = 1'-0"
 NORTH ARROW
 PROPERTY LINE

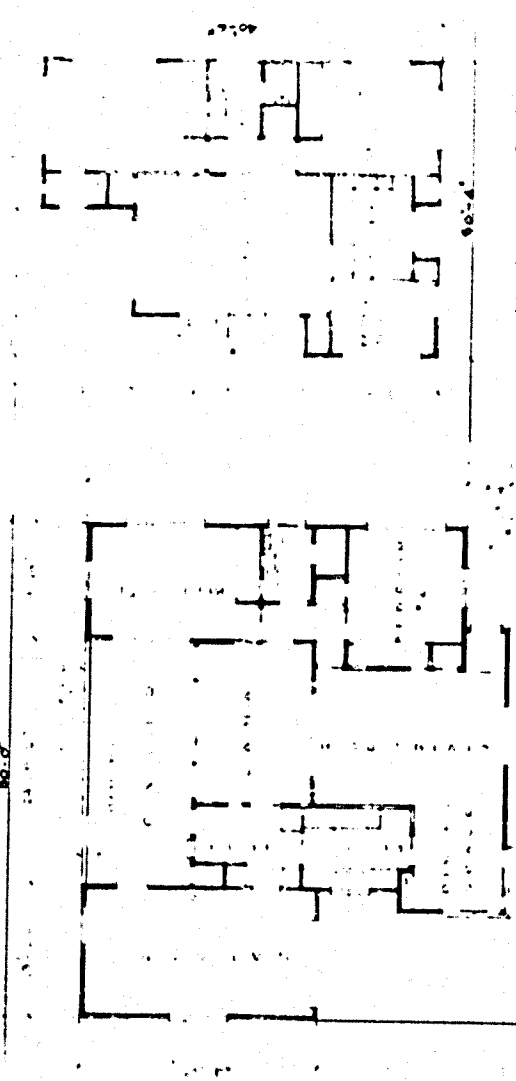
SP101'65

PLOT PLAN

THE WILLOW FOUNDATION
 1812 W. CALIF. ST. PASADENA, CALIF. 91104

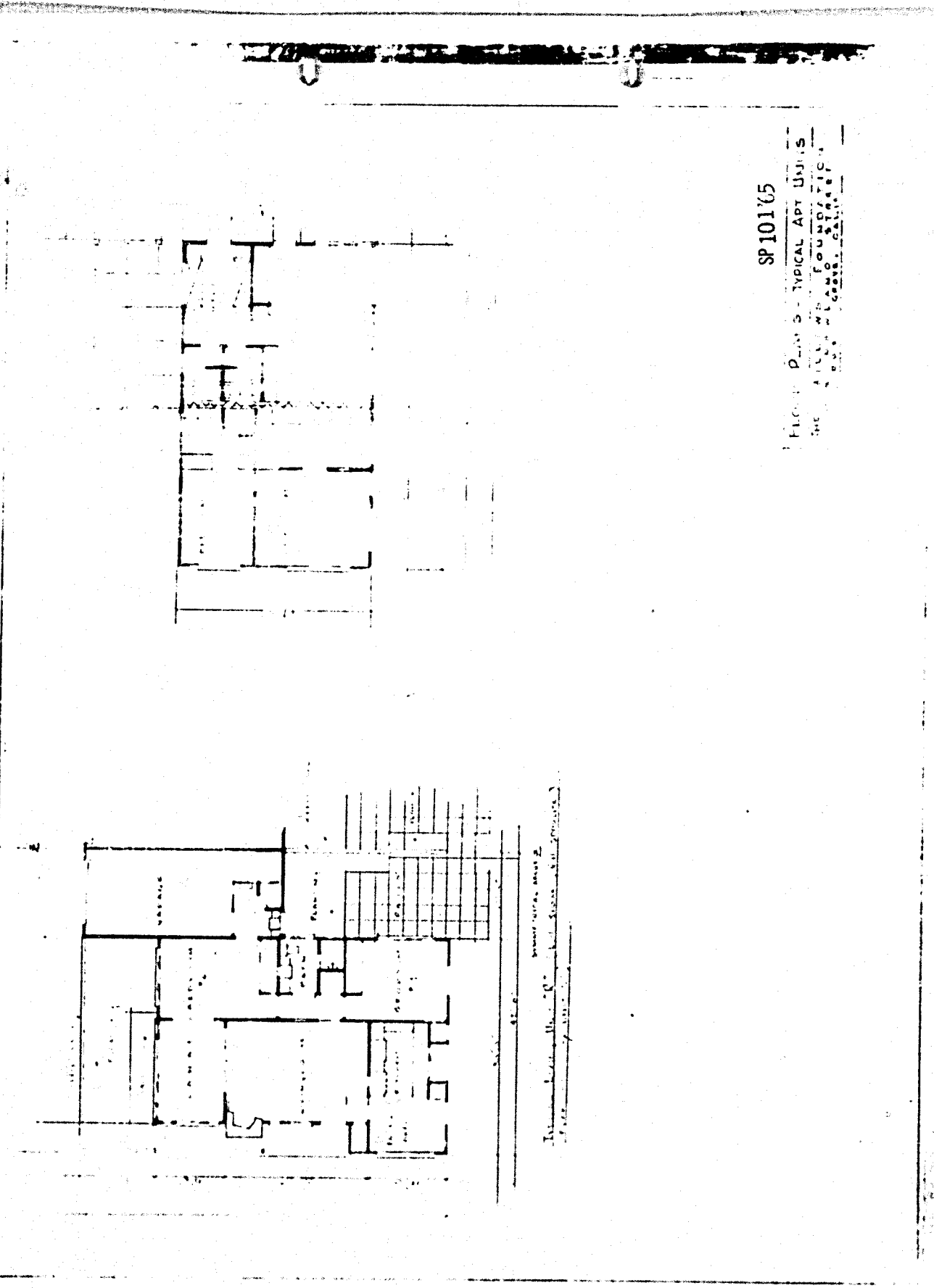


1400 26'-0"
 1401 33'-0"
 1402 30'-0"
 490
 421
 860



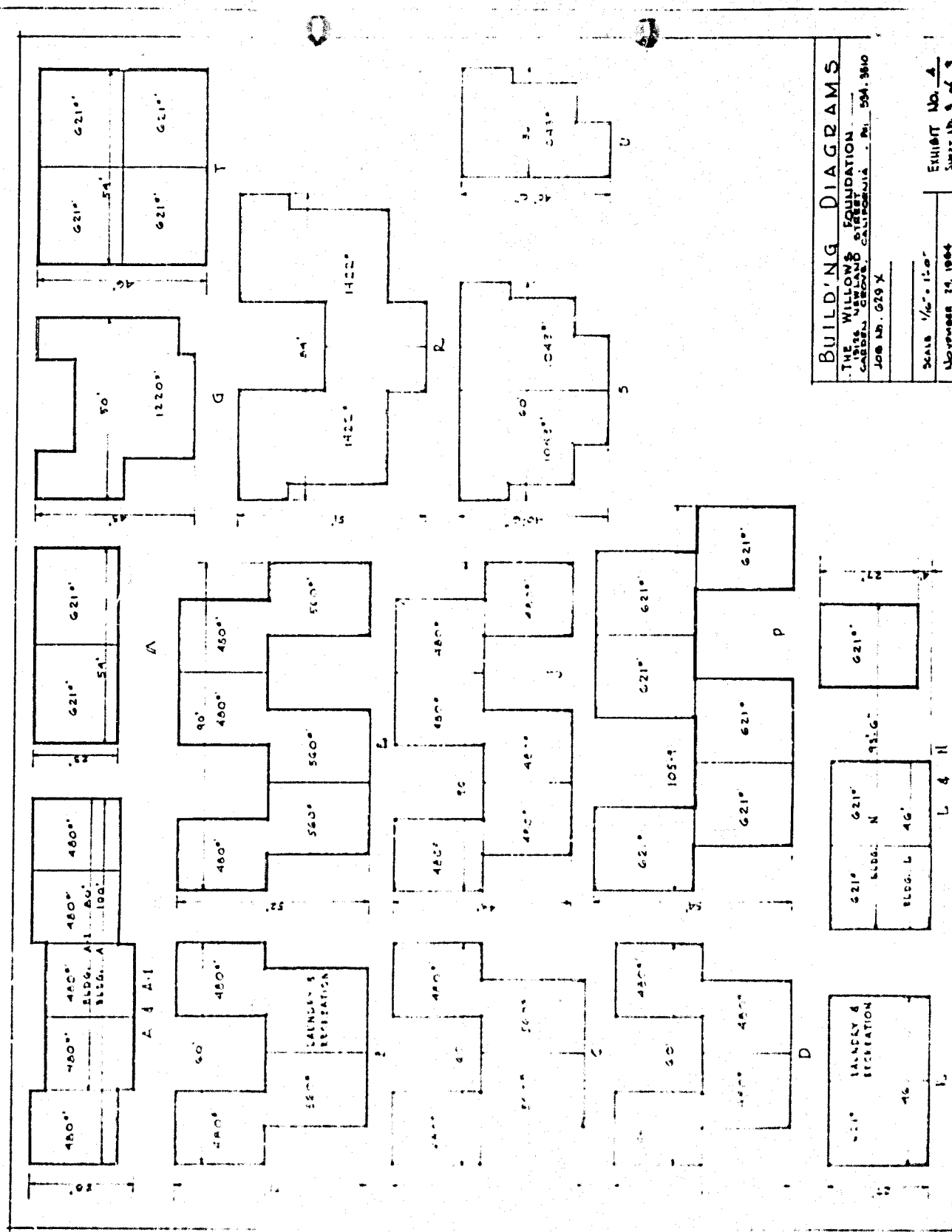
SP101'65
 FLOOR PLAN
 THE WILLOW FOUNDATION

THE WILLOW FOUNDATION
 1515 N. WILLOW ST.
 CHICAGO, ILL. 60642



SP101'65
FLOOR PLAN 5 - TYPICAL APT UNITS
SEE ALL WORK FOUNDATION
AND ABOVE GROUND

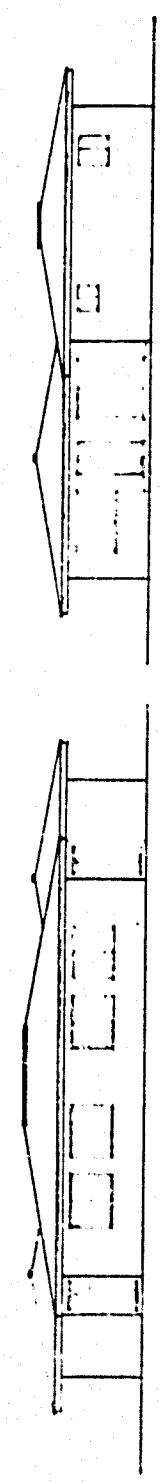
PLANNED BY: [unclear]
DESIGNED BY: [unclear]
DRAWN BY: [unclear]



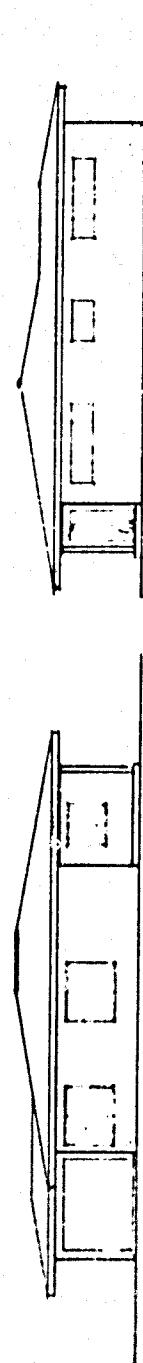
BUILDING DIAGRAMS
 THE WILLOWS FOUNDATION
 CAROLINA, MISSISSIPPI
 JOB NO. 629 X
 Scale 1/4" = 1'-0"
 November 24, 1964
 EXHIBIT No. 4
 Sheet No. 3 of 3



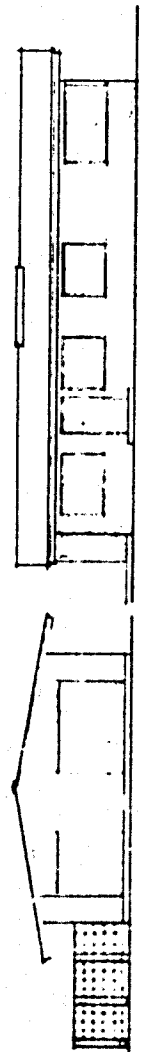
ELEVATION NO. 1
LIVING UNIT (CORRIDOR 7'-8" x 4'-0" & 2'-8" x 3'-0" APT. UNIT)



ELEVATION NO. 2
LIVING UNIT (CORRIDOR 7'-8" x 4'-0" & 2'-8" x 3'-0" APT. UNIT)



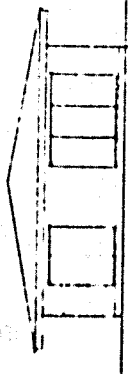
FRONT ELEVATION LIVING UNIT (CORRIDOR 7'-8" x 4'-0" & 2'-8" x 3'-0" APT. UNIT)



ELEVATION FRONT BUILDING UNIT (APT. & RECREATION)

SP101'65

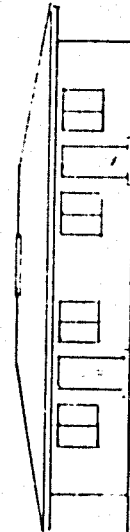
TYPICAL ELEVATIONS
THE WILLOWS FOUNDATION
1120 W. 100th Street
Edmonton, Alberta



ELEVATION - LEFT
(APT UNIT 502)

TYPICAL FOR

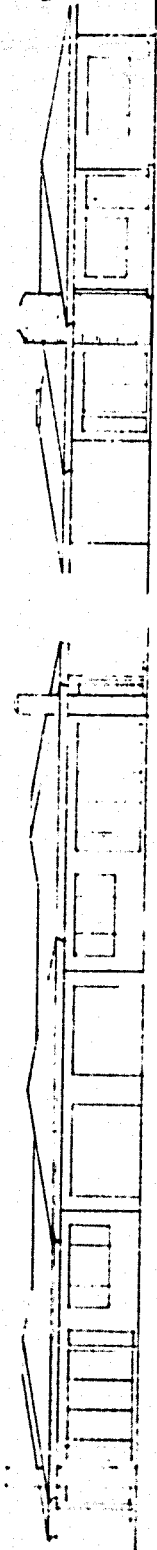
LIVING UNITS "L", "M", "N", "P" & "T"



ELEVATION - FRONT
(APT UNIT 502)

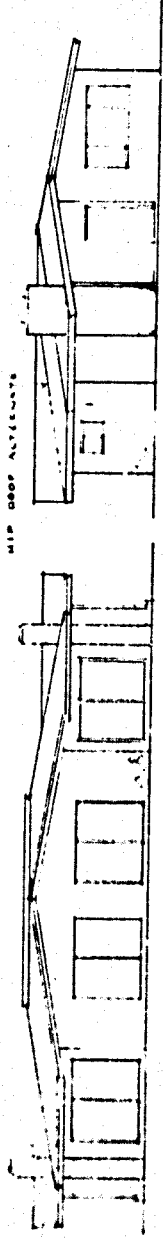
TYPICAL FOR

LIVING UNITS "L", "M", "N", "P" & "T"



FRONT ELEVATION SIDE ELEVATION

DUPLEX LIVING UNIT "R"



FRONT ELEVATION SIDE ELEVATION

DUPLEX LIVING UNIT "S"

SP 101'65

TYPICAL ELEVATIONS

THIS WILL BE THE FOUNDATION
"3122 LAND LAMB WAREHOUSE
GARDEN GROVE, CALIF. 92640"

SITE PLAN NO. S.P.-101-65

STAFF REPORT
JANUARY 14, 1965

1. GENERAL OBSERVATIONS:

1. Subject case was initiated by the Willows Foundation, as applicant.
2. The applicant requests the approval of a site plan for modifications to a previously approved retirement facility for aged persons on property presently zoned R-3 and located on an irregularly shaped parcel of land consisting of approximately 18.5 acres and lying south of Garden Grove Boulevard, north of the Garden Grove Freeway, west of Yockey Street and east of Newland Street. Proposed modifications concern relocation of structures and enlargement of the central recreation building.
3. The subject property is presently zoned R-3 and is partially improved with multiple dwelling units and multiple dwelling units under construction.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned R-1, R-3 and C-2 and is partially improved with multiple dwelling units and a mortuary.
 - b. South: Zoned R-1 and is partially improved with a single-family dwelling.
 - c. East: Zoned R-1 and is partially improved with single-family dwellings.
 - d. West: Zoned R-1 and is partially improved with single-family dwellings.
5. Past cases affecting the subject property include:

P.P.D.-103-59 and A-155-59 and A-151-60, the original plan and zone change cases (R-1 to R-3) for the subject property, were approved by the City Council in 1960.
6. This plan varies from the Garden Grove Municipal Code as follows:
 - a. Section 9216A.4a(1) requires a 25 foot separation between one-story buildings positioned in a front to front manner - this plan provides 20 feet in the extreme northerly tier of buildings.
 - b. Section 9216A.4d requires a 10 foot separation between dwelling units

and accessory buildings - this plan provides 10 feet in one instance.

c. Section 9217.2 requires a 2 to 1 parking ratio (one of which must be covered) or a total of 408 spaces (204 covered) - this plan provides 102 covered spaces, 105 on-site open spaces and 34 spaces at the curb on Yockey Street.

d. Section 9217.7c(1) requires that all parking spaces (except guest parking) must be located closer than 150 feet from the unit it's intended to serve - this plan deviates from this standard by as much as 220 feet (370 feet from unit to parking) in the extreme northwest portion of the project.

7. The former plan on this property provided a flood control channel at the southwest corner of the parcel, but this requirement is now proposed to be removed by the Public Works Department.

II. CONCLUSIONS:

1. The application states that the reason for this request is to "place carports in more desirable location and provide for larger central building." These aims appear to have been realized but to accomplish this, 35 buildings have been either changed or moved and thus the Planning Commission is considering not a minor modification, but rather a greatly altered plan - one which the Staff feels is superior in terms of parking area locations, than that which was previously approved.

2. The issue of parking for a retirement project for persons over 65 such as is proposed was settled in the previous case - this case proposes approximately the same ratio as was previously approved (1:1). However, as a condition of approval the City Council previously required that 50 percent of the parking should be covered. For consistency, the Staff feels obliged to recommend retention of this standard.

3. Variances from the PRD standards cited in Item 6 of this report may be justified since the applicant has the alternative of constructing the previously approved plan which is less desirable than that which is presently proposed.

S.P.-101-65 continued

4. Approval of this plan should be subject to the following:
 - a. 50 percent of the on-site parking spaces shall be covered.
 - b. All the conditions in the Engineering Report.
 - c. Minor changes in the site plan may be approved by the Planning Director. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
 - d. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations, except Sections 9216A.4a(1), 9216A.4d, 9217.2 and 9217.7c(1) of the Garden Grove Municipal Code.
 - e. If any one of the above findings be declared invalid by a Court of competent jurisdiction, the entire site plan shall immediately become invalid.

City of Garden Grove

INTER - DEPARTMENTAL MEMORANDUM

TO: Cline Martin

FROM: Charles R. Handy

DEPT: Planning

DEPT: Public Works

SUBJECT: Site Plan 101-65

DATE: January 6, 1965

THE FOLLOWING COMMENTS ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED CONDITIONS:

1. All street improvements and right of way dedication in conjunction with this case have been made or bonded for. No deficiencies exist. (ENGR.)
2. Original bonds and agreements are retained for completion of the on-site and off-site water main constructions, in accordance with P.P.D.-103-59 and A-151-60. (WATER)

Handwritten initials:
AC
MA
BO
H

December 29, 1964

Mr. George Howell
The Willows Foundation
13126 Newland
Garden Grove, California
Site Plan No. S.P.-101-65

Dear Sir:

January 14, 1965.

applicant notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

SITE PLAN NO. 101-65

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY PLANNING COMMISSION will hold a PUBLIC HEARING in the COUNCIL CHAMBERS of the CITY HALL, 11391 Acacia Street, Garden Grove, California, on the date indicated * to receive and consider all evidence and reports relative to the application described below.

*JANUARY 14, 1965
1:30 O'CLOCK P.M.

SITE PLAN NO.
S.P.-101-65

Proceedings initiated by the Willows Foundation, Inc., as applicant, requesting approval of a site plan for modifications to a previously approved retirement facility for aged persons on property presently zoned R-3 and located on an irregularly shaped parcel of land consisting of approximately 18.5 acres and lying south of Garden Grove Blvd., north of the Garden Grove Freeway, west of Yockey Street and east of Newland Street. Proposed modifications concern relocation of structures and enlargement of the central recreation building. Subject site plan also requests variances from the following sections of the Municipal Code:

Section 9216A.4a(1) - Minimum distances between buildings
Section 9216A.4d - Minimum distances between parking areas and buildings
Section 9217.2 - Required parking for dwellings
Section 9217.7(c)(1) - Maximum permitted distance between parking and dwellings.

DATE: DECEMBER 31, 1964

PUBLISH: JANUARY 4, 1965

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

FURTHER INFORMATION which may include site plans, building elevations, and floor plans on the above application, may be obtained or viewed at the Planning Department in City Hall or by telephone: Jefferson 7-4200.

GARDEN GROVE CITY PLANNING COMMISSION

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

CITY OF GARDEN GROVE

PLANNING COMMISSION

State of California } ss.
County of Orange }

/s/ R. JOYCE CAYWOOD

of the said County, being duly sworn, deposes and says:
That ...he is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that ...he is not a party to, nor interested in the above entitled matter; that ...he is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published six days per week 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 City of Garden Grove, 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:

JANUARY 4

ALL IN THE YEAR 19... 65

Subscribed and sworn to before me this

5TH day of JANUARY 1965

/s/ PATRICIA A. EFENSE

Notary Public in and for said County and State.

(SEAL)

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARINGS

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS
RELATIVE TO PETITIONS FOR
ZONE RECLASSIFICATION,
SITE PLANS FOR CERTAIN
AREAS, VARIANCES AND CON-
DITIONAL USE PERMITS.

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS in the Council Chambers of the CITY HALL in the CITY OF GARDEN GROVE on Thursday, January 14, 1965, at the hour of 1:30 P.M., to receive and consider all notices and reports of the HEARING or obtained previously by the Commission relative to the VERIFIED PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

PRELIMINARY PUBLIC SERVICES
ELEMENT-WATER SUPPLY

Proceedings initiated by the City of Garden Grove, as applicant, to consider a Preliminary Public Services Element-Water Supply of the proposed Comprehensive General Plan of the City of Garden Grove. Said hearing is being held pursuant to Government Code Section 91000 and all interested persons are invited to attend said public hearing and express their views. Further information on the above matter may be obtained at the Planning Department of the City of Garden Grove.

SITE PLAN AMENDMENT
NO. S.P.A. 104-65

Proceedings initiated by World Wide Properties, Inc., as applicant, requesting approval of a site plan for the construction of multiple dwelling units and rezoning from C-1 to R-3 or a more restrictive zone on a property located on the west side of Dino Circle between approximately 20 feet and 100 feet westerly from the centerline of Dino Circle and extending in depth for approximately 50 feet southerly from the centerline of Kettle Avenue. Subject site plan also requests a variance from Section 9117.2.c(5) of the Municipal Code which pertains to the location of parking spaces in relation to required yards.

ZONE RECLASSIFICATION
NO. A-105-65

Proceedings initiated by Simon Kotok, as applicant, requesting rezoning from R-1 to C-1 or a more restrictive zone on a property located on the south side of Westminster Avenue between approximately 200 feet and 240 feet westerly from the centerline of Lake Street and extending in depth for approximately 120 feet southerly from the centerline of Westminster Avenue.

AMENDMENT NO. A-106-65

Proceedings initiated by the City of Garden Grove proposing the amendment of Section 9117.2 of the Municipal Code which pertains to required parking spaces for car washes.

AMENDMENT NO. A-108-65

Proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Article IX of the Garden Grove Municipal Code by the addition of the definition and description of Height District, the addition of definition to Condominium, Condominium Project and Condominium Unit, the amendment of the definition for Grade Level, the amendment of side yard and lot coverage provisions in the R-1, R-2 and R-3 zones, the amendment of provisions pertaining to permitted uses and placement of buildings in the R-2 and R-3 zones, the inclusion of recreation and lawn care requirements in the R-2 and R-3 zones, the inclusion of refuse storage provisions in the R-2 and R-3 zones, the amendment of border barrier provisions, the inclusion of landscaping provisions, the addition of requirements for loading docks, and by the inclusion of Part 15A which pertains to required standards for Planned Residential Developments.

SITE PLAN NO. S.P. 105-65

Proceedings initiated by the World Wide Properties, Inc., as applicant, requesting approval of a site plan for modifications to a previously approved rezoning permit for said property on property presently zoned R-3 and located on an irregularly shaped parcel of land consisting of approximately 10.1 acres and lying south of Garden Grove Boulevard, south of the Garden Grove Freeway, west of Taylor Street and east of Hamilton Street. Proposed modifications concern rezoning of structures and placement of the existing structures on the property.

Subscribed and sworn to before me this

5TH day of JANUARY 1965

/S/ PATHICIA A. LITSE

Notary Public in and for said County and State.

(SEAL)

Proceedings initiated by Simon Kefau, as applicant, requesting re-zoning from R-1 to C-1 or a more restrictive zone on property located on the south side of Westminster Avenue between approximately 385 feet and 325 feet westerly from the centerline of Lake Street and extending in depth for approximately 122 feet southerly from the centerline of Westminster Avenue.

AMENDMENT NO. A-108-65
Proceedings initiated by the City of Garden Grove proposing the amendment of Section 9217.2 of the Municipal Code which pertains to required parking spaces for car washes.

AMENDMENT NO. A-108-65
Proceedings initiated by the City of Garden Grove, as applicant, proposing the amendment of Article IX of the Garden Grove Municipal Code by the addition of the definition and description of High District, the addition of definition for Condominium, Condominium Project and Condominium Unit, the amendment of a definition for Grade Level, the amendment of side yard and lot coverage provisions in the R-1, R-2 and R-3 zones, the amendment of provisions pertaining to permitted uses and placement of buildings in the R-2 and R-3 zones, the inclusion of recreation and leisure area requirements in the R-2 and R-3 zones, the inclusion of refuse storage provisions in the R-2 and R-3 zones, the amendment of border barricades, screening and landscaping provisions, the addition of requirements for lotline setbacks and by the inclusion of Part 16A which pertains to required standards for Planned Residential Developments.

SITE PLAN NO. S.P.-108-65
Proceedings initiated by the Wilson Foundation, Inc., as applicant, requesting approval of a site plan for modifications to a previously approved retirement facility for aged persons on property presently zoned R-3 and located on an irregularly shaped parcel of land consisting of approximately 12.5 acres and lying south of Garden Grove Boulevard, north of the Garden Grove Freeway, west of Yachey Street and east of Newland Street. Proposed modifications concern relocation of structures and enlargement of the central recreation building.
Subject: site plan also requests variances from the following sections of the Municipal Code:
Section 9216A.4(1) - Minimum distances between buildings.
Section 9216A.40 - Minimum distances between parking areas and buildings.
Section 9217.3 - Required parking for dwellings.
Section 9217.2(1) - Maximum permitted distance between parking and dwellings.

VARIANCE NO. V-108-65
Proceedings initiated by Howard D. Light, as applicant, requesting approval of a variance to permit the establishment of a boarding and lodging home for elderly persons on property zoned R-1 and located at the southwest corner of Royal Palm Boulevard and Breakwater Street.

CONDITIONAL USE PERMIT NO. C.U.P.-108-65
Proceedings initiated by William R. Frey, Jr., as applicant, requesting approval of a conditional use permit to permit the serving of alcoholic beverages in connection with a restaurant to be constructed on a portion of property located at the southeast corner of Chapman Avenue and Hecker Street. Subject property is now in the process of being rezoned from C-1 to C-1.

CONDITIONAL USE PERMIT NO. C.U.P.-108-65
Proceedings initiated by Jack Gross, as applicant, requesting approval of a conditional use permit to permit the serving of alcoholic beverages in connection with a restaurant to be constructed on a portion of property zoned C-1 and located on the south side of Westminster Avenue between approximately 177 feet and 371 feet easterly from the centerline of Kerry Street and extending in depth for approximately 222 feet southerly from the centerline of Westminster Avenue.

CONDITIONAL USE PERMIT NO. C.U.P.-108-65
Proceedings initiated by Robert E. Kingberry, as applicant, requesting approval of a conditional use permit to permit the construction of an automatic car wash on a portion of property presently zoned C-1 and located at the southeast corner of Kettle Avenue and Dow Circle.

ALL INTERESTED PARTIES ARE INVITED TO APPEAR AND HEARINGS AND EXPRESS OPINIONS FOR OR AGAINST THE PROPOSED ZONE RECLASSIFICATIONS, AMENDMENTS, SITE PLANS, VARIANCES AND CONDITIONAL USE PERMITS as set forth above.

FURTHER INFORMATION on the above may be obtained at the Planning Department of the City of Garden Grove or by telephone: 761-2111.
CITY OF GARDEN GROVE PLANNING COMMISSION
Date: December 21, 1964
Adjourn: January 4, 1965
The Garden Grove News 10-4, 715



CITY OF GARDEN GROVE
CALIFORNIA 92640
11391 Acaena Street

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

TS

Thomas H. Shaw
8612 Larson Ave.
City
SP-101-65



RETURN TO WRITER
to not use this envelope
or wrapper again

JAN 5 3 51 PM '65



**MAILING LIST:
S.P.-101-65**

January 14, 1968

**Paul M. Kennedy
13171 Nowland
City
SP-101-65**

**Thomas H. Shaw
8612 Larson Ave.
City
SP-101-65**

**Daniel S. Kelley
13191 Nowland St.
City
SP-101-65**

**M. E. Miller
13091 Nowland
City
SP-101-65**

**Jewell K. Porter
8742 E. Garden Grove Blvd.
City
SP-101-65**

**Alex A. Bisikoff
13092 Nowland St.
City
SP-101-65**

**Garden Chapel Land Invest-
ment Co.
8792 Garden Grove Blvd.
City
SP-101-65**

**Lowell O. Kirk
5325 Rhonda
Santa Ana, Calif.
SP-101-65**

**Vincent Summers
13361 Yockey
City
SP-101-65**

**J. W. Straw
1244 E. Avenue R-4
Palmdale, Calif.
SP-101-65**

**State of California
Division of Highways
Sacramento, Calif.
SP-101-65**

**Robert Jones
13151 S. Nowland
City
SP-101-65**

**Joseph A. Coda
8622 Larson
City
SP-101-65**

**Gerald S. Brodie
228 S. Tustin Ave.
Orange, Calif.
SP-101-65**

**Marshall Ozanne
13081 Nowland St.
City
SP-101-65**

**A. J. Covington
8722 Garden Grove Blvd.
City
SP-101-65**

**John L. Adams
13112 Nowland St.
City
SP-101-65**

**Marjorie A. Byles
S Richard H. Martin
1215 Ximono, Apt. 2
Long Beach, Calif.
SP-101-65**

**Roger A. Sanford
S Laffoon, Arlene J.
2622 Woodstock Road
Los Alamitos, Calif.
SP-101-65**

**David Joplin
13331 S. Yockey
City
SP-101-65**

**Noah M. Barlow
13102 Yockey St.
City
SP-101-65**

**State of California
Dept. of Public Works
Sacramento, Calif.
SP-101-65**

**Carl O. Johnson
8601 Larson Ave.
City
SP-101-65**

**John J. Franke
13121 Nowland
City
SP-101-65**

**Clarence F. Saunders
13111 Nowland
City
SP-101-65**

**Walter H. Mitchell
7852 E. 15th St.
Westminster, Calif.
SP-101-65**

**Carroll Hill
13121 Jefferson St.
City
SP-101-65**

**Marian B. Holmes
13172 S. Nowland St.
City
SP-101-65**

**Lilley B. Yockey
13111 Yockey
City
SP-101-65**

**Charles V. Brennan
9797 Lampson Ave.
City
SP-101-65**

**Alexander W. Taylor
13331 S. Yockey St.
City
SP-101-65**

**Carl L. Zarges
336 Long Beach Blvd.
Long Beach, Calif.
SP-101-65**

John U. Eckstein
P. O. Box 51
Westminster, Calif.
SP-101-65

R. N. Pearce
13252 Yockey St.
City
SP-101-65

Samuel C. Porter
3904 Beverly Blvd.
Los Angeles, Calif.
SP-101-65

John T. Martiao
13332 Yockey St.
City
SP-101-65

Ellsworth Ellison
13342 Yockey St.
City
SP-101-65

R. D. Coyner
13352 Yockey St.
City
SP-101-65

J. G. Collins
13351 Hale Ave.
City
SP-101-65

K. R. Noyes
13341 Hale Ave.
City
SP-101-65

J. R. Parker
13321 Hale St.
City
SP-101-65

P. C. Wimmer
4703 Maybank
Beverlywood, Calif.
SP-101-65

J. V. Maler
2441 W. Lincoln
Anaheim, Calif.
S.P.-101-65

Subject property:

Willows Foundation
13126 Newland St.
City
SP-101-65

Mailing List
 Jan 18, 1965.
 S.P. 101-65

Subject Property:
 97-221-23
 25
 27
 97-230-07
 08
 16

N.C. ^{Foundation}
 131 26 Newland
 G.C.

97-221-01 / 97-250-04 /
 02 / 21 /
 03 / 23 /
 08 / 24 /
 09 / 25 /
 10 / 28 /
 11 / 29 /
 12 / 30 /
 13 / 31 /
 14 / 32 /
 15 / 33 /
 16 /
 17 / 97-260- 10 /
 18 / 11 /
 19 / 12 /
 20 / 13 /
 21 /
 22 / 97-551- 01 /
 24 / 04 /
 26 / 05 /
 06 /
 97-230-12 / 07 /
 13 / 15 /
 15 / 16 /
 17 / 17 /
 18 / 18 /
 41 /
 97-240-01 /
 02 /
 06 /
 10 /
 15 /

APPLICATION FOR SITE PLAN HEARING

FEE: \$50.00 (Please print or type) Application No. S.P. 101-65
\$25.00 X Date 12-1-64

Application is hereby made to the City Planning Commission of the City of Garden Grove, California, pursuant to the provisions of the Garden Grove Zoning Ordinance, for a Public Hearing on a Site Plan.

Name of Applicant THE ^{GEORGE HOWELL (FOR)} WILLOWS FOUNDATION INC Telephone 534-3510

Mailing Address 13126 NEWLAND

- The recorded owner of the property.
- Purchasing under contract.
- The lessee.
- The authorized agent of any of the foregoing. If the applicant is not the property owner, he must be authorized to act on behalf of the recorded owner for which a form is attached to this application.

Name and address of the recorded owner THE WILLOWS FOUNDATION INC
13126 NEWLAND, GARDEN GROVE

Date of acquisition of property 1957

Subject site plan involves the property located 13126 NEWLAND, GARDEN GROVE

I hereby request a public hearing be held to consider the following action on said site plan:

Adoption Repeal Amendment

Proposed zoning, if rezoning is required:

REASONS FOR APPLICANT'S REQUEST: PLACE CARPORTS IN MORE DESIRABLE LOCATION & PROVIDE FOR LARGER GENERAL BLDG.

(For additional space, use reverse side)

I HEREBY CERTIFY that all of the information contained in this application, is, to the best of my knowledge and belief, true and correctly represented.

By The Willows Foundation Inc (Signature of applicant)

PRELIMINARY PLAN CHECK (Building Department) By George Stovall Date 12/1/64

Acknowledgment of Fee Payment Accepted by Planning Commission

By [Signature] Date 12/1/64 By [Signature] Date 12-1-64

EXCERPT FROM ARTICLE IX OF THE MUNICIPAL CODE
OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9219.12: EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE,
CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL.
The order of the Planning Commission in granting or denying a variance, conditional
use permit, unclassified use permit, or site plan shall become final and effective
ten days after the Planning Commission action by Resolution, unless within such ten
day period an appeal in writing is filed with the City Clerk by either an applicant
or opponent. The filing of such appeal within such time limit shall stay the
effective date of the order of the Planning Commission until such time as the City
Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9220.7 COMMISSION ACTION SHALL BE FINAL WHEN DENYING APPLICATION.
The action of the Planning Commission in denying an application for an amendment shall
be final and conclusive and effective ten days after the Planning Commission action
by Resolution, unless within such ten day period an appeal in writing is filed with
the City Clerk.

I HEREBY CERTIFY that I have read and understand the provisions of the
Zoning Ordinance, as shown above, relating to the time for appeal.

THE WILLOWS FOUNDATION INC.

APPLICANT'S SIGNATURE

Jim Stovell
Admin.

Staff reports and recommendations on all cases will be available for public inspection (in the office of the Planning Department) on the required day preceding the Planning Commission hearing. Engineering conditions outlining street improvements and dedications are also available.

It is recommended that you familiarize yourself with these reports and conditions before the Planning Commission meeting.

I HEREBY CERTIFY that I have read and understand the above information relating to staff reports and engineering conditions.

The Willows Foundation Inc
APPLICANT'S SIGNATURE
Gene Stowee
Admin.

DATA SHEET - GENERAL INFORMATION

THE WILLOWS FOUNDATION
13126 NEWLAND STREET
GARDEN GROVE, CALIF.

JOB NO. 629 X

AMOS W. RANDALL A.I.A.
ARCHITECT
ORANGE GROVE & PARK AVE.
POMONA, CALIF.

OCT. 28, 1964

EXHIBIT No. 5

DENSITY

- 1) NET SITE SIZE (MINUS DEDICATED STREETS & ALLEYS) 838,965 SQ. FT.
- 2) NUMBER OF UNITS PROPOSED: 204 UNITS IN 66 BUILDINGS
- 3) NUMBER OF SQ. FT. OF NET LAND PER UNIT = 4,112 SQ. FT. / UNIT
OR 12,711 SQ. FT. / BUILDING.

OPEN SPACE

- 1) TOTAL SITE AREA COVERED BY BUILDINGS: 182,461 SQ. FT.
- 2) TOTAL SITE AREA IN UNCOVERED ASPHALT (OR CEMENT) 184,800 SQ. FT.
- 3) TOTAL SITE AREA LANDSCAPED: 371,704 SQ. FT.
(NOT INCLUDING APPROX. 100,000 SQ. FT. OF FUTURE DEVELOPMENT.)

BUILDINGS

| | UNITS | BUILDINGS |
|---|------------|-----------|
| 1) NUMBER OF HEIGHTS = ALL SINGLE-STORY | | |
| 2) NUMBER OF TYPES: | | |
| SINGLE-DWELLING | 38 | 61 |
| DUPLX | | 19 |
| FOUR-UNIT | 116 | 29 |
| FIVE-UNIT | 5 | 1 |
| SIX-UNIT | 30 | 5 |
| TOTALS: | 204 | 65 |

DWELLING UNITS

| | | | |
|---------------------------------------|----------|---|--------------|
| 1) NUMBER & SIZE OF ONE-BEDROOM UNITS | 47 UNITS | ① | 480 SQ. FT. |
| | 15 UNITS | ② | 560 SQ. FT. |
| | 29 UNITS | ③ | 621 SQ. FT. |
| TOTAL (ONE-BEDROOM) | 91 UNITS | | |
| 2) NUMBER & SIZE (TWO-BEDROOM UNITS) | 28 UNITS | ① | 1043 SQ. FT. |
| | 4 UNITS | ② | 1422 SQ. FT. |
| | 1 UNIT | ③ | 1220 SQ. FT. |
| TOTAL (TWO-BEDROOM) | 33 UNITS | | |

PARKING:

| | | | |
|---------------------------------------|--------------|------------|---------------|
| 1) NUMBER OF COVERED SPACES | GARAGES | 5 | SPACES |
| | CAR SPACES | 97 | |
| 2) NUMBER OF OPEN SPACES | | 105 | |
| 3) NUMBER OF CURB SPACES (ON STREETS) | | 29 | |
| | TOTAL | 236 | SPACES |

TERRACE: (SEE PLAN SHEET NO. 1)

RECREATION

- 1) CULTURAL CENTER: 1 @ 20,000 SQ. FT.
- 2) RECREATION CENTER (INCLUDING LANDSCAPE): 5 @ 6,210 SQ. FT. = 31,050 SQ. FT.

SECURITY TITLE
INSURANCE COMPANY
825 North Broadway, Santa Ana, California
Telephone Kimberly 7-7251

Your No.....

PRELIMINARY REPORT

Our Order No..... **283160-HL** ...

This report is issued preliminary to recordation, final closing, and issuance of policy of title insurance in connection with this order. Our liability is solely that expressed in such policy. No separate liability is assumed by this report except that if no policy is issued under this order the amount paid for this report shall be the maximum liability of the company.

SECURITY TITLE INSURANCE COMPANY

By *Harold H. Lewis*
Harold H. Lewis

Dated as of 7:30 A.M. on **November 25, 1964**

Vestee:

THE WILLOWS FOUNDATION, INC., a corporation.

The land referred to in this report is in the state of California, county of **Orange**, in the city of **Garden Grove**

PARCEL 1:

That portion of the West half of the Northeast quarter of Section 1, in Township 5 South, Range 11 West, San Bernardino Base and Meridian, described as follows:

Beginning at the Northeast corner of the land described in the deed to Daly M. Ford and wife, recorded December 8, 1949, in book 1937, page 237, Official Records; thence South 89° 48' 00" West along the North line of said land of Daly M. Ford, a distance of 661.63 feet to the West line of the Northeast quarter of the Southwest quarter of the Northeast quarter of said Section 1; thence North 0° 01' 00" West along the last mentioned West line a distance of 298.63 feet to the Northwest corner of the Northeast quarter of the Southwest quarter of the Northeast quarter of said Section 1; thence East along

-HHL

Page 2

the North line of the Northeast quarter of the Southwest quarter of the Northeast quarter of said Section 1, a distance of 191.00 feet to a Northeast corner of the land described in the deed to Robert E. Perry and wife, recorded August 27, 1948, in book 1693, page 316, Official Records; thence South $0^{\circ} 26' 00''$ West 4.73 feet to the Northwest corner of land described in deed to Robert E. Perry and wife, recorded December 8, 1949, in book 1937, page 235, Official Records; thence North $87^{\circ} 08' 00''$ East along the North line of said land of Robert E. Perry last above described, a distance of 471.38 feet to the East line of the West half of the Northeast quarter of said Section 1; thence South along the East line of the West half of the Northeast quarter of said Section 1 to the point of beginning;

EXCEPTING THEREFROM all that portion thereof lying Southwesterly of the Northeasterly line of State Freeway, as described in deed to the State of California, recorded August 2, 1961, in book 5803, page 207, Official Records.

PARCEL 2:

That portion of the East one-half of the Northwest quarter of the Northeast quarter of Section 1, in Township 5 South, Range 11 West, in the Rancho Las Bolsas, as shown on a map thereof recorded in book 51, page 7, et seq., Miscellaneous Maps, records of said Orange County, described as follows:

Beginning at a point in the East line of the Northwest quarter of the Northeast quarter of said section, distant thereon 18 feet North of the Southeast corner thereof; thence South $87^{\circ} 08'$ West along the Northerly line of the easement described in the deed from Robert E. Perry and wife, to Harold C. Paris and wife, recorded August 1, 1950, in book 2049, page 190, Official Records, and re-recorded August 4, 1950, in book 2051, page 71, Official Records, a distance of 471.38 feet to the East line of the land conveyed to Robert E. Perry and wife, by deed recorded August 27, 1948, in book 1693, page 316, Official Records; thence North $0^{\circ} 26' 20''$ East a distance of 513.07 feet to a point; thence North $89^{\circ} 51'$ East a distance of 466.68 feet to a point in the East line of the Northwest quarter of the Northeast quarter of said section; thence South along the East line of said Northwest quarter of the Northeast quarter of said section, a distance of 490.70 feet to the point of beginning.

PARCEL 3:

Beginning at the Southwest corner of the East half of the Northwest quarter of the Northeast quarter of Section 1, in Township 5 South, Range 11 West, in the Rancho Las Bolsas, as shown on a map thereof recorded in book 51, page 13, Miscellaneous Maps, records of said Orange County; thence Northerly along the West line of said East half, 880.3 feet to the Southwest corner of the land conveyed to O. S. Pulliam and Florence Pulliam, his wife, by deed recorded August 15, 1936, in book 841, page 157, Official Records; thence East along the

-HHL

Page 3

South line of said land conveyed to O. S. Pulliam and wife, 198 feet; thence Southerly 880.1 feet to the point in the South line of the East half of the Northwest quarter of the Northeast quarter of said section, 191 feet East of the point of beginning; thence West along said South line 191 feet to the point of beginning.

PARCEL 4:

The North 3 acres of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 1, in Township 5 South, Range 11 West, in the Rancho Las Bolsas, as shown on a sectionalized survey map, recorded in book 51, page 13, Miscellaneous Maps, records of said Orange County.

PARCEL 5:

The Southerly 2 acres of the Northerly 8 acres of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 1, in Township 5 South, Range 11 West, in the Rancho Las Bolsas, as shown on a map thereof recorded in book 51, page 13, Miscellaneous Maps, records of said Orange County.

NOTE: The above mentioned Parcels 1 thru 5 are situated in the City of Garden Grove.

SUBJECT TO:

1. Taxes for the fiscal year 1963-64, a lien, not yet payable.
2. The reservation of the West 15 feet of Parcels 4 and 5 for roads, railroads and ditches as reserved in deed from Franklin Martin and wife, to A. L. Roache, Jr. by deed recorded May 21, 1906, in book 126, page 321, Official Records.
3. An easement over the West 20 feet of Parcels 4 and 5 for road purposes, as conveyed to Orange County, by deed recorded March 3, 1915, in book 264, page 391, Deeds.
4. An easement along the East 20 feet of Parcels 1 and 2 for road purposes, as granted to Orange County, in deed recorded March 5, 1930, in book 358, page 420, Official Records.
5. An easement for an electric transmission pole line across, over, under and upon a 30-foot strip, running thru Parcels 4 and 5, the center line of which strip is described as follows:

Beginning at a point in the North line of the Northeast quarter of Section 1, in Township 5 South, Range 11 West, in the Rancho Las Bolsas, as shown on a map thereof recorded in book 51, page 13, Miscellaneous Maps, records of said Orange County, which point is 40 feet Easterly measured along said North line from the Southerly prolongation of the center line of Josephine Street, 60 feet wide; thence from said point of beginning South 0° 22' 15" East parallel with said prolongation of the center line of Josephine

Street, a distance of 1975 feet to a point referred to as Point A; thence South 9° 19' 15" East 657 feet to a point referred to as Point B; thence South 0° 04' 25" West 19 feet, more or less, to a point in the South line of said Northeast quarter of said Section 1, which point is Westerly 20 feet measured along said South line from the Southeast corner of the West half of the West half of the Northeast quarter of said Section 1;

a pole or tower to be erected at said Points A and B with guys or anchors thereto, as granted to Southern California Edison Company, Ltd., a corporation, by deed recorded May 25, 1932, in book 558, page 91, Official Records.

6. An easement over the Easterly 10 feet of Parcel 5 for the exclusive purpose of maintaining, using or repairing the underground 12-inch cement pipe line located thereon, as reserved in the deed from H. E. Yockey and wife, recorded June 16, 1942, in book 1147, page 522, Official Records.
7. An exclusive easement along the Easterly 10 feet of Parcel 4 for the exclusive purpose of maintaining, owning, using or repairing the underground 12-inch cement pipe line now located thereon, as reserved by H. E. Yockey and Lilley B. Yockey, husband and wife, in deed recorded October 24, 1942, in book 1163, page 592, Official Records.
8. An easement over the Southerly portion of Parcel 4 for poles, etc., for the transmission and distribution of electrical energy and incidental purposes, as granted to Southern California Edison Company, Ltd., a corporation, by deed recorded September 23, 1944, in book 1289, page 230, Official Records.
9. An easement over a portion of Parcel 1, being a strip of land, 10 feet in width, adjacent and parallel to Yockey Street and extending from the North to the South boundary of said Parcel 1 for the exclusive purpose of owning, operation or repairing a 12-inch cement pipe line now located thereon, to provide irrigation facilities for this and adjacent ground, as reserved in the deed executed by M. E. Yockey and Lilley B. Yockey, husband and wife, recorded August 8, 1945, in book 1332, page 94, Official Records.
10. An easement for road purposes over a portion of the North 30 feet of Parcel 1 as granted to Harold C. Paris and Annette L. Paris, husband and wife, by deed recorded August 1, 1950, in book 2049, page 190, Official Records, and re-recorded August 4, 1950, in book 2051, page 71, Official Records.
11. An easement along the Westerly 40 feet of Parcel 4 for street and highway purposes, as granted to the City of Garden Grove, in deed recorded October 15, 1956, in book 3677, page 248, Official Records.

12. A deed of trust to secure an indebtedness of \$20,000.00 and any other amounts payable under the terms thereof, recorded September 23, 1957, in book 4044, page 384, Official Records, affecting the East 200 feet of Parcel 4.
Dated: September 13, 1957.
Trustor: The Willows Foundation, Inc., a corporation.
Trustee: Security Title Insurance Company, a corporation.
Beneficiary: H. Clay Lindemuth and Ann K. Lindemuth, husband and wife, as joint tenants.

13. A deed of trust to secure an indebtedness of \$10,500.00 and any other amounts payable under the terms thereof, recorded September 23, 1957, in book 4044, page 385, Official Records, affecting the West 230 feet of the East 430 feet of Parcel 4.
Dated: September 13, 1957.
Trustor: The Willows Foundation, Inc., a corporation.
Trustee: Security Title Insurance Company, a corporation.
Beneficiary: H. Clay Lindemuth and Ann K. Lindemuth, husband and wife, as joint tenants.

The beneficial interest under said deed of trust was assigned to H. Clay Lindemuth and Ann K. Lindemuth, by mesne assignments of record.

14. A deed of trust to secure an indebtedness of \$10,500.00 and any other amounts payable under the terms thereof, recorded September 23, 1957, in book 4044, page 387, Official Records, affecting Parcel 4, except the East 430 feet.
Dated: September 13, 1957.
Trustor: The Willows Foundation, Inc., a corporation.
Trustee: Security Title Insurance Company, a corporation.
Beneficiary: H. Clay Lindemuth and Ann K. Lindemuth, husband and wife, as joint tenants.

15. A deed of trust to secure an indebtedness of \$12,500.00 and any other amounts payable under the terms thereof, recorded October 20, 1958, in book 4451, page 494, Official Records, affecting Parcel 1.
Dated: September 19, 1958.
Trustor: Lee J. MacGlashan and Dolores V. MacGlashan, husband and wife.
Trustee: Anaheim Escrow Co., a corporation.
Beneficiary: Keystone Savings and Loan Association.

The beneficial interest under said deed of trust has been assigned to Metropolitan Savings and Loan Association of Los Angeles by instrument recorded June 18, 1959, in book 4762, page 523, Official Records.

16. A deed of trust to secure an indebtedness of \$17,500.00 and any other amounts payable under the terms thereof, recorded March 27, 1959, in book 4646, page 562, Official Records, affecting Parcel 5.
Dated: February 27, 1959.
Trustor: W. G. Pullen, an unmarried man.
Trustee: Surety Escrow Co.
Beneficiary: American Savings & Loan Association, a corporation.

17. A deed of trust to secure an indebtedness of \$6,011.54 and any other amounts payable under the terms thereof, recorded March 14, 1960, in book 5143, page 121, Official Records, affecting Parcel 5.
Dated: March 9, 1960.
Trustor: Rex L. Hodges, a married man and Bess J. Hodges, his wife.
Trustee: Title Insurance and Trust Company.
Beneficiary: W. G. Pullen, an unmarried man.
18. An easement over the West 40 feet of Parcel 5 as conveyed to the City of Garden Grove, for street and highway purposes by grant of easement recorded February 21, 1961, in book 5635, page 536, Official Records.
19. An easement in, on and over a portion of Parcel 5, as conveyed to the City of Garden Grove for drainage purposes, by grant of easement recorded February 21, 1961, in book 5635, page 537, Official Records.
20. Relinquishment of abutters rights, including access rights, from Parcel 1 in and to freeway, said rights having been relinquished to the State of California by deed recorded August 2, 1961, in book 5803, page 207, Official Records.
21. Easements as conveyed to the City of Garden Grove, for street and highway purposes by grant of easement recorded September 18, 1961, in book 5851, page 238, Official Records, over the West 40 feet of Parcel 4, over the North portion of the West 298.24 feet of said Parcel 4, over the East 30 feet of said Parcel 1, and over the East 30 feet of Parcel 2.

A portion of said easement affecting Parcel 4 was vacated by the City of Garden Grove on June 16, 1964, and a copy of the resolution thereof, was recorded June 29, 1964 in book 7108, page 808, Official Records, which portion is described as follows:

A portion of the North 3 acres of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 1, Township 5 South, Range 11 West, as shown on a sectionalized survey map recorded in book 51, page 13, Miscellaneous Maps, records of said Orange County; more particularly described as follows:

Beginning at the intersection of a line that is parallel with and distant 40 feet Easterly, measured at right angles from the West line of said North 3 acres, with a line that is parallel with and distant 30 feet Southerly, measured at right angles, from the North line of said North 3 acres; thence Southerly along the first mentioned parallel line a distance of 15 feet; thence Northeasterly in a straight line to a point on the second mentioned parallel line that is distant 15 feet Easterly from the point of beginning, thence North 89° 51' 50" East parallel with the North line of said North 3 acres a distance of 112.54 feet, to the beginning of a tangent curve that is concave Southwesterly having a radius of 38 feet; thence Southeasterly along said curve through a central angle of 9° 43' 29" an arc distance of 6.45 feet; thence South 80° 24' 41" East a distance of 50 feet to the beginning of a tangent curve that is concave Northerly having a radius of 70 feet; thence Easterly along said curve through a central angle

(continued at Page 7)

of 74° 20' 45" an arc distance of 90.83 feet to a point on said curve a radial line through said point bears South 64° 45' 26" East; thence South 83° 53' 31" West a distance of 164.77 feet; thence South 89° 51' 50" West along a line that is parallel with and distant 20 feet Southerly measured at right angles from the North line of said North 5 acres a distance of 94.69 feet; thence South along a line that is parallel with and distant 40 feet Easterly from the West line of said North 3 acres a distance of 10 feet to the point of beginning.

22. Easements as conveyed to Southern California Edison Company for electric pole line, guys, anchors, etc., with rights and conditions incidental to the use thereof, recorded June 19, 1963, in book 6596, page 714, Official Records, over the North 6 feet of Parcel 2, and over a portion of Parcel 3 described as follows:

Beginning at the Northwest corner of Parcel 2; thence Northerly along the East line of Parcel 3, a distance of 50 feet; thence Westerly at right angle to the said East line of Parcel 3, a distance of 6 feet; thence Southerly along a line parallel to the Said East line of Parcel 3, a distance of 56 feet; thence Easterly at right angles to said last course, a distance of 6 feet to the East line of said Parcel 3; and thence Northerly along said East line 6 feet to the point of beginning.

23. Easements as conveyed to Southern California Edison Company for an underground electric system, with rights and conditions incidental to the use thereof, within two strips of land 6 feet in width over portions of Parcels 2 and 3 by grant of easement recorded July 24, 1963, in book 6645, page 343, Official Records, which instrument and the record thereof reference is hereby had for the full particulars.
24. Easements as conveyed to Southern California Edison Company for an underground electric system with rights and conditions incidental to the use thereof, within a strip of land 6 feet in width over a portion of Parcel 2, by grant of easement recorded August 21, 1963, in book 6685, page 935, Official Records, to which instrument and the record thereof reference is hereby had for the full particulars.
25. Easements for the construction and maintenance of Sanitary Sewer within a strip of land 24.00 feet in width over portions of said lands, with rights and conditions incidental to the use thereof, as conveyed to Garden Grove Sanitary District, by grant of easement recorded September 10, 1963, in book 6710, page 507, Official Records, to which instrument and the record thereof reference is hereby had for the full particulars.
26. An easement over the Northerly 5 feet of Parcel 2, and the Easterly 3 feet of the Northerly 366.24 feet of Parcel 3 for pole lines, conduits and incidental purposes, as granted to The Pacific Telephone and Telegraph Company, by deed recorded November 18, 1963, in book 68C8, page 16, Official Records.

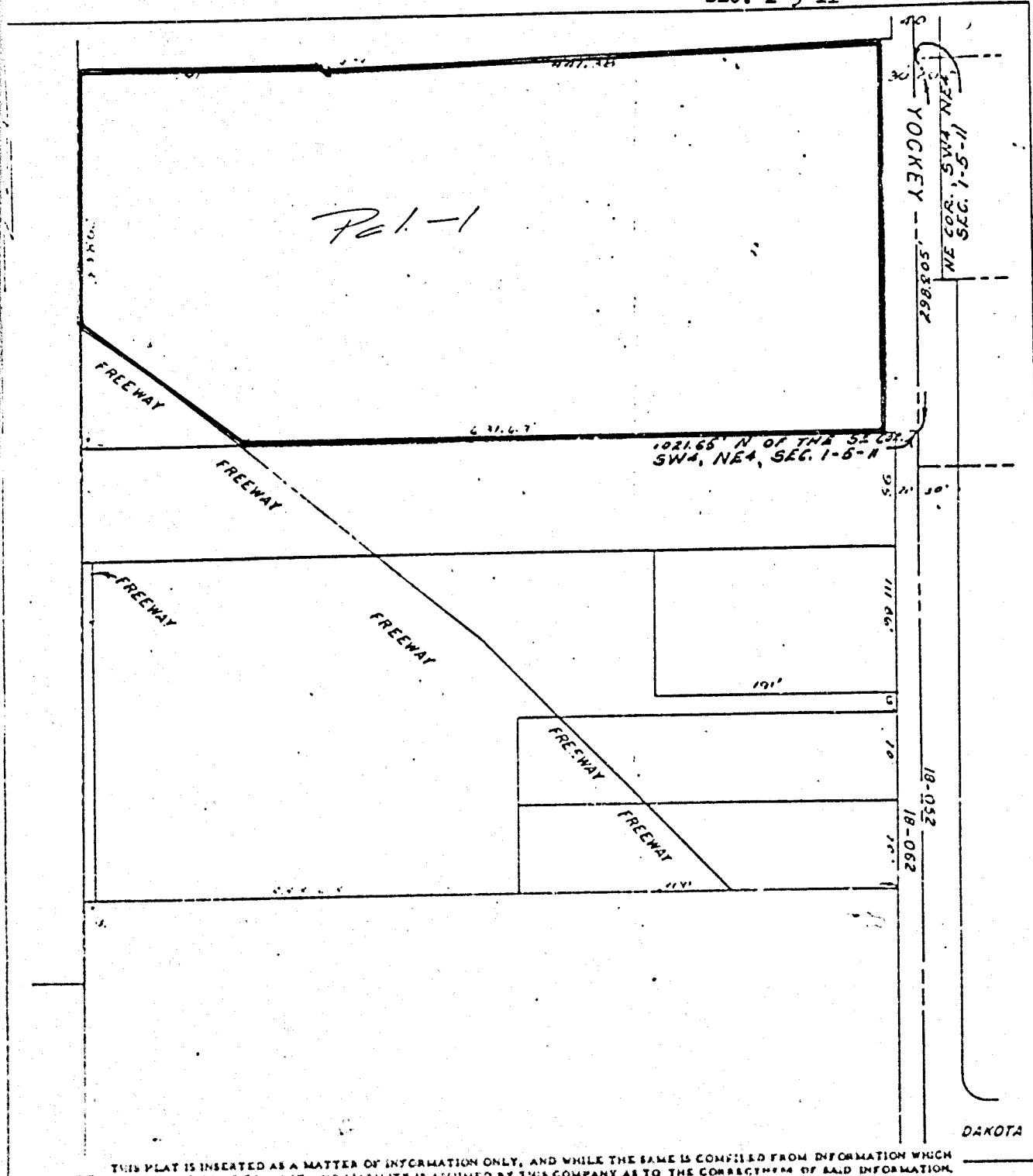
(continued at Page 8)

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Page 8

27. Easements for the construction and maintenance of gas pipe lines within a strip of land 24 feet in width over portions of said land, with rights and conditions incidental to the use thereof, as conveyed to Southern Counties Gas Company of California, by deed recorded December 2, 1963, in book 6826, page 437, Official Records.

* * * * *

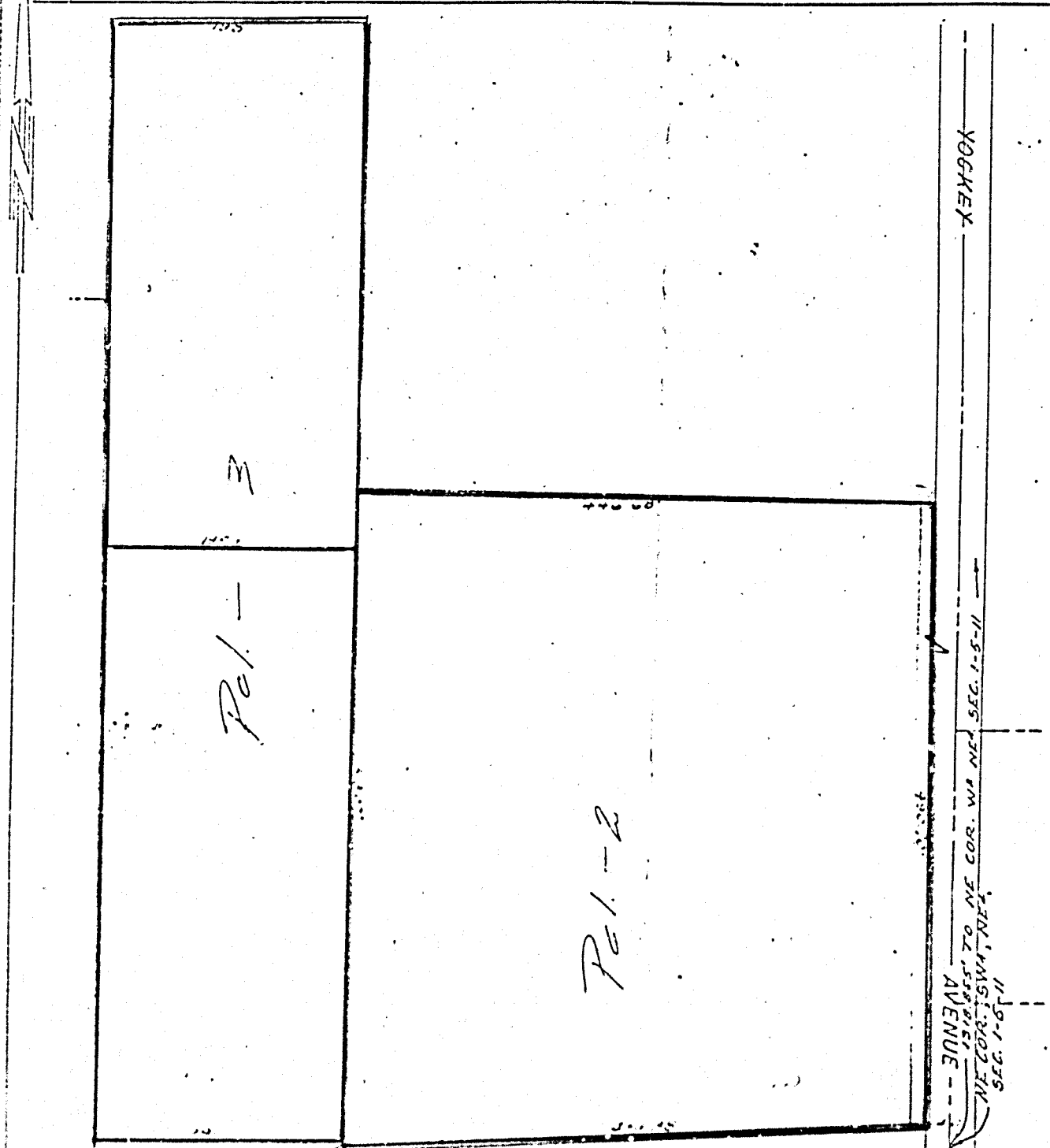
WESTMINSTER 25
POR. E $\frac{1}{2}$, SW $\frac{1}{2}$, NE $\frac{1}{2}$,
SEC. 1-5-11



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WESTMINSTER 25
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SEC. 1-5-11



YOGHEX

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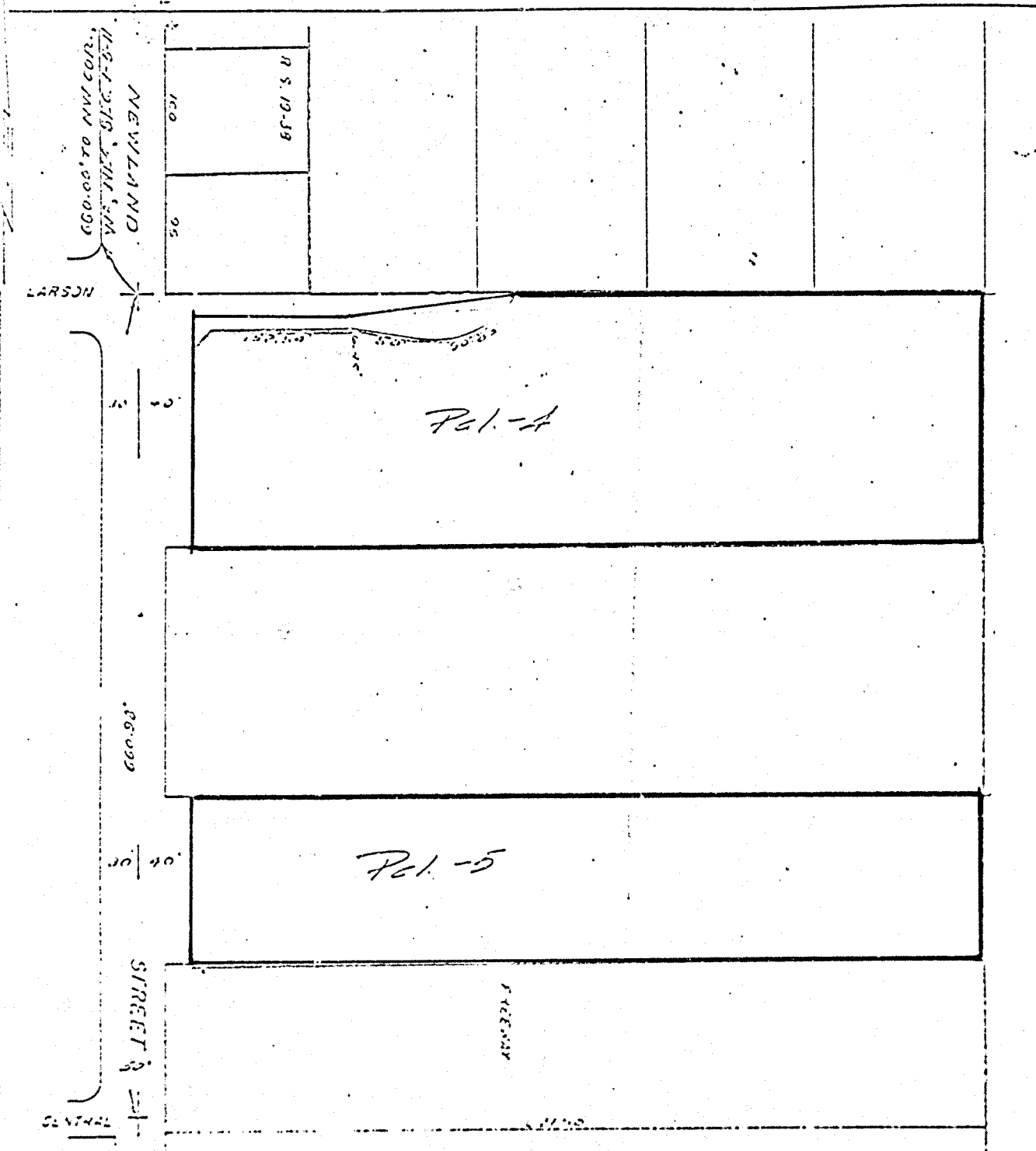
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NE COR. W $\frac{1}{2}$ NE $\frac{1}{2}$

AVENUE

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WESTMINSTER 25
POR. W^{1/2}, NW^{1/4}, NE^{1/4},
SEC. 1-5-11



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