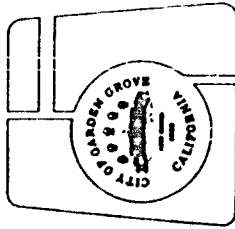


PUD-101577



GARDEN GROVE

APPLICATION FOR

CITY OF GARDEN GROVE

FILE COVER SHEET

Application No. PUD-101-77
A. P. No. 89-202-12, 13, 14, 15, 16,
Filing Date 3-8-77 17, 18, 19, 48
Hearing Date 4-28-77
Analyst GUNDERMAN
Referred To FIRE

POLICE
SANITARY DIST.
TRAFFIC
WATER ENGR.
PEAN CHECK
PERMITS

GOLDRLCH, KESI & ASSOCIATES
Applicant

15233 VENTURA BLVD., #816, SHERMAN OAKS 91403 (213) 981-5233
Mailing Address Phone No.

Agent

Mailing Address

Phone No.

TO PERMIT

THE REZONING OF AN APPROXIMATELY 3.2 ACRE PARCEL FROM THE CC-C (COMMUNITY CENTER-COMMERCIAL) AND CC-OR (COMMUNITY CENTER-OFFICE-HIGH DENSITY RESIDENTIAL) ZONES TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONE AND CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR THE CONSTRUCTION OF 160 ONE BEDROOM APARTMENT UNITS AND ONE TWO BEDROOM APARTMENT UNIT TO BE LOCATED IN ONE, THREE STORY BUILDING. THE CITY HAS GRANTED A NEGATIVE DECLARATION ELIMINATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROPOSED PROJECT 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: Northwest corner of Main St., and Acañia Parkway

Present Use of Property: Unimproved

Adjoining Property Owned or Leased by Applicant:

FINAL ACTION

Denied
DxP _____ Approved
_____ Withdrawn _____

Date _____
Res. # _____
Ord. # _____
Dec. # _____

DS-0014-10/75

X  Signature of Applicant or his Agent

Signature of Property Owner or his Agent

No. PUD 101-77

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____
Date Appointed _____

BOARDING COMMISSION RECOMMENDATION

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____

BOARDING ADMINISTRATOR ACTION

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____
Date Appointed _____

LAST ACTION

CITY COUNCIL ACTION

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____
Decree in P. C. _____

CITY COUNCIL FINAL ACTION

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____
Ord. No. _____

ADMINISTRATIVE ACTION

Approved _____ Hearing Date _____
Denied _____

When Recorded, Mail to:
Wilton Wilshire Arms, Inc.
c/o Goldrich and Post, Inc.
425 South Fairfax Avenue
Los Angeles, Ca. 90036

PUD-101-

COPY of Document Recorded
JAN 27 1977 11 97266
Has not been compared with original
Copy of this document is on file
proceedings, this is not updated. J
LOS ANGELES COUNTY RECORDS - RECORD

COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF BUILDING AND USES

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

WILTON WILSHIRE ARMS, a
That (X,we), /limited partnership, (are) the owner(s)
of the hereinafter described real property, and that (X,we)
WILTON WILSHIRE ARMS, (are) the possessor(s) of a
a limited partnership
trust deed on said real property, and that (I am, we are) the only
person(s) having an interest in the real property described as follows:
Lots 4, 5, 44, and 45 of Western Wilshire Heights, City of Los
(legal description)
Angeles, County of Los Angeles, State of California, as per map
recorded in Book 10, page 49 of Maps,

which property is located and known as 3963 Ingraham Street,
Wilshire District

That (I,we) in consideration of the approval of the Zoning Administrator
of the City of Los Angeles under Z.A. Case No. 22150 to permit
on said above-described and located property the construction, use and
maintenance of a three-story, 72-unit, senior citizens apartment complex
and a manager's two-bedroom unit, with reduced parking for 33 spaces,
instead of the required 110 parking spaces and reduced 6-foot side yards
instead of the required 7-foot yards,

(over)

(2)

do hereby promise, covenant and agree to and with said City of Los Angeles, a Municipal Corporation, and said Zoning Administrator of said City that no persons be permitted to occupy the senior citizen housing facility as authorized under said Z.A. Case No. 22150 below the minimum age of 62 years, except in the case of the husband or wife of a person 62 years of age or over, or the management or maintenance personnel required to live on the premises, it being understood that at least 80 per cent of the units will be occupied by at least one person 62 years of age or older and that handicapped persons below the age of 62 may be admitted if their disability seriously restricts operation of a motor vehicle; and that in the event the use of the senior citizen housing facility is changed from that as authorized under said Z.A. Case No. 22150 to some other conventional type use, then the required number of off-street parking spaces shall be provided in accordance with the parking structure design as shown on the proposed plan marked Exhibit "B" to the Application for Variance filed under Z.A. Case No. 22150 and the number of dwelling units shall be reduced to a number and design as indicated on Exhibit "C" to said Application for Variance filed under Z.A. Case No. 22150.

That this covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns until such time as the zoning regulations of the City of Los Angeles, automatically permit the use or purpose hereinabove referred to, or until other arrangements have been made with a zoning Administrator of said City.

Dated: This 12th day of January, 1977.

WILTON WILSHIRE ARMS, a limited partnership. Sign

By: Robert I. Stern Sign

Robert I. Stern, a General Partner Sign

TO 442 C
(Partnership)

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS

On January 12, 1977

before me, the undersigned, a Notary Public in and for said State, personally appeared

Robert I. Stern

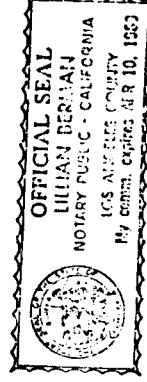
known to me

to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Lillian Berman

Name (Typed or Printed)



(T)

e under-
e, duly

cribed to
hey)

al seal.

he County
California

(This area for official notarial seal)

AS-166 (1/74)

INITIAL STUDY:

QUESTIONNAIRE FOR POSSIBLE ENVIRONMENTAL EFFECTS

CITY OF GARDEN GROVE, CALIFORNIA

Case/Project No. PUD-101-77

Applicant GOLDRICH, KEST & ASSOCIATES

Project Location N/W/C OF MAIN and ACACIA

GARDEN GROVE, CALIFORNIA

Impacts of the Environment on the Project

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	<u> </u>	<u> X </u>	<u> </u>
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	<u> </u>	<u> X </u>	<u> </u>
3. Is the project within a 100-year flood plain?	<u> </u>	<u> X </u>	<u> </u>
4. Is the project to be located under the flight path for an airport?	<u> </u>	<u> X </u>	<u> </u>
5. Is the project to be located in an area frequently impacted by high noise levels?	<u> </u>	<u> </u>	<u> </u>
6. Is the project to be located in an area with a high ambient level of air pollution?	<u> </u>	<u> X </u>	<u> </u>
7. Is the project to be located in an area with an adequate level of public services (police, fire, health, solid waste disposal, library, educational and recreational services)?	<u> X </u>	<u> </u>	<u> </u>
8. Do public facilities in the project area have the capacity to adequately serve the proposed project (sewer and water lines, drainage facilities, parks, schools)?	<u> X </u>	<u> </u>	<u> </u>
9. Do quasi-public facilities in the project area have the capacity to adequately serve the proposed project (electricity, gas, and telephone lines and public transportation)?	<u> X </u>	<u> </u>	<u> </u>

<u>Impacts of the Project on the Environment</u>	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Will any mature trees be removed or relocated as a result of the project?	_____	_____	<u>X</u>
2. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	<u>X</u>	_____	_____
3. Will the project involve the burning of any material, including brush, trees, and construction material?	_____	<u>X</u>	_____
4. Will the project create dust, fumes, smoke or odors?	_____	<u>X</u>	_____
5. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	_____	<u>X</u>	_____
6. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	_____	<u>X</u>	_____
7. Would the project affect wind conditions or other weather conditions in the project area?	_____	<u>X</u>	_____
8. Will heat or glare be emitted from the project that would annoy neighboring residents?	_____	<u>X</u>	_____
9. Would the project affect the amount of sunlight falling on adjacent properties?	_____	<u>X</u>	_____
10. Will the project involve the application, use, or disposal of potentially hazardous materials, including explosives, pesticides, herbicides, other toxic substances or radioactive material?	_____	<u>X</u>	_____
11. Is the proposed project expected to result in other changes in land use, either on or off the project site?	_____	<u>X</u>	_____
12. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
13. Will the project result in the introduction of activities not presently found within the community?	_____	<u>X</u>	_____
14. Is the project apt to result in the congregating of more than fifty people on a regular basis?	_____	<u>X</u>	_____
15. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____
16. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	<u>X</u>	_____
17. Will the project require the extension or enlargement of existing public utility lines?	_____	<u>X</u>	_____
18. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	_____	<u>X</u>	_____
19. 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 City?	_____	<u>X</u>	_____
20. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses?	_____	<u>X</u>	_____
21. Would the project require the relocation of people or business in order to clear the construction site?	<u>X</u>	_____	_____
22. Would the project site involve the disturbance of a known historical or archeological site?	_____	<u>X</u>	_____
23. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____

- | | <u>Yes</u> | <u>No</u> | <u>Uncertain</u> |
|---|------------|-----------|------------------|
| 24. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and/or School District, etc.)? | _____ | <u>X</u> | _____ |
| 25. Could the project generate a controversy? | _____ | _____ | <u>X</u> |

Alternatives and Mitigating Measures

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

The relocation of existing site residences.

2. What adverse impacts are evident that can be avoided?

None

3. Are there mitigation measures included in the project design to avoid these impacts? If yes, what are they? If no, why aren't they included?

There are no architectural measures available to avoid the displacement of the existing residences other than offer to existing tenants who qualify as senior citizens the right to an apartment

4. What, if any, feasible and less environmentally offensive alternatives to the project, including major design, use, and locational alternatives, meet the project objectives? (Include those that have been considered by the applicant and/or by staff, and make a brief statement as to why they were not selected.)

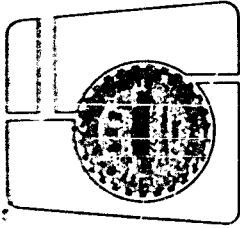
Numerous concepts have been considered for this project, including a high rise concept, different building and site configurations. The current site plan represents the end product of these studies. The current concept is one which meets the objective of providing housing shelter for senior citizens, and generates as few adverse impacts as possible in meeting this objective.

Summary

1. Summarize adverse affects: Displacement of several site residence
2. Summarize positive affects: Provide housing for the elderly and/or handicapped; increased tax revenue to the City.
3. Describe in short, concise manner, the overall total impact of the proposed project: The proposed project will help to meet the need for elderly housing while generating limited impacts upon the existing environment.

Prepared by Mike Cracraft
Date December 20, 1976
Mailing Address Mike Cracraft
15233 Ventura Boulevard Suite 816
Sherman Oaks, CA 91403
City State Zip Code

Telephone
Number 213 872-1741 or 981-5233
 Area Code



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

(714) 638-6831

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT

FEE:

~~150.00~~ 150.00 *Day*

NAME OF APPLICANT: GOLDRICH, KEST & ASSOCIATES ¹¹⁻⁰⁹⁻⁹¹ TELEPHONE: (714) 981-5233 ¹¹⁻⁰⁹⁻⁹¹ ~~150.00~~ 150.00

MAILING ADDRESS: 15233 VENTURA BOULEVARD, SUITE 816, SHERMAN OAKS, CA 91403

NAME OF RECORDED OWNER: _____ TELEPHONE: _____

MAILING ADDRESS: _____

STATUS OF THE APPLICANT (CHECK ONE)

____ RECORDED OWNER OF THE PROPERTY

X 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, PLEASE COMPLETE THE FOLLOWING:

I. THE REQUEST ABOVE IS WARRANTED BECAUSE The subject site is centrally located in terms of public transportation, shopping, recreational and medical facilities for elderly housing. Any other type of residential or commercial development would be detrimental to the neighborhood and be contrary to the objectives of of the general plan.

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE The proposed senior citizen apartment typically will have lower incidence of car ownership and will generate less demands upon public services and facilities than would be typically generated by a family-oriented apartment development.

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE
PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE the
apartment has been designed to provide large open spaces, in addition to
the previously mentioned low incidence of car ownership and low impacts
on public services and facilities will not materially affect surrounding
property in the area.

SIGNATURE *Robert J. Smith* TITLE Partner
SIGNATURE _____ TITLE _____

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF ORANGE } SS.

I, _____, being duly sworn depose and say that I am an
owner of property involved in this application and that the foregoing
signatures, statements, and answers herein contained and the information
herewith submitted are in all respects true and correct to the best of my
knowledge and belief.

Signed _____

Address _____

Subscribed and sworn before me this _____ day of _____, 19 _____

Notary Public

SUPPLEMENT

Major requests are to allow senior citizen one-bedroom apartments in lieu of some other type development such as single family residents or commercial. Building of apartments will not adversely affect the area nor be detrimental as normal occupancy of one-bedroom senior citizen units is between 1.1 and 1.2 persons per unit. Subject development will consist of 162 one-bedroom apartments for a total expected maximum occupancy of 190 tenants. If the property were developed with family apartments the number of persons living on the property would be in the vicinity of to people. However, there would be a number of children who require more outdoor space and, of course, a greater burden on local schools and other facilities which senior citizens do not require. There would also be considerably more automobiles and traffic generated. This subject is taken up in the second paragraph of this supplement.

If the property were developed commercially the traffic generated would be considerably more although there would be no people living on the property, there would be numerous people working and occupying the premises during normal business hours and week-end business hours. The property would also have large areas of asphalt parking in lieu of soft landscape. Said landscaping will better harmonize and blend in with surrounding residential neighborhood.

A parking reduction is requested as this development will be for senior citizens. Almost all of them will be in the low and moderate income category as the development is being built with the aid of Federal Government Section 8 funds. Under current standards most of the tenants will have income of less than \$300 per month and will pay in the vicinity of \$70 a month for rent including utilities. This amount of income obviously precludes ownership of automobiles and payment of expenses that go along with same.

Although we don't know the standards of the City of Garden Grove in regard to senior citizen developments, we can set forth policies of other municipalities in the Southern California area. The standard minimum requirement of parking by the City of Los Angeles and some other cities located in the County of Los Angeles, Orange and San Bernardino is one open parking space for every four apartment units. The open parking is recommended as senior citizens would rather have the night lighting. We are also able to do a better job of landscaping as we like to place the parking in such a manner that it integrates into the entire development.

The following is a list of similar type developments along with their particular statistics located in the San Fernando Valley area:

Name	# of Average Units	Average Age	# of Persons Living on Premises	Avg.Per/Unit Occupancy	# of Cars	Avg. # of Cars Per Unit
Sherman Park	134	73	143	1.06	36	.26
Reseda Park	135	72	142	1.05	35	.26
Rayen Park	84	68	95	1.13	30	.35
Beck Park	120	76	126	1.05	30	.25

The average income on all of the tenants proximates \$279 per/month as the maximum allowable under the Social Security allowed and almost all of the tenants fall into this category.

The location of the above developments are as follows:

- (1) Sherman Park - South side of Sherman Way near Lindley.
- (2) Reseda Park - West side of Reseda Boulevard, across from Park near Victory
- (3) Rayen Park - Between Parthenia and Nordhoff, East of Sepulveda in Sepulveda
- (4) Beck Park - Near Lankershim and Victory in North Hollywood

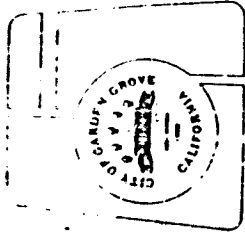
SUPPLEMENT

Page 2

Rayen Park is the only complex without elevators. The age range is slightly younger and the tenants, for the most part, must go to Panorama City for their shopping. For this reason, there is a slightly larger count of automobiles per unit.

Since this will be a development designed specifically for the elderly with a twenty-year subsidy agreement from the Federal Government the question will come up, what happens in the 21st year.

From a practical standpoint there will always be a need for senior citizens housing, however, in order to protect the integrity of the neighborhood we suggest that a covenant be filed with the land similar to agreements made with other local municipalities to the effect that a minimum of 80% of the units must be occupied by at least one person 62 years of age or older, and in the event the age of the tenants should deviate from this the developer would be required to either install the parking up to code requirements or rehabilitate the development to reduce the number of units in order to meet current parking standards. The reason for the 80% figure is that some of the units may be occupied by handicapped persons who could be under the age of 65 and at times a husband and wife will move in where one spouse is under the age of 62.



CITY OF GARDEN GROVE, CALIFORNIA
11191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640
PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

(714) 638-6831

NAME EUCLID PARK APARTMENTS

DATE: March 7, 1977

CASE NO.

RESIDENTIAL DESIGN QUESTIONNAIRE

EXTERIOR FEATURES

1. Do you provide laundry facilities? ☒ Yes ☐ No
If Yes, specify the number of washers and dryers, location and any special features
6 washers, 6 dryers, 1st floor - per HUD - MPS

2. What types of covered parking do you provide? ☐ Carports ☐ Garages
☐ Both. Describe any unusual features of the covered parking.
None

3. Do you provide locked storage facilities for the residents? ☒ Yes ☐ No
Please specify location and amount.
~~2nd and 3rd floor - 750 sq. ft. each floor - cabinets - full ht.~~
1st Floor, 168 sq. ft.

Is storage provided for large appliances and other large personal items: ☒ Yes ☐ No
Please specify location and amount.
see above

Is storage provided for boats and trailers owned by the residents? ☐ Yes ☒ No
Please specify location and amount.

4. Do you provide for the screening of carport and/or garage openings from the view of residents, freeways and other streets? N/A ☐ Yes ☒ No
Please explain.

No garages

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

with landscaping and concrete block walls.

6. Do you provide private patios for every dwelling unit? ☒ Yes ☐ No
If Yes, please specify the size, number and the method of assuring maximum privacy.
If No, please cite reasons for not providing patios.
108 sq.ft. each - ~~xxxxxxx~~ for 60 d.u.

7. What type of roofing material is used?
☐ Tile ☐ Heavy rock ☒ Concrete shingle ☐ Composition ☐ Wood shingle
☐ Wood shake ☒ Other Asphalt shingle
Please discuss roof treatment.
see elevation and roof plan

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

with parapets

9. Do you provide a varied but coordinated exterior treatment of the building through the use of textures and materials? ☒ Yes ☐ No
Please explain.

see elevation

10. Do you have more than one type of building elevation?
Please specify the number and describe their features.

☐ Yes ☒ No

11. Are windows, patios, balconies and other openings oriented toward freeways and heavily traveled streets located and designed to reduce the undesirable effects of such thoroughfares?

☒ Yes ☐ No

Please specify the methods used.

living room sliding glass door is recessed 7 feet, 6 inches.

12. Are you proposing the use of mature landscaping materials? Please explain. If possible, submit a copy of a landscape plan for a project that you have recently completed.

☒ Yes ☐ No

see attached landscape plan

13. Will you be using a sprinkler system for your landscaped areas?
Please describe the watering system used.

☒ Yes ☐ No

automatic irrigation system

14. Do you provide for visual variety of open space through the use of varied elevations, water areas, etc.?
Please explain.

☒ Yes ☐ No

Elevations, landscaping, size of open areas vary

15. Do you provide recreation area(s)?
Please specify the number of such areas and the facilities and equipment provided in each area.

☒ Yes ☐ No

Elderly housing - recreation is primarily passive - occurs in interior

-- community, game, arts & crafts rooms

16. Do block walls surround the development and/or the individual parcels?
Please specify the height and explain.

☐ Yes ☐ No

Prefer to use landscaping to screen Church parking on N. & W if agreeable to

City, Church & HUD 3' wall at North property line with planting strip,
6' wall @ west property line.

17. Do you provide for the screening of refuse storage areas from view of the residents, streets, freeways and adjacent properties? ☒ Yes ☐ No
Please explain.
Located within building on ground floor

INTERIOR FEATURES

1. What type of floor covering materials are proposed?

A. Kitchen: Linoleum ☐ Asphalt Tile ☐ Other ☒
Please explain.

Sheet vinyl

B. Bathroom: Linoleum ☐ Asphalt Tile ☐ Other ☒
Please explain.

Sheet vinyl

C. Balance of unit: Asphalt Tile ☐ Wall-to-Wall Carpeting ☒
Hardwood ☐ Other ☐
Please explain.

2. How many bathrooms do you provide per unit?

One bedroom: 1 bath ☒ Two bedroom: 1 bath ☐ 1 3/4 bath ☐
1 1/2 bath ☐ 2 bath ☐
Please explain.

2 Baths in Manager's Unit, 1 bath for each one bedroom apartment.

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

Sheet vinyl flooring; drywall with enamel paint, fiberglass showers

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

Sheet vinyl flooring, drywall with enamel paint, prefinished cabinets
with laminated plastic tops

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

Dishwasher ☐ Refrigerator ☒
Garbage disposal ☒ Range & oven ☒ Other ☐
Please explain.

6. Do you provide insulation? ☒ Yes ☐ No Soundproofing? ☒ Yes ☐ No
Please specify the type and location.

Thermal insulation in attic - R-19, exterior walls R-11 soundproofing

-50 STC between units and corridors

7. What type of heating do you propose?

Forced air ☐ Panel ☐ Other ☒
Please explain.

Individual gas fired wall furnaces for dwelling units Central forced air

in community spaces

8. Do you provide air-conditioning for each unit? ☒ Yes ☐ No
Please specify type. ☐ Central ☒ Wall unit ☐ In combination
with heating
☐ Other

Please explain.

Wall unit in each dwelling unit.

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

By providing adequate setbacks 50' from the existing curb on
Acacia Avenue and 40' from the existing curb on Main.

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

See attached exhibit - "Description at project and special amenities."

SIGNATURE



NO 003 1.11.75

INTER-OFFICE CASE RESUME SHEET

TO: Sanitary Dist

DATE: 3-8-77

CASE: PUD-101-77

ANALYST: GUNDERMAN

APPLICANT: Goldrich, Kest + Assoc.

HEARING DATE: 4-14-77

REQUEST: TO construct 161 unit SR. Citizen
apts. + rezone to PUD. MAIN St. + Acacia
Pkwy.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

<u>Sanitary Service (Maintenance Fee)</u>	<u>\$ 795.00</u>
<u>Inspection (estimate)</u>	<u>15.00</u>
<u>Plan Check</u>	<u>162.00</u>
<u>County Sanitation District</u>	<u>35,640.00</u>

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: Ronald H. Carter

DATE: 3/24/77

INTER-OFFICE CASE RESUME' SHEET

TO: Plan Check

DATE: 3-8-77

CASE: PUD-101-77

ANALYST: GUNDERMAN

APPLICANT: Goldrich, Kest + Assoc.

HEARING DATE: 4-14-77

REQUEST: TO CONSTRUCT 161 unit SR. Citizen
apts. + rezone to PUD. MAIN St. + Acacia
Plung.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

- (1) Grading & Drainage Plan Required
- (2) Park & Rec Fee \$200.00 / Unit in Area C
- (3) Drainage Fee \$200.00 / Acre in Area D
- (4) Park way Tree Fee \$0.80 / Linear Foot

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: B. Ball

DATE: 3-15-77

RECEIVED
MAR 16 1977

INTER-OFFICE CASE RESUME SHEET

TO: File - Capt. Pratt

DATE: 3-8-77 Pub. Works & Dev't Dept.

CASE: PUD-101-77

ANALYST: GUNDERMAN

APPLICANT: Goldrich, Kest + Assoc.

HEARING DATE: 4-14-77

REQUEST: TO construct 161 unit SR. citizen
apts. + rezone to PUD. MAIN ST. + Acacia
Pkwy.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: (1) BUILDING TO BE PROVIDED WITH AN APPROVED
AUTOMATIC SPRINKLER SYSTEM AND ALARM SYSTEM AS REQUIRED.
(2) PROVIDE ONE (1) ON SITE FIRE HYDRANT ON NORTH SIDE OF
PROPERTY APPROXIMATELY 200 - 250' FROM MAIN ST. CURB. (3) PROVIDE
ACCESS GATES FOR UNRESTRICTED ENTRY AS NEEDED AT GROUND LEVEL.

CONDITIONS OF APPROVAL: SAME AS ABOVE.

PROVIDE HAND EXTINGUISHERS AS REQUIRED.

3000 GPM FIRE FLOW

SUGGESTIONS:

BY: Capt. Pratt

DATE: 3-15-77

INTER-OFFICE CASE RESUME' SHEET

TO: Solice - D. Conley

DATE: 3-8-77

CASE: PUD-101-77

ANALYST: GUNDERMAN

APPLICANT: Goldrich, Kest + Assoc.

HEARING DATE: 4-14-77

REQUEST: TO construct 161 unit SR. citizen
apts. + rezone to P.U.D. MAIN ST. + Acacia
Pkwy.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

CONDITIONS OF APPROVAL:

Would approve + Recommend
Clear numbering on each unit plus
info on attached security forms.

SUGGESTIONS:

BY: Conley

DATE: 3-9-77

RESIDENTIAL SECURITY INSPECTION STATEMENT FORM

WEST ORANGE COUNTY
BURGLARY PREVENTION TEAM
PHONE: (714) 534-4001
(213) CALL COLLECT
"FREE HOME SECURITY"

A. LIGHTING

- (1) For the inside of the home, timers are recommended. For the exterior, flood lights on all sides of the home are recommended.
- (2) Address numbers should be clearly visible from the street.

B. LANDSCAPING

- (1) All gates should be padlocked with recommended padlock. See garage door (1).
- (2) Doors and windows should be clear of shrubbery for visibility.

C. GARAGE DOOR

- (1) Install another hasp on opposite side of door. Use hardened steel hasp with concealed bolts. The padlock should have heel and toe locking with case hardened steel shackle.
- (2) Or secure door from inside by drilling holes into the concrete and securing with cane bolts, 1".

D. DOORS

- (1) Install 1" deadbolt lock with case hardened steel insert, tapered and rotating cylinder guards, and a four inch strike plate fastened to door with four 4" screws. All deadbolts can be keyed the same.
- (2) Pin the hinges.
- (3) For kick panel doors, cover the panel on both sides with ½" plywood on the inside as well as the outside. Fasten plywood to the door with carriage bolts.

SLIDING DOORS

- (1) Drill holes in upper channel and place sheet metal screws to prevent being lifted out.
- (2) Suggest a locking slide bolt on inside of frame either top or bottom.

E. WINDOWS

SLIDING WINDOWS

- (1) Drill holes in upper channel and place sheet metal screws. Use slide block or anti-slide block.

DOUBLE HUNG WINDOWS

- (1) Drill holes through both frames on both sides. Pin.

CASEMENT WINDOWS

- (1) Make sure hardware is in proper working order. The handles may be removed from the cranks when on vacation. You may buy handles with locks from a hardware store.

LOUVRED WINDOWS

- (1) Take out each pane separately. Sand edges and use epoxy glue on both sides.
- (2) Place decorated grill work over window.
- (3) Or replace windows.

F. ALARMS

- (1) **Fire** — Smoke detector should have an ionization chamber. (If alarm is electric, recommend battery back-up system.)
- (2) **Burglar** — Should be audible with bell or horn.

INTER-OFFICE CASE-RESUME SHEET

TO: PermitDATE: 3-8-77CASE: PUD-101-77ANALYST: GUNDERMANAPPLICANT: Goldrich, Kest + Assoc.HEARING DATE: 4-14-77REQUEST: TO construct 161 unit SR. Citizen
apts. + rezone to PUD. MAIN St. + Acacia
Pkwy.PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: All financial obligations to be satisfiedPrior to be concurrent with issuance of building permitsWATER ASSESSMENTS: sewerage \$1120 per acrefrontage \$2.00 per linear footWATER REQUIREMENTS: 1) one on-site fire hydrant perCONDITIONS OF APPROVAL: G.C. STD DWG. X-27 located (perFire Department) N/S of property approx 350' from
Main St curb.2) On-site fire hydrant lateral to be 8" in diameter3) one service lateral for on-site fire hydrant perSUGGESTIONS: G.C. STD DWG P-729. Service lateral tobe tapped off of existing 10" stl cyl. w.m. which
is located approx. 13' Eto E of Main St.(OVER)6" C 1 9' N & ACACIA PKW
10" STL CYL 13' E & MAIN ST.BY: J. PetersonDATE: 3-25-77

0-12

DS-0047-4/76

4) one domestic service (or multiple 2" service as required) to serve the proposed development. Service to be based on a fixture unit count. Domestic service can be taken off of the existing 10" STC CYL in Main, or the 6" C.I. WM in Decatur.

5) Backflow protection may be required. Specific requirements will be determined during construction.

75-11-3

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

INTER-OFFICE CASE RESUME' SHEET

TO: Traffic

DATE: 3-8-77

CASE: PUD-101-77

ANALYST: GUNDERMAN

APPLICANT: Goldrich, Kest + Assoc.

HEARING DATE: 4-14-77

REQUEST: TO construct 161 unit SR. citizen
apts. + rezone to PUD. MAIN St. + Acacia
Pkwy.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: V.G. STEEL DAVIT STREET LIGHTS
REQD ON ACACIA PKWY

CONDITIONS OF APPROVAL:

SUGGESTIONS: ON STREET PARKING BE RESTRICTED 20' ON
EACH SIDE OF ALL DRIVEWAYS

BY: Eil Miller
Tran Party

DATE: 3-10-77

DATE: 3-8-77

ANALYST: GUNDERMAN

HEARING DATE: 4-14-77

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 3-16-77

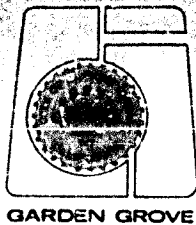
OFFICE COMMENTS: CODE REQ:

1. ONE ON SITE FIRE HYDRANT FOR G.G. STD. DWG.
X-27 LOCATED FOR FIRE DEPARTMENT CASE RESUME.
2. ~~FIRE~~ ON SITE FIRE HYDRANT LATERAL TO BE

3. ONE SERVICE LATERAL FOR ON SITE FIRE HYDRANT PER G.G. STD. DWG. B-729. SERVICE LATERAL TO BE TAPPED OFF OF EXISTING 10" STL CYL WATERMAIN WHICH IS LOCATED APPROX. 13'E/O & OF

4. ONE DOMESTIC SERVICE (MULTIPLE 2" SERVICES AS REQUIRED)
TO BE SIZED TO THE PROPOSED DEVELOPMENT. SIZE TO
BE BASED ON A FUTURE UNIT COUNT. DOMESTIC SERVICE
CAN BE TAKEN OFF OF THE EXISTING 10" STC CY IN
MAIN OR THE 6" CI WM IN ACACIA BY: J-LICATA
OR THE PROPOSED SERVICE LATERAL DATE: 3-22-77

IN ③ ABOVE
⑤ BACK FLOW PROTECTION MAY BE REQUIRED. SPECIFIC
D3-0047-4/76 REQUIREMENTS WILL BE DETERMINED DURING
CONSTRUCTION.



CITY OF GARDEN GROVE, CALIFORNIA
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

*Land Use
P.H. 12*

RECEIVED

APR 20 1977

COMMUNITY RELATIONS

April 18, 1977

Garden Grove Community Center Appearance Committee
Garden Grove, California

Honorable Members:

The Planning Commission is scheduled to hold a public hearing on April 28, 1977, to consider a PUD application for the development of a senior citizen's housing facility in the Community Center District.

The Chairman has scheduled a meeting for 8:00 a.m., Tuesday, April 26, 1977, in the Council Chamber to consider this and other matters as listed on the attached agenda.

Sincerely,

E. John Graichen

E. John Graichen
Executive Secretary

EJG:jk
Attachment

April 15, 1977

Goldrich, Kest & Associates
15233 Ventura Boulevard #815
Sherman Oaks, California 91403

PLANNED UNIT DEVELOPMENT NO. PUD-101-77

April 28, 1977.

Applicant Notified

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:

April 16, 1977

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

Dated at

Garden Grove

16th

April

77

California, this day of 19

s/s Rita J. Richter

Signature

PROOF OF PUBLICATION

Public Hearing

PUD01-77

DR. J. MILES ACKER, JR.
pastor

UNITED
METHODIST
CHURCH



DR. ROBERT NESS
associate pastor

12741 MAIN STREET, GARDEN GROVE, CALIFORNIA 92640 PHONE 534-1070

April 19, 1977

TO: City of Garden Grove

Application for Lot Split

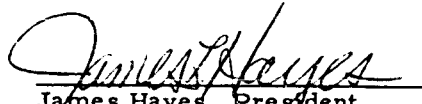
Case No. LS 107-77

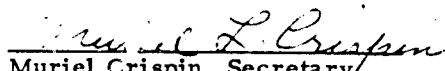
The United Methodist Church of Garden Grove, owner of the below described property, does hereby appoint Goldrich-Kest & Associates as agent for the purpose of consummating the above application, and agrees to fulfill any and all mutually agreed requirements which may be imposed as conditions of approval. Refer to Resolution of Trustees dated 7-8-76, and Charge Conference dated 7-18-76, for detail of items specified as a condition for approval: - All mutually agreed upon as of 4-19-77.

Final approval of application is subject to approval of First National Bank of West Bend, Wisconsin, Trustees for First Mortgage Bonds, Serial A.

Legal Property Description: Being a subdivision of a portion of N $\frac{1}{2}$, S.E. $\frac{1}{4}$, S.E. $\frac{1}{4}$, Sec. 32, T4S, R. 10 W. as shown on lot split map LS 107-77 dated 3-10-77 and revised 4-5-77.

United Methodist Church of Garden Grove


James Hayes, President
Board of Trustees


Muriel Crispin, Secretary
Board of Trustees

GARDEN GROVE COMMUNITY CENTER
APPEARANCE COMMITTEE

AGENDA
April 26, 1977

City Council Chamber
Community Meeting Center

8:00 a.m.

ROLL CALL

Mrs. Shirley Dillingham, Chairman
Rev. R. G. Markey, Vice Chairman
Mr. James M. Bennington
Mrs. Joan M. Boris
Mr. Glenn Balliet
Mr. Robert Main
Mr. Stewart O. Miller

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

APPROVAL OF MINUTES - March 29, 1977

ACCEPTANCE OF RESOLUTIONS

Acceptance of Resolution No. 43

MATTERS FOR CONSIDERATION

1. Proposed Plans for the development of a 162-unit, 3-story senior citizen's housing complex located at the northwest corner of Acacia Parkway and Main Street (PUD-101-77).
2. Request from Masonic Lodge to install two directional public service signs in public rights-of-way. (Continued from meeting of March 29, 1977.)
3. Review of City Code of Ethics.

OTHER MATTERS

MATTERS FROM THE AUDIENCE

MATTERS FROM COMMITTEE MEMBERS

ADJOURNMENT

Case File

April 27, 1977

Goldrich, Kest & Associates
15233 Ventura Blvd., #816
Sherman Oaks, CA 91403

Gentlemen:

SUBJECT: PUD-101-77
Northwest Corner Main St. and Acacia Parkway

April 27, 1977

City of Garden Grove Fees and Deposits

Public Works and Development DepartmentA. Permit & Water Engineering Section:

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

1. Water Assessment Fees:

- a. Acreage Fee: -----\$1,120.00/acre
- b. Front Footage Fee: -----\$ 102.00/L.F.

2. Water Requirements:

- a. A standard fire hydrant per City of Garden Grove Standard Drawing X-27 shall be located on the north side of the property approximately 250 feet from the Main Street curb.
- b. On-site fire hydrant lateral shall be 8" in diameter.
- c. One service lateral for on-site fire hydrant as per Drawings B-729. The service lateral is to be tapped off the existing 10" steel cylinder water main which is located approximately 13 feet east of the centerline of Main Street.
- d. One domestic service (or multiple 2" services as required) to serve the proposed development. The size will be based on a fixture unit count. The domestic service can be taken off the existing 10" steel cylinder in Main Street, or the 6" cast iron water main in Acacia Parkway, or the proposed lateral as indicated in "c" above.
- e. Backflow protection may be required. Specific requirements will be determined during construction.

B. Traffic Section:

- 1. Underground steel davit street lights are required on Acacia Parkway.
- 2. On-street parking shall be restricted 20 feet on each side of all driveways.

C. Plan Check Section:

- 1. A grading and drainage plan will be required.

April 27, 1977

2. Park & Recreation Fee (Area C): ----- \$200.00/unit
3. Drainage Fee (Area D): ----- \$700.00/acre
4. Parkway Tree Fee: ----- \$ 0.80/lineal ft.

Fire Department:

- A. The building must be equipped with an approved sprinkler and alarm system.
B. Provide one on-site fire hydrant on the north side of the property approximately 200-250 feet from Main Street curb.
C. Access gates for unrestricted entry shall be provided at ground level.
D. Hand extinguishers are required.
E. A 2,000 G.P.M. fire flow is required.

Garden Grove Sanitary District:

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

- A. Sewer Service Use and Maintenance Fee: ----- \$ 8,195.00
B. Inspection Fee (estimate): ----- \$ 15.00
C. Plan Check Fee: ----- \$ 162.00
D. County Sanitation District Sewer Service Use Fee: ----- \$35,640.00

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 (714) 638-6661.

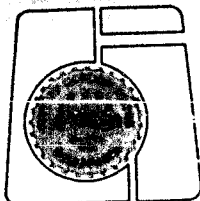
Sincerely,

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

By:

Dave Robson, Manager
Development Services

DG:fd



GARDEN GROVE

Florence

CITY OF
GARDEN GROVE
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY GOLDRICH, KEST AND ASSOCIATES

FOR A PLANNED UNIT DEVELOPMENT NO. PUD-101-77

REQUESTING the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center-Commercial) and CC-OR (Community Center-Office-High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160, one bedroom apartment units and 1, two bedroom apartment unit to be located in one three-story building. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

LOCATION: Northwest corner of Main St. and Acacia Parkway

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 APRIL 28, 1977.

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

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO: PLANNED UNIT DEVELOPMENT 101-77
APPLICANT: GOLDRICH, KEST AND ASSOCIATES
LOCATION: NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY
HEARING DATE: APRIL 28, 1977
ANALYST: DAVE GUNDERMAN

I. APPLICANT'S REQUEST:

The applicant is requesting approval of a Planned Unit Development for the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center-Commercial) and CC-OR (Community Center-Office-High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160 one-bedroom apartment units and one two-bedroom apartment unit to be located in one, three-story building. The City has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

II. APPLICANT'S STATEMENT:

"The subject site is centrally located in terms of public transportation, shopping, recreational and medical facilities for elderly housing. Any other type of residential or commercial development would be detrimental to the neighborhood and be contrary to the objectives of the general plan."

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned CC-C and CC-OR and is partially improved with a mixture of residential and commercial building to be torn down.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
1. North: Zoned CC-C and CC-OR and improved with a Church.
 2. South: Across Acacia zoned CC-C and improved with various commercial uses.
 3. West: Zoned CC-OR and improved with a Church.
 4. East: Zoned CC-C and improved with Single Family Dwellings and commercial uses.
 5. General Plan Designation:

High Density Residential/Planned Unit Development - The subject zone and proposed use is in keeping with the Land Use Element of the General Plan.

IV. INTERDEPARTMENTAL COMMENTS:

All applicable City departments and agencies have reviewed the subject request and indicate support of the proposal. The Traffic Section has required the restricting of on-street parking within 20-feet of each driveway.

V. STAFF COMMENTS:

- A. The applicant requests the rezoning of an approximately 2.5 acre parcel from the CC-C (Community Center-Commercial) zone and the CC-OR zone to the (Planned Unit Development) zone. Also requested is consideration of a general development plan for the construction of 160 one-bedroom and one two-bedroom apartment units. The applicant will further be required to file a parcel map as per the Subdivision Map Act of the State of California.

B. Access to the project is provided via one 21-foot wide driveway from Main Street which serves 40 open parking spaces. Two 24-foot wide driveways from Acacia Parkway serve 5 open parking spaces. The project is provided 45 total parking spaces for 161 units. Although this is substantially less than what the Municipal Code requires, the plan, including parking, has been approved by the Department of Housing and Urban Development who is subsidizing the project. It is HUD's finding that since the project is exclusively oriented to senior citizens and because the project is providing parking from an adjacent Church and public parking to the south the parking as shown is adequate.

C. The facility will be a three story building and will consist of 160 one-bedroom 564 square foot units while a two-bedroom manager's unit will consist of 968 square feet. The one-bedroom units are less than the square footage required by the Municipal Code (700 square feet). However, again the unit sizes meet HUD standards. The two bedroom unit exceeds Municipal Code requirements for size (900 square feet).

D. A review of the Residential Design Questionnaire indicates the following amenities:

1. Six washers and six dryers for the complex.
2. Private patios for 60 of the units (1st floor) & balconies on 2nd and 3rd.
3. An arts and crafts room for passive recreation.
4. A liberal use of landscaping on the north and west and a 6-foot high block wall on the west and a 13-foot high block wall at the north property lines.
5. Sheet vinyl flooring in the kitchen and bathroom.
6. Wall-to-wall carpeting and prefinished cabinets.
7. Garbage disposal, range and oven and refrigerator in each unit.
8. Gas fired wall heating units and wall air conditioning units.

E. Elevations for the project indicate an essentially wood and stucco building with wood siding and composition shingle roofs. Staff has some concern regarding the roof treatment and its compatibility with roofing on the Main Street project. The Main Street project will feature mission tile roofs. It would seem appropriate to treat the subject project with a comparable roof treatment because of its proximity to the Main Street project.

F. Statistics for the project indicate:

Code Requirement (CC-OR)	
LOT SIZE:	20,000 Sq. Ft.
UNITS:	161
DENSITY:	64.4 units/acre
COVERAGE:	37%
HEIGHT:	3 stories
PARKING: (To be determined by Council)	45 (all open)
UNIT SIZE:	1 bedroom 564 sq. ft. 2 bedroom 958 sq. ft. 200 sq. ft. per unit
OPEN SPACE:	FRONT: 20-foot REAR: 7-1/2 foot SIDE: 7-1/2 foot
SETBACKS:	

The above statistics indicate a development contrary to Municipal Code requirements as they relate to density, parking, and unit size. However, as previously indicated, they do meet with HUD requirements.

G. The staff has reviewed the subject request as it relates to Municipal Code Section 9213f.7 for review of Planned Unit Developments. Said Section deals with compatibility, internal environment, traffic, Municipal Code compliance, maintenance of private areas, due process of law, and the applicant's desire to proceed without undue delay. The request appears to satisfy Section 9213f.7 in spirit and intent. Recommend approval.

H. If PUD-101-77 is approved, the following conditions are recommended:

1. 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.
2. All lighting structures shall be placed so as to confine direct rays to the subject property.
3. The applicant shall submit a revised elevation indicating mission tile or comparable tile roof treatment for Zoning Administrator approval prior to the issuance of building permits.

PLANNED UNIT DEVELOPMENT NO. PUD-101-77 - GOLDRICH, KEST AND ASSOCIATES
Requesting the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center-Commercial) and CC-OR (Community Center-Office-High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160, one bedroom apartment units and 1, two-bedroom apartment to be located in one three-story building. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment. The location is at the northwest corner of Main Street and Acacia Parkway.

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

Mr. Dave Gunderman, Land Use Analyst, narrated a video presentation on the subject property. He stated this is a two-part request: first the applicant requests the rezoning of an approximately 2.5 acre parcel from the CC-C (Community Center-Commercial) zone and the CC-OR zone to the PUD (Planned Unit Development) zone; second he requests approval of a general development plan for a three-story apartment building. He then reviewed the plans on display. He stated further that the project is partially funded and subsidized by the Department of Housing and Urban Development and is exclusively a senior citizen project. He related that there will be 45 parking spaces which meets the HUD requirements of one space for each four units. Each individual unit will contain 564 square feet which also meets HUD requirements. Recreation space is in excess of minimum code requirements and the project will be heavily landscaped on the perimeter and interior areas. Staff has reviewed the development and feels it is in keeping with development goals for the Community Center and recommends approval of the rezoning and of the project.

Commissioner Finch expressed concern as to whether one access point was adequate for safety purposes. Staff replied that the Fire Department had reviewed the development plans and had indicated that they can adequately serve the project.

Commissioner Holland questioned whether six washers and dryers were adequate for 161 units. Staff replied that this met HUD requirements.

Commissioner Slimmer asked how the City is assured the project will remain an exclusively senior citizen facility. Staff replied this assurance would be provided by a HUD contract for the first 40 years and by the PUD after that.

Commissioner Finch noted the staff report states, "... the project is providing parking from an adjacent Church and public parking to the south ...", and asked for an explanation of this. Staff related that agreements were being prepared with the church and the parking district to assure said parking.

The Commission also felt that 564 square foot apartments were very inadequate in comparison to Garden Grove development standards. Staff replied that 564 square feet met HUD standards for this type project.

Chairman Jennings opened the public hearing.

Marvin Berman, 8170 Beverly Blvd., Los Angeles, Architect for the project, spoke in favor of the project. Mr. Berman stated that he would address questions raised in response to the staff report and would answer any questions the Commission may have. Regarding elevators, he stated that the plan originally showed two elevators but just in the past few days the HUD office in Santa Ana has requested three and that will be complied with. The question was brought up about washers and dryers. He indicated that HUD requires one washer and one dryer for every 20 family units and in a senior citizens project they require one washer and one dryer for every 30 units so there will probably be a minimum of 7 of each with some to be located on the first floor and some on the second floor. Regarding stairways, the normal requirement for stairways is that no unit entry can be more than 150 feet from a stairway. HUD has a more difficult requirement in that no unit can be more than 100 feet away.

Commissioner Finch asked the approximate rent for each apartment. Mr. Berman replied the approximate rent would be \$240.

Commissioner Slimmer asked the size of the Arts and Crafts area. Mr. Berman answered the Arts and Crafts area is integrated within the whole recreation area which is approximately 2500 square feet.

Col. E. S. Schick, Jr., Carlsbad, Calif., spoke in behalf of his mother, Helen Schick, 12841 Euclid, Garden Grove, who has property affected by this development on Acacia Parkway. Col. Schick felt the parking facilities were inadequate. Also, he felt the Main Street development is an exotic shopping center and will not meet the needs of the senior citizens. Therefore, there must be a more suitable location for this type of facility in Garden Grove.

Mr. Robert Farrell, Mrs. Schick's son-in-law, 1754 Ballard Drive, Anaheim, also spoke in opposition to the project. He noted a Negative Declaration was granted this project and feels this should be reevaluated due to so many people moving into what was formerly a business area. He also feels the parking provided will be inadequate. He asked what the City would require in parking area for another apartment which was not for senior citizens.

Staff replied that the land use designation and zoning on the property has been high density residential although the use was commercial. Therefore, we are not creating a higher density than what has previously existed. In answer to the question on parking, in a project open to the general public the requirement would be two spaces per dwelling unit.

Peter Novak, Director of Development for Goldrich, Kest & Associates, 12533 Ventura Blvd., Sherman Oaks, replied to concerns aired. He stated that it is imperative for a project of this type to be located close to commercial, business and amenities so the senior citizens won't have to drive or walk long distances for their needs. Concerning reassurance that the facility will be used only by senior citizens, in other cities where Goldrich, Kest has such facilities, certain covenants and agreements have been worked out that limit the use of the land for anything but senior citizens unless the city would agree otherwise. He suggested a similar method would be applied here. Concerning parking, they have recently made a study of their existing projects and found that less than one parking space per four units is needed. He then outlined the qualification of renters.

Chairman Jennings closed the public hearing.

Commissioner Holland stated that he thinks our senior citizens deserve better. He indicated that, in his opinion, the apartments are too small, the parking inadequate, and the project also seems to be short on amenities. He is against the project.

Commissioner Slimmer indicated that he has the same concerns. Also, he feels that the rent is much too high for the small unit size. He also noted that staff said the project meets HUD requirements and now the architect has cited additional requirements after all HUD requirements had supposedly been incorporated in the design. Commissioner Slimmer felt the plans were minimal and was opposed to the project as designed.

Commissioner Finch felt something better could be provided for that rent and was opposed.

Commissioner Balliet stated that these same units are being built to HUD specifications all over the country. If Garden Grove turns it down it will be built in another city. He stated that perhaps we need this type of thing for some of our citizens and is in favor of the project.

Commissioner Jennings feels the rent is too high for the size of the units. She concurs with the other Commissioners in opposition.

Commissioner Finch made a motion to deny PUD-101-77, seconded by Commissioner Holland, which carried by the following vote:

AYES: COMMISSIONERS: FINCH, HOLLAND, JENNINGS, SLIMMER
NOES: COMMISSIONERS: BALLIET
ABSENT: COMMISSIONERS: PETROSINE, WHITTAKER

Commissioner Slimmer wished to emphasize that his vote to deny is because he believes the project is lacking and not because it is a HUD project. He thinks the city really needs a senior citizen development, but one of a higher quality than is being offered here.

Chairman Jennings related Planning Commission action is final unless appealed within 7 days of this hearing. (Resolution No. 2935)

May 3, 1977

Orange County Evening News
13261 Century Blvd.
Garden Grove, CA 92643

Gentlemen:

We are enclosing ccpy of Legal Notice for Public Hearing on
Planned Unit Development No. PUD-101-77 which we request you
publish on Saturday, May 7, 1977.

After publication, please forward two copies of Affidavit of Publication
to the undersigned.

Sincerely,

JERI LOUISE STATELY
City Clerk

Enclosure

A P P E A L

11/76

And Request for City Council

Public Hearing

TO: City Clerk
City of Garden Grove

Pursuant to Sections 9219.12 or 9220.7(c) of the Municipal Code (see reverse), I hereby appeal the decision of the Planning Commission or Zoning Administrator in Case No. PUD-101-77 and petition the City Council for a public hearing to consider approving/denying/modifying the subject application for the following reasons:

1. The subject project is consistent with the General Plan.
2. This development will provide quality, low cost housing to the elderly in an area where such housing is deficient.
3. The entire project has been approved by HVD and the property has been made available. Construction is scheduled to begin as soon as possible.

(Use additional sheets if necessary)

DATE: Nov 8, 1976
APPELLANT: [Signature]
ADDRESS: _____
(Signature)

	<u>Appeal Fee</u>
GPA.....	\$25.
Amendment.	25.
Site Plan Amend.	25.
Site Plan.....	25.
Variance	25.
Cond. Use Perm.	25.
Uncl. Use Perm.	25.
Planned Unit Dev...	25.

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 granting or denying a variance, conditional use permit, unclassified use permit, or site plan shall become final and effective seven (7) days after the order, unless within such seven (7) 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 until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9220.7 (c). COUNCIL REVIEW OF COMMISSION ACTION. APPEALS.

All reports by the Planning Commission on amendments and appeals to the Planning Commission action shall be handled in the following manner:

(c) Appeals.

- (1) Within seven (7) days following the submission of the Planning Commission's report to the City Council recommending against any amendment which pertains to a change in zone boundaries or the classification of property, any interested person may file an appeal with the City Clerk. Such appeal shall request that the City Council hold a public hearing to consider the amendment. If an appeal is filed, as provided herein, the City Council shall hold a public hearing as provided in Section 9220.9.**

AREA MAP

WESTLAKE
STREET

STANFORD
AVE.

ACACIA
PARKWAY

GROVE AV.

PARKWAY

DATE

STREET

MAIN

SCALE: 1" = 200'

0 60 120

LEGAL DESCRIPTION
BEING PREPARED BY
TRIST CO.

OWNER:
GOLDRICH, KEST.
HIRSCH & STERN
425 S. FAIRFAX AVE.
LOS ANGELES, CA. 90030

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Garden Grove will conduct Public Hearing on May 16, 1977, at 7:00 p.m., in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, to receive and consider evidence and reports on the following:

APPEAL ON PLANNED UNIT DEVELOPMENT NO. PUD-101-77

APPLICANT: GOLDRICH, KEST AND ASSOCIATES

REQUEST: Requesting the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center Commercial) and CC-OR (Community Center-Office-High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160, one bedroom apartment units and 1, two bedroom apartment unit to be located in one three-story building. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

LOCATION: Northwest corner of Main Street and Acacia Parkway. (Pursuant to Resolution No. 2936, the Planning Commission recommended denial of PUD-101-77 on April 28, 1977.)

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 the CITY CLERK'S OFFICE in City Hall or by telephone: 638-6731.

DATED: MAY 7, 1977

JERI LOUISE STATELY, CITY CLERK

May 7, 1977

Goldrich, Kest & Associates
425 S. Fairfax, Suite 300
Los Angeles, CA 90026

Gentlemen:

The Garden Grove City Council will conduct Public Hearing in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, during their regular meeting of May 16, 1977, which commences at 7:00 p.m. At this time, they will consider Appeal on Planned Unit Development No. PUD-101-77, which concerns property located on the northwest corner of Main Street and Acacia Parkway.

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

Sincerely,

JERI LOUISE STATELY
City Clerk

RECEIVED
CITY OF GARDEN GROVE

PROOF OF PUBLICATION

MAY 10 9 48 AM '77

Public Hearing.....

IN THE
Superior Court

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

CITY OF GARDEN GROVE, 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:

May 7, 1977

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

Dated at Garden Grove

California, this 10th day of May, 1977

Rita J. Richter
Signature

INVOICE
WEST ORANGE SUBURBAN GROUP
Publishers of

THE ORANGE COUNTY EVENING NEWS

Buena Park News and Independent La Mirada Lamplighter
Huntington Beach Independent Anaheim-Fullerton Independent

REMIT TO: 13261 Century Blvd. • Garden Grove, California 92643 • (714) 537-7610

May 9, 1977
Inv/10661

CITY OF GARDEN GROVE, CITY CLERK
11391 ACACIA PARKWAY
GARDEN GROVE, CA. 92643

ATTN: EMMA

ALL ACCOUNTS PAYABLE ON 10th OF THE MONTH

PUBLISHED: PUBLIC HEARING
MAY 7, 1977

CHARGE FOR PUBLICATION:

62 lines=6.36 legal squares @ 1.50 = \$9.54

RECEIVED
CITY OF GARDEN GROVE
MAY 10 9 48 AM '77

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:

* Monday,
May 16, 1977

PLANNED UNIT DEVELOPMENT

APPEAL ON PLANNED UNIT DEVELOPMENT NO. PUD-101-77

APPLICANT: GOLDRICH, KEST AND ASSOCIATES

REQUEST: Requesting the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center Commercial) and CC-OR (Community Center-Office-High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160, one bedroom apartment units and 1, two bedroom apartment unit to be located in one three-story building. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

LOCATION: Northwest corner of Main Street and Acacia Parkway. (Pursuant to Resolution No. 2936, the Planning Commission recommended denial of PUD-101-77 on April 28, 1977.)

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 & DEVELOPMENT DEPARTMENT or in the 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: May 7, 1977

JERI LOUISE STATELY
City Clerk

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18043	08920202	0	SMITH, DAVID HOWARD	10112 CENTRAL AVE	GARDEN GROVE, CAL	92640
18043	08920203	0	DE LOOF, GEORGE G	13112 SANDRA PL	GARDEN GROVE, CAL	92643
18043	08920204	0	CRAIG, MARION A	903 NUTWOOD	ANAHEIM, CAL	92804
18043	08920205	0	ROBLES, CARLOS S ZJT	4201 W HAZARD	SANTA ANA, CAL	92703
18043	08920207	0	WOOLSTON, ELEANOR I ET A	12832 WESTLAKE	GARDEN GROVE, CAL	92640
18043	08920208	0	SEGURA, JOAQUIN ZUM	12842 WESTLAKE ST	GARDEN GROVE, CAL	92640
18043	08920209	0	NICHOLS, ETHELWYN H ET A	ZJT	1281 GOLDEN RAIN RD	
			SEAL BEACH, CAL 90740			
18042	08920212	0	SCHICK, HELEN	12841 MAIN ST	GARDEN GROVE, CAL	92640
18042	08920213	0	BLAENDER, ELIZABETH	ZLE	BLAENDER, RALPH H	P O BOX 74
			ANZA, CAL 92306			
18042	08920214	0	LANNON, EDWARD D ZJT	2113-A W CATALINA ST	ANAHEIM, CAL	92801
18042	08920215	0	SCHICK, HELEN S	12841 MAIN ST	GARDEN GROVE, CAL	92640
18042	08920216	0	O DELL, OWEN E ZMM	12825 MAIN ST	GARDEN GROVE, CAL	92640
18042	08920217	0	LA DUKE, CHARLES H	12412 ADELLE ST	GARDEN GROVE, CAL	92641
18042	08920218	0	WHEELER, ELLA E	FEARING, GEORGE N	645 ECHO ST	ANAHEIM, CAL 92804
18042	08920219	0	WHEELER, ELLA E	FEARING, GEORGE N	645 ECHO ST	ANAHEIM, CAL 92804
18042	08920220	0	WESTENBERGER, JOHN H ZJT	11272 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18043	08920228	0	REEDER, PEARL M	10882 STANFORD	GARDEN GROVE, CAL	92640
18043	08920229	0	WILLIAMSON, HARVEY D ZJT	1852 SANTA ROSA	EL CENTRO, CAL	92243
18043	08920230	0	REYNOLDS, LUREL L ZWD	11301 EUCLID ST SPACE 11	GARDEN GROVE, CAL	92640
18043	08920233	0	SWEENEY, JAMES R ZJT	10831 ACACIA PARKWAY	GARDEN GROVE, CAL	92640
18043	08920248	0	CHURCH, UNITED METHODIST	OF GARDEN GROVE ZCR	12741 MAIN	GARDEN GROVE, CAL 92640
18043	08921203	0	ALARCON, VICTOR ET AL	1705 SHERINGTON PL	NEWPORT BEACH, CAL	92663
18043	08921204	0	MEHLER, JAMES L	10892 ACACIA	GARDEN GROVE, CAL	92640
18043	08921205	0	MEHLER, JAMES L ZJT	10892 ACACIA AVE	GARDEN GROVE, CAL	92640
18043	08921206	0	LA ROCCA, THOMAS	17886 ABERDEEN LN	VILLA PARK, CAL	92667
18043	08921207	0	PALM GARDENS INC	CLAUDE G CROSBY	11311 CHAPMAN AVE	GARDEN GROVE, CAL 92640
18043	08921209	0	FLETCHER, CLARENCE E	1347 SUNVIEW DR	ORANGE, CAL	92665
18040	08921302	0	SCHUMAKER, FANNIE M	12892 GROVE AVE	GARDEN GROVE, CAL	92640
18040	08921320	0	BELL, JOSEPH S	150 PARK AVE	LONG BEACH, CAL	90803
18040	08921321	0	DAVIS, WILLIAM J ET AL	ZNO	KATELLA REALTY INC	ZPROPERTY MGMT DIV
			8470 GARDEN GROVE BLVD	GARDEN GROVE, CAL 92640		
18040	08921322	0	BROWN, ELMER L	10050 SW MARJORIE LN	BEAVERTON, OREG	97005
18040	08921323	0	HUSTED, ALLEN R ZJT	12865 MAIN ST	GARDEN GROVE, CAL	92640
18040	08921324	0	HUSTED, ALLEN R ZJT	12865 MAIN ST	GARDEN GROVE, CAL	92640
18040	08921328	0	RUSSELL, CLEO F ZJT	9571 JOYZELL DR	GARDEN GROVE, CAL	92641
18040	08921329	0	CITY OF GARDEN GROVE ZXX	11391 ACACIA PARKWAY	GARDEN GROVE, CAL	92640
18070	09014101	0	ARCHER, LULA E ZWD	12811 PINE ST	GARDEN GROVE, CAL	92640
18070	09014102	0	WISER, ROBERT W	11802 DALE ST	GARDEN GROVE, CAL	92640
18070	09014103	0	O POURKE, ANN	1024 7TH ST	SANTA MONICA, CAL	90403
18070	09014104	0	WHITE, ETHEL G.	12822 MAIN ST	GARDEN GROVE, CAL	92640
18070	09014105	0	WHITE, ETHEL G.	12822 MAIN ST	GARDEN GROVE, CAL	92640
18070	09014106	0	BANK, LLOYDS CAL ZCR	SPECHT, OSWALD S	10881 WOODWARD LN	GARDEN GROVE, CAL 92640
18070	09014107	0	BANK, LLOYDS CAL ZCR	SPECHT, OSWALD S	10881 WOODWARD LN	GARDEN GROVE, CAL 92640
18070	09014108	0	MINER, LOYAL ZJT	11042 PARK DR	GARDEN GROVE, CAL	92640
18070	09014109	0	KING, EDWARD R ZJT	1017 N LOWELL ST	SANTA ANA, CAL	92703

PRCL75

A.P. PARCEL NAME AND ADDRESS LISTING 04/14/77

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18070	09014110	0	MORRISON, JEREMIAH P	11041 E ACACIA	GARDEN GROVE CAL	92640
18070	09014605	0	CITY OF GARDEN GROVE	11391 ACACIA ST	GARDEN GROVE, CAL	92640

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

Considered: Date 5-16-77	
Action: Approved 5-16-77	Denied

To: Richard R. Powers

From: Richard O. Rafanovic

Dept: City Manager

Dept: Public Works & Development

Subject: HOME & COMMUNITY DEVELOPMENT PROGRAM
Consideration of an Appeal on a
Previously Denied Planned Unit
Development No. PUD-101-77, Northwest
Corner of Main Street and Acacia Parkway

Date: May 9, 1977

The attached materials contain all relevant documentation regarding consideration of an appeal on the Planning Commission denial of a Planned Unit Development No. PUD-101-77. The Planning Commission took action on April 28, 1977, to deny the requested rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center Commercial) and CC-OR (Community Center Office High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160 one-bedroom apartment units and one two-bedroom apartment unit to be located in one three-story building at the northwest corner of Main Street and Acacia Parkway.

Following the Commission's decision, an appeal was filed to the City Council by an interested citizen on May 3, 1977. It was the Planning Commission's finding that the subject request is not justified in that the proposed parking is inadequate to serve the facility, and the size of the units as proposed is not in keeping with the development goals of the City.

At the request of the appellant, the City Council has ordered a public hearing to be held on the subject appeal on May 16, 1977. It is now in order for the City Council to consider the appeal of the Planning Commission's denial on this Planned Unit Development. City Council action on the appeal is final.

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

By:

Dave Robson
Dave Robson, Manager
Development Services

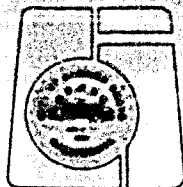
APPROVED FOR AGENDA LISTING

Richard R. Powers

Richard R. Powers
City Manager

DG:re

Attachments: Area Map
Planning Commission Resolution No. 2936
Exerpts from Planning Commission Minutes of April 28
Residential Design Questionnaire
Appeal filed May 3, 1977
Staff Report



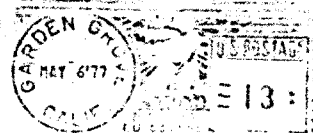
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11391 ACACIA PARKWAY

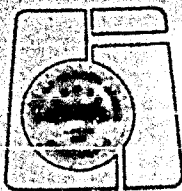
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UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

PUD-101-77

MINER, LOYAL S.J.T.
11042 PARK DR
GARDEN GROVE, CAL 92640

CITY OF GARDEN GROVE
MAY 9 9 55 PM '77
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GARDEN GROVE





GARDEN GROVE
CALIFORNIA 92640
11391 ACACIA PARKWAY

CITY OF GARDEN GROVE

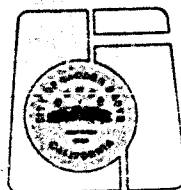
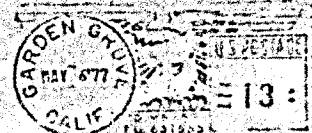
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PUD 101-97

O DELL, OWEN E & MRS
12825 MAIN ST
GARDEN GROVE, CAL 92640

SHOP IN
GARDEN GROVE



GARDEN GROVE
CALIFORNIA 92640
11391 ACACIA PARKWAY

CITY OF GARDEN GROVE

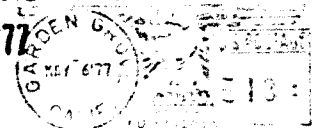
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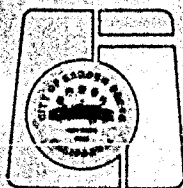
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PUD 101-97

WISER, ROBERT W
11802 DALE ST
GARDEN GROVE, CAL 92641

SHOP IN
GARDEN GROVE





GARDEN GROVE
CALIFORNIA 92640
11391 ACACIA PARKWAY

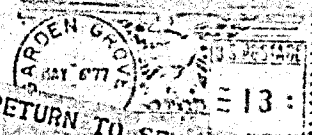
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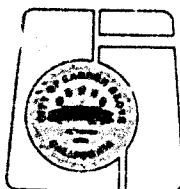
PUD 101-77

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ANAHEIM, CAL 92801

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GARDEN GROVE
CALIFORNIA 92640
11301 ACACIA PARKWAY

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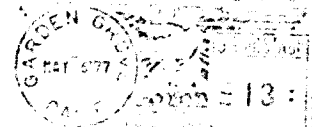
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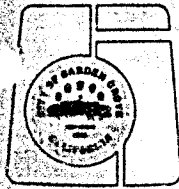
PUD-101-77

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GARDEN GROVE

REYNOLDS, LUREL L 2HDD
11301 EUCLID ST SPACE 11
GARDEN GROVE, CAL 92640



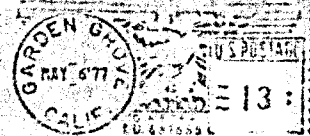


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CALIFORNIA 92640
1191 ACACIA PARKWAY
MAY 12 9 50 AM '77

NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD
RETURN TO SENDER

ALAV05 49092701 RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD



ALARCON, VICTOR ET AL
1705 SHERINGTON PL
NEWPORT BEACH, CAL 92663

PUD-101-77



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MAY 12 9 50 AM '77

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

LADCI2 04100301 RETURN TO SENDER

LA DUKE, CHARLES H
12412 ADELLE ST
GARDEN GROVE, CAL 92641

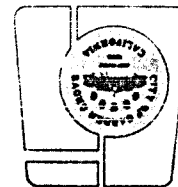
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PUD-101-77

SHORTIN
GARDEN GROVE



NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD
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GARDEN GROVE
CALIFORNIA 92640
1191 ACACIA PARKWAY



City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Richard R. Powers
Dept: City Manager
Subject: Agency Staff Report -
Senior Citizens Housing Facility

From: Owen Witthauer
Dept: Agency for Community Development
Date: May 11, 1977

There is a demand for senior citizen housing within Garden Grove. In 1970, the Methodist Church applied for the construction of senior citizen housing at the Northwest corner of Main Street and Acacia Parkway through the HUD 236 program. Before the request could be approved, the HUD 236 program was discontinued and has been replaced by the Section 8 programs. The Methodist Church has indicated that they have a list of senior citizens who still desire this type of housing. The Garden Grove Housing Authority took applications on two occasions in 1976 and received approximately 350 applications from senior citizens for 75 possible subsidies. They indicate that they receive approximately 15 calls per day from senior citizens desiring assistance. Further, the anticipated acquisition of property in the Main Street and Euclid Park areas is expected to displace persons who will be eligible for this housing. The 1976 Special Census found that there were over 6700 persons aged 65 or over in the City of Garden Grove and that there were 343 persons aged 65 or over in Census Tract 886.01 which encompasses these two areas.

The firm of Goldrich, Kest and Associates has proposed the development of a 160-unit senior citizens housing complex at the same site on the Northwest corner of Main Street and Acacia Parkway. On April 28, 1977, the Garden Grove Planning Commission held a public hearing and received testimony relative to this request (PUD-101-77). The Planning Commission, pursuant to Resolution No. 2936, denied the applicant's request. Facts and reasons supporting the conclusions of the Planning Commission, as stated in the Resolution, were that the proposed parking was inadequate to serve the facility and the size of the units as proposed were not in keeping with the development goals of the City.

Relative to the question of parking, the Santa Ana HUD office has reviewed the proposed parking for the facility and has determined it to be consistent with their guidelines for Orange County. In addition, the facility will enjoy a joint use parking agreement with the Methodist Church to the north and will be within the parking district which will provide public parking to the south. Finally, Section 9217.2 of the Garden Grove Municipal Code states that the City Council will determine the parking to housing unit ratios for multiple family housing facilities which are utilized exclusively by senior citizens as defined by the Department of Housing and Urban Development.

Relative to the question of unit size, the 564 square feet per unit for one bedroom apartments is within the guidelines established by HUD for this type of facility. Section 9216.22 of the Garden Grove Municipal Code establishes minimum dwelling unit areas for various unit sizes. For apartment units, the minimum size for a 0-bedroom unit is 550 square feet and 750 square feet for a 1-bedroom apartment. This same section also states that these standards shall not have any application to F.H.A. approved Section 231, Senior Citizen

Housing. It is staff's contention that Section 8 -- New Construction Senior Citizen Housing -- logically falls within this same exception. Finally, the basic rationale for allowing smaller sized units for senior citizens is that they generally do not desire or cannot maintain a large dwelling unit area.

Also raised at the Planning Commission public hearing was the question of monthly rent and the amount of money to be paid by the renter. The applicant's representative indicated that the monthly rent would be approximately \$240. What was not made clear was the fact that the requirements of the Section 8 Housing Assistance Program state that the renter, if he or she qualifies, pay no more than 25% of his/her income for rent and the program will subsidize the balance. The monthly rent actually paid by the senior citizen renter will be an individualized amount determined by their income.

The Agency staff will be available to answer any questions at the City Council public hearing and strongly recommends that the City Council approve PUD-101-77.

Owen Witthauer
Assistant Director



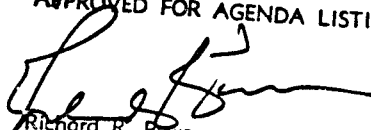
By: E. John Graichen
Community Development Manager

KHA:jk

Total number of Senior Citizens residing in Garden Grove - 10,296

Total number of Senior Citizens residing within the census tracts surrounding and including the Civic Center Area - 1783

APPROVED FOR AGENDA LISTING



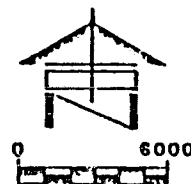
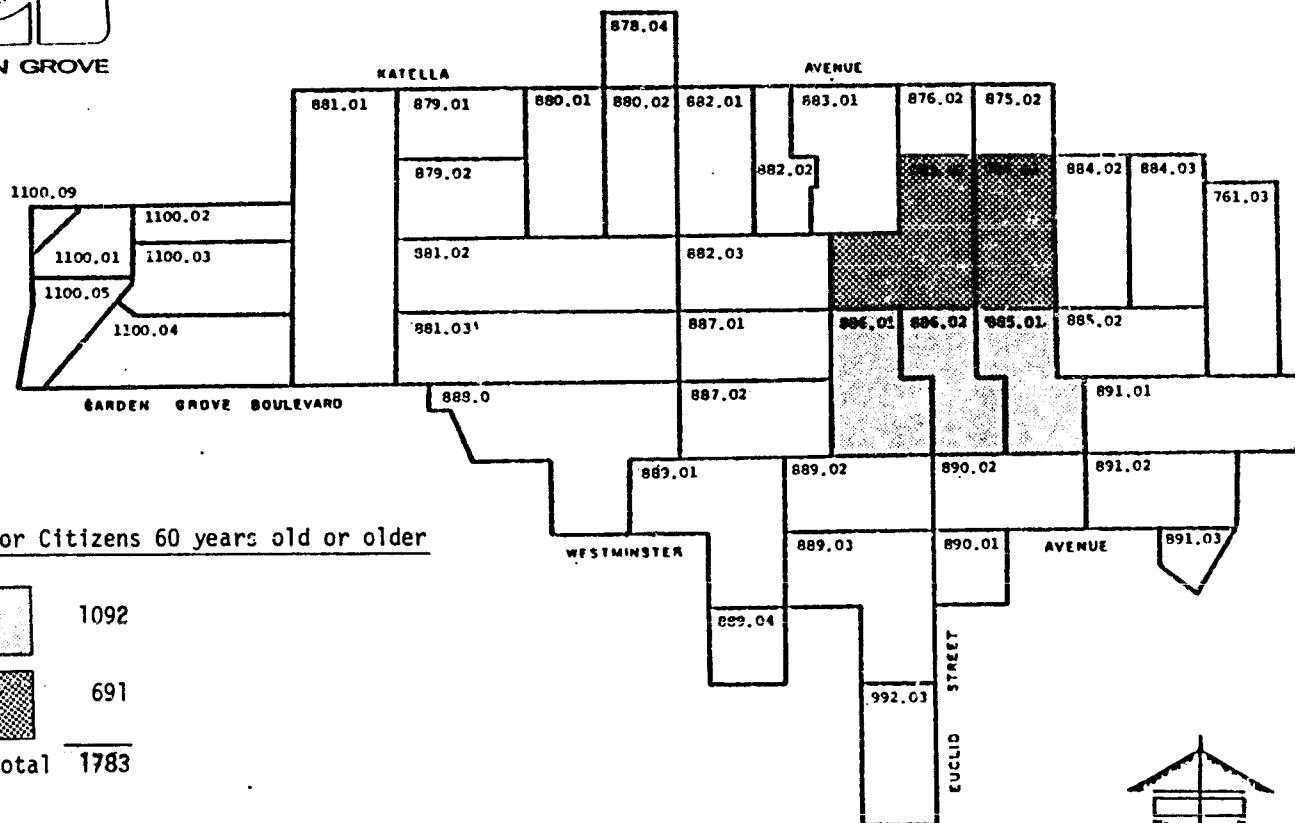
Richard R. Powers
City Manager



GARDEN GROVE

NEEDS ASSESSMENT

1976 CENSUS TRACT DISTRIBUTION



CITY COUNCIL MINUTES

5-16-77

PUBLIC HEARING - APPEAL ON PLANNED UNIT DEVELOPMENT NO. PUD-101-77 (F:116)

Appeal on Planned Unit Development No. PUD-101-77, initiated by Goldrich, Kest and Associates, requesting the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center Commercial) and CC-OR (Community Center-Office-High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160, one-bedroom apartment units and one (1), two-bedroom apartment unit to be located in one three-story building, located on the northwest corner of Main Street and Acacia Parkway. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

The City Planning Commission, pursuant to Resolution No. 2936, denied PUD-101-77 on April 28, 1977. Appeal from action taken by the Planning Commission was filed by the Applicant.

Pursuant to Legal Notice published May 7, 1977, 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 maps, and explained the recommendations of the Planning Commission forwarded to the City Council by Resolution No. 2936 and other related material, indicating that it was the Planning Commission's findings that the subject request is not justified in that the proposed parking is inadequate to serve the facility, and the size of the units as proposed is not in keeping with the development goals of the City.

The City Manager introduced Staff Report dated May 11, 1977, from the Garden Grove Agency for Community Development, reviewing the demand for Senior Citizen housing in Garden Grove.

Staff reviewed the findings of the Planning Commission in their denial of PUD-101-77, indicating that relative to the question of parking, the Santa Ana Housing and Urban Development Office has reviewed the proposed parking for the facility and has determined it to be consistent with their guidelines for Orange County. Additionally, the facility will enjoy a joint use parking agreement with the Methodist Church to the north and will be within the parking district which will provide public parking to the south. Staff advised that Section 9217.2 of the Municipal Code states that the City Council will determine the parking to housing unit ratios for multiple family housing facilities which are utilized exclusively by senior citizens as defined by the Department of Housing and Urban Development.

Relative to the question of unit size, Staff advised that the 564 square feet per unit for one bedroom apartments is within the guidelines established by HUD for this type of facility, and the basic rationale for allowing smaller sized units for senior citizens is that they generally do not desire or cannot maintain a large dwelling unit area.

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

Mr. Robert Stern, representing Goldrich, Kest and Associates, appeared before the Council and commented on the concerns noted by the Planning Commission, indicating that plan approval was expected from HUD within the next 60 to 90 days, and that the project is a reality.

Councilman Erickson inquired into the total cost of the development. Mr. Sterns indicated that the project was currently estimated at \$3,577,000 for the 160 units, commenting that the figures would change with any recommendations coming from either the City or HUD.

Mr. Donald Jordan, Chairman of the Senior Citizens Commission, appeared before the Council and spoke in favor of the project, citing specific statistics on the urgent need for this type of housing in Garden Grove, and urged that the Planning Commission's denial be set aside and that the PUD be approved.

Mr. Dick Faucett, Trustee of the Methodist Church of Garden Grove, appeared before the Council, indicating that it was the feeling of the church that a commitment had been made and the older citizens should be provided for in this way, particularly those that have been relocated out of the area in order to clear the land for this project. Mr. Faucett indicated that the proposed project would be compatible with the church and the surrounding area, stating that informal applications have been received by the church for rental of these units, submitted by citizens ranging in age from 64 to 93, and in his opinion there is a definite need for the development.

Mr. Faucett addressed the parking issue, indicating that most senior citizens do not drive; however, for any additional parking necessary, the church has agreed to the joint use of their parking lot adjacent to the proposed facility.

Mr. Faucett expressed some concern regarding safety factors, with the wood frame stucco exterior proposed for the units, in light of previous statements that the building would be totally fireproof.

Councilman Erickson inquired whether the church would be willing to guarantee, by covenant, the use of their parking lot by this proposed facility. Mr. Faucett indicated that he could not without direction from their Board of Directors; however, he felt that the word of the church was adequate.

Mr. Stern indicated that similar concerns had been expressed during construction of other projects of this type throughout the United States, and indicated that the developer is willing to provide additional parking spaces if it is deemed necessary, and they would guarantee this by covenant, indicating that they would be willing to provide a two-story structure for parking, if necessary.

Mr. Fred Burns, Vice Chairman of the Parking Commission, appeared before the Council and expressed concern over the number of parking spaces proposed and the impact on the Parking District, requesting that this project be referred to the Parking Commission for further study.

Staff advised that the project was within the Parking District and would be paying into the District and would generate up to \$4,000 per year, which is more than the District currently receives in total.

Mr. Robert Farrell, representing Mrs. Helen Shick, appeared before the Council and expressed concern over the number of washers and dryers proposed for the development, and spoke in opposition to the project and in favor of the Planning Commission's action.

Mr. Farrell inquired into the total cost of the acquisition of the land involved in this project. The City Attorney advised that inasmuch as the City is currently involved in litigation

with Mrs. Shick, any information pertaining to the Eminent Domain proceedings would not be admissible at this time.

Councilwoman Barr commented that perhaps what Mr. Farrell was asking was whether or not the Agency paid more for the property than what it was sold to the developer for, indicating that the Agency would have to reply in the affirmative.

Mr. B. C. Adams, 12151 Burns Drive, appeared before the Council, indicating while he is not in opposition to the project, he is concerned about the parking, unit size, and safety factors, suggesting that perhaps the Council would consider allowing similar variances to private developers.

Mr. John Hatfield, representing his grandmother, appeared before the Council and spoke in favor of the project, indicating that possibly the major issue of housing for senior citizens was being overlooked, in light of issues that could be addressed at a later time, such as parking and additional amenities.

Mr. Dennis Witcher, 12772 Westlake Street, appeared before the Council and spoke in opposition to the project, indicating that he felt there was a need for an Environmental Impact Report to consider impact on the entire area.

Mr. Steve Whitehead, 10012 Melody Park Drive, appeared before the Council, expressing concern over the future possibility of HUD funding being rescinded and the maintenance and repair of this facility being downgraded, while the rents would escalate.

Mr. Robert Stern appeared before the Council in rebuttal, indicating in his opinion, the issues that needed to be addressed were whether or not the project should be constructed, whether the unit size is adequate, whether there are enough amenities, and whether the parking is adequate, stating that he felt the location and cost of the project were really determined by the Agency and were not relevant to this hearing.

Mr. Stern explained the construction of a project under HUD guidelines and the restriction on large profit-making projects. Mr. Stern further indicated that there are currently 5,000 senior citizen units throughout the country constructed and maintained by his company, indicating that the average number of parking spaces required for this type of development is one parking space for each four units, reiterating that his company would be willing to sign a covenant stating that additional parking structure would be constructed should the need arise.

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

Mayor Williams indicated in his opinion, there is a need for this type of housing in Garden Grove, indicating that it would be property on the tax rolls and would be bringing property tax into the City of Garden Grove, stating that he would be in favor of the project.

Councilman Erickson presented and reviewed a prepared statement dated May 16, 1977, regarding the Appeal on PUD-101-77, citing high density, parking requirements, the lack of an Environmental Impact Report, unit size, the proximity of the project to proposed high-cost retail and commercial activity, and indicated his opposition to the project.

Councilwoman Barr commented that she had visited several apartment units in the area ranging from the Leisure World facility with units of a similar size and rents in the neighborhood of \$1,000 per month, to private locations within the City of similar size ranging in price from \$250 per month and up, stating that she is in favor of the project and that there is a real need for this type of facility.

Councilman Donovan agreed with Councilwoman Barr, indicating that he feels this is an immediate answer to housing needs that have not been addressed in the past.

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

Mayor Williams moved, seconded by Councilman Donovan, that the appeal on PUD-101-77 be and hereby is granted and said case be approved with the condition that a covenant be executed by the developer guaranteeing additional parking structure, should the need arise, and that any alteration of the PUD would require consideration by the City Council; and Staff directed to prepare Council Resolution of approval and amendment to the Municipal Code as proposed by PUD-101-77. Said motion carried by the following vote:

AYES:	COUNCILMEMBERS: (3)	BARR, DONOVAN, WILLIAMS
NOES:	COUNCILMEMBERS: (1)	ERICKSON
ABSENT:	COUNCILMEMBERS: (1)	KRIEGER

RESOLUTION NO. 5328-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-101-77, HEARD ON APPEAL, A REZONE AND GENERAL DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY, PARCEL NOS. 89-202-12, 13, 14, 15, 16, 17, 18, 19, AND 48

WHEREAS, Planned Unit Development No. PUD-101-77, initiated by Goldrich, Kest and Associates, requests the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center Commercial) and CC-OR (Community Center-Office High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160 one-bedroom apartment units and one two-bedroom apartment unit to be located in one three-story building on the northwest corner of Main Street and Acacia Parkway; and

WHEREAS, the City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 2936, the Planning Commission denied PUD-101-77 on April 28, 1977; and

WHEREAS, appeal from action taken by the Planning Commission was filed, and public hearing on the case was ordered by the City Council to be held on May 16, 1977; and

WHEREAS, public hearing was held on May 16, 1977, and all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council did conclude:

1. The proposed development is in keeping with the City's development goals in that it will provide quality housing for the City's senior citizens.
2. The proposed development is consistent with the Community Center Project Plan, As Amended, in that it will provide for the orderly and efficient development of the Community Center area;

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby approve Planned Unit Development No. PUD-101-77, subject to the following conditions:

- A. 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.
- B. All lighting structures shall be placed so as to confine direct rays to the subject property.
- C. The applicant shall submit a revised elevation indicating mission tile or comparable tile roof treatment for Zoning Administrator approval prior to the issuance of building permits.
- D. The applicant shall enter into an agreement approved by the City Attorney indicating an irrevocable parking agreement with the church to provide parking for the facility if such parking becomes necessary.

RESOLUTION NO. 5328-77
PUD-101-77

- E. Any revision or change in status of the subject PUD shall require the filing of a new PUD application.
2. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 23rd day of May, 1977.

/S/ J. TILMAN WILLIAMS
MAYOR

ATTEST:

/S/ JERI LOUISE STATELY
CITY CLERK

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

I, JERI LOUISE STATELY, 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 23rd day of May, 1977, by the following vote:

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

/S/ JERI LOUISE STATELY
CITY CLERK

RESOLUTION NO. 2936

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE DENYING PLANNED UNIT DEVELOPMENT NO. PUD-101-77, PROPERTY LOCATED AT THE NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY, PARCEL NOS. 89-202-12, 13, 14, 15, 16, 17, 18, 19, and 48

WHEREAS, in the matter of Planned Unit Development No. PUD-101-77, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Goldrich, Kest & Associates, as applicant.
2. The applicant requests the rezoning of an approximately 3.2 acre parcel from the CC-C (Community Center-Commercial) and CC-OR (Community Center Office-High Density Residential) zones to the PUD (Planned Unit Development) zone and consideration of a General Development Plan for the construction of 160 one-bedroom apartment units and one 2-bedroom apartment unit to be located in one 3-story building at the northwest corner of Main Street and Acacia Parkway; and
3. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.
4. The subject property is zoned CC-C and CC-OR and is partially improved with a mixture of residential and commercial buildings to be torn down.
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 April 28, 1977, 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 April 28, 1977; and

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

The subject request is not justified in that the proposed parking is inadequate to serve the facility and the size of the units as proposed is not in keeping with the development goals of the City; and

WHEREAS, the Planning Commission does conclude:

Subject Planned Unit Development No. PUD-101-77 does not possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9213F.7 and 9220;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby deny PUD-101-77.

ADOPTED this 28th day of April, 1977.

/s/ FRAN JENNINGS
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 April 28, 1977, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FINCH, HOLLAND, SLIMMER, JENNINGS
NOES: COMMISSIONERS: BALLIET
ABSENT: COMMISSIONERS: PETROSINE, WHITTAKER

/s/ JOANNE C. KIEFFER
ACTING SECRETARY OF THE PLANNING
COMMISSION

CITY COUNCIL MINUTES

5-23-77

RESOLUTION NO. 5328-77 (F:116)

Councilman Donovan moved, seconded by Councilwoman Barr, that full reading of Resolution No. 5328-77 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-101-77, HEARD ON APPEAL, A REZONE AND GENERAL DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY (PARCEL NOS. 89-202-12, 13, 14, 15, 16, 17, 18, 19, AND 48), be and hereby is adopted. Upon the following vote:

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

said Resolution No. 5328-77 was declared adopted.

ORDINANCE NO. 1588 was introduced for first reading and the title read in full, being an Ordinance consummating PUD-101-77, 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": A PARCEL OF LAND LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY, (PARCEL NOS. 89-202-12, 13, 14, 15, 16, 17, 18, 19, AND 48). (F:116)

Mayor Williams moved, seconded by Councilwoman Barr, that full reading of Ordinance No. 1588 be waived, and said Ordinance be and hereby is passed to second reading. Upon the following vote:

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

said Ordinance No. 1588 was declared passed to second reading.

May 25, 1977

Goldrich, Kest & Associates
425 S. Fairfax, Suite 300
Los Angeles, CA 90026

Gentlemen:

During regular session May 23, 1977, the Garden Grove City Council adopted Resolution No. 5328-77 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-101-77, HEARD ON APPEAL, A REZONE AND GENERAL DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY, PARCEL NOS. 89-202-12, 13, 14, 15, 16, 17, 18, 19, AND 48.

We are enclosing a copy of Resolution No. 5328-77 for your records.

Sincerely,

JERI LOUISE STATELY
City Clerk

Enclosure

CITY COUNCIL MINUTES

6-6-77

ORDINANCE NO. 1588 was presented for second reading and adoption and the title read in full, being an Ordinance consummating PUD-101-77, 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": A PARCEL OF LAND LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY, (PARCEL NOS. 89-202-12, 13, 14, 15, 16, 17, 18, 19, and 48). (P:116)

Councilman Donovan moved, seconded by Mayor Williams, that full reading of Ordinance No. 1588 be waived, and said Ordinance be and hereby is passed. Upon the following vote:

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

said Ordinance No. 1588 was declared passed.

ORDINANCE NO. 1588

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": A PARCEL OF LAND LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY, PARCEL NOS. 89-202-12, 13, 14, 15, 16, 17, 18, 19 AND 48

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

SECTION 1:

Section 9203.20.267 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.267

Planned Unit Development No. PUD-101-77 is hereby adopted and the property shown on the map attached hereto is zoned to the PUD. Zone Map Part C-9 is amended accordingly.

The amendment as provided by this Section shall be subject to all the conditions and provisions as set forth in City Council Resolution No. 5328-77, approving PUD-101-77.

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 Council members 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 6th day of June, 1977.

ATTEST:

/s/ J. TILMAN WILLIAMS
MAYOR

/s/ JERI LOUISE STATELY
CITY CLERK

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

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove do hereby certify that the foregoing Ordinance was introduced and presented on May 23, 1977, with vote as follows:

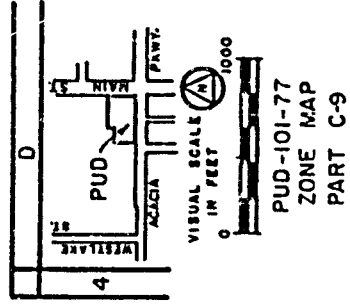
AYES:	COUNCILMEMBERS: (4)	BARR, DONOVAN, ERICKSON, WILLIAMS
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (0)	NONE
ABSTAIN:	COUNCILMEMBERS: (1)	KRIEGER

ORDINANCE NO. 1588

and was passed on June 6, 1977, by the following vote:

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

/s/ JERI LOUISE STATELY
CITY CLERK



CALIFORNIA LAND TITLE COMPANY
1010 NO. MAIN, SUITE 400
SANTA ANA, CALIF. 92701

UNITED
CALIFORNIA
BANK

Santa Ana Main Office
1018 North Main Street
Santa Ana, California 92701

1651

FEBRUARY 28 19 80

16-21/180
1220

PAY CALIF. LAND TITLE CO. \$3,300.00 DOLLARS \$3,000.00

TO
THE
ORDER
OF

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
11391 ACACIA PARKWAY
GARDEN GROVE, CA

ATTN: REDEVELOPMENT SECTION
FOR ADDITIONAL LANDSCAPING - ACACIA VILLA

CALIFORNIA LAND TITLE COMPANY
GENERAL ACCOUNT

01:1220002180:1802232620

CALIFORNIA LAND TITLE COMPANY
SANTA ANA, CALIF.

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF TERMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE FORM WVC-3 V-3

DATE	DESCRIPTION	AMOUNT
02-28-80	RE: ORDER NO. 78-00643-03 ADDITIONAL LANDSCAPING-ACACIA VILLA APARTMENTS	#17570 \$3,000.00

DOUG HADDOCK
SUBDIVISION-MARKETING REPRESENTATIVE



CALIFORNIA LAND TITLE COMPANY
1010 NORTH MAIN STREET / SANTA ANA, CALIFORNIA 92701
(714) 835-5575

When Recorded Mail To:
GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT
11391 Acacia Parkway
Garden Grove, CA 92640

CERTIFICATE OF COMPLETION

THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT of the City of Garden Grove ("Agency") entered into a Contract for Sale of Land for Private Redevelopment dated June 19, 1978 ("Agreement") with ACACIA VILLA APARTMENTS, a limited partnership ("Acacia"), under the terms of which Agency agreed to sell and Acacia agreed to purchase real property described in the Agreement, including the parcel hereinafter referred to.

The Agreement contained certain covenants, including covenants to construct certain improvements within the time limits set forth in the Agreement.

The Agency conveyed the real property described in the Agreement to Acacia.

The deed from Agency to Acacia recorded September 6, 1978, as Instrument No. 6603 of Official Records of Orange County and the real property conveyed is described in said deed. Said deed was subject to those certain Covenants marked Exhibit "B" attached to deed recorded September 6, 1978, as Instrument 6603, Official Records of said County.

The Agency hereby certifies that the improvements described in the Agreement, the Deed and Covenants listed above have been completed in accordance with the Agreement, the Deed and Covenants.

This Certificate shall constitute, as to the property described in the Deed, a conclusive determination of satisfaction and termination of the agreements and covenants in the Agreement, the Deed and Covenants listed above obligating the grantee in said

Deed, and their successors and assigns, with respect to the construction of the improvements and the dates for the beginning and completion thereof.

THE GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT of the
City of Garden Grove
ALLEN W. CHARNOW

February 27, 1980

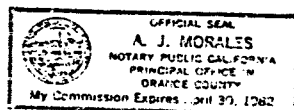
By: _____

Assistant Director

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On this 27th day of February, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Allen W. Charnow known to me to be the Assistant Director of The Garden Grove Agency for Community Development of the City of Garden Grove, and known to me to be the person who executed the within instrument on behalf of said public agency, and acknowledged to me that such agency executed the same.

WITNESS my hand and official seal.



A. J. Morales
Signature

A. J. MORALES

Name (Typed or Printed)

COUNCIL DEVELOPMENT COMMITTEE MEETING

March 30, 1978
7:30 p.m.

In Attendance: Vice-Mayor Donovan, Councilman Cannon

Staff: Richard Powers, Owen Witthauer, Al Charkow

1. PROPOSED AMENDMENTS TO THE COMMUNITY CENTER PROJECT AREA
Staff reviewed the proposed areas to be amended into the community center project area. After review, the Development Committee suggested that additional areas be included and the map returned at the next meeting. Staff will return with a recommendation on whether a bond issue should precede the amendment or vice versa.
2. PROPOSED AMENDMENTS TO THE BROOKHURST/CHAPMAN PROJECT AREA
The Council Development Committee concurred with the staff's recommendation to add the northeast, southeast, and southwest corners into the existing project area.
3. NEW PROJECT AREA AT VALLEY VIEW AND CHAPMAN
The Council Development Committee recommended that both the northeast and the northwest corners be included as an amendment into the community center project area.
4. PROPOSED PROJECT AREA AT HARBOR AND CHAPMAN
The Committee will support the forming of a new project area that will incorporate the northwest and southwest corners.
5. REVIEW OF OCTD AGREEMENT PERTAINING TO ACQUISITION OF THE SITE AND REVIEW OF THE PROPOSALS TO DEVELOP AND MAINTAIN AN ACCESS ROAD TO THE PROJECT AREA FROM ACACIA
The Committee will support the approval of this agreement because it does put the Agency in a better position than they are without the agreement. In addition, the staff will schedule a meeting with the adjoining property owners in order to solve the access problem to the site.
6. PROPOSAL FROM KAISER TO LEASE AND DEVELOP A PORTION OF THE GILBERT STREET PROPERTY FOR PARKING PURPOSES
The Committee recommends that a meeting be set up with Mr. Grant Baldwin to discuss their progress in obtaining permission to build the hospital at the Euclid/Chapman site. At that time, the Committee will review this proposed parking agreement.
7. CONCEPT REVIEW OF THE SALES TAX CENTER AND A REQUEST TO RETAIN A CONSULTANT FOR PRELIMINARY PLANNING
The Committee reviewed the Sales Tax Center proposal as presented and authorized the staff to retain a consultant at a maximum figure of \$1500. These consulting services were approved in the budget and do not take additional action by the Agency members.

8. REVIEW OF CITY-OWNED BUILDING AT NORTHWEST CORNER OF MAIN AND GARDEN GROVE BOULEVARD AND ALTERNATIVES FOR REHABILITATION OF SUBJECT BUILDING
(Continued to next Council Development Committee meeting.)
9. REVIEW OF EXISTING EXCLUSIVE AGREEMENT WITH KOM ENTERPRISES AND REVIEW OF DEVELOPMENT ALTERNATIVES FOR THE SITE
(Continued to next Council Development Committee meeting.)
10. REVIEW OF RESOLUTION WHICH APPROVED THE SENIOR CITIZEN DEVELOPMENT AND RECOMMENDATION FOR A MINOR MODIFICATION
The Council Development Committee reviewed the condition that was approved as part of the PUD, whereby the developer was required to execute an agreement with the church for reciprocal parking. Both the church representatives and the developer have confirmed that the church is not interested in entering into this type of agreement. This condition, therefore, is unachievable by the developer and he thereby requests that this condition be cancelled. The Committee advised staff to get a letter from each party confirming their positions and then it could be processed as a minor modification.
11. PROPOSAL FROM CLAYTON AND CLAYTON FOR A DEVELOPMENT ON THE NORTHWEST CORNER OF MAIN AND STANFORD
(Continued to next Council Development Committee meeting.)
12. REVIEW OF A LETTER RECEIVED FROM M. DAVID PAUL'S ATTORNEY REGARDING THE PARKING DISTRICT
The Council Development Committee reviewed the attorney's letter regarding the parking district and advised that staff should take no further action at this time.
13. REVIEW OF A REQUEST FROM MR. PRIESTAP ASKING THAT THE CITY TAKE A FULL TAKE ON HIS PROPERTY RATHER THAN A PART-TAKE
The Council Development Committee will support a program for this acquisition by the City acquiring Mr. Priestap's business and the Agency acquiring the balance of the property. This will satisfy Mr. Priestap's desire for a full take and will also assist the Agency in relocating Mr. Alley from his present location.
14. REVIEW OF PLAN FOR NORTHEAST CORNER OF KNOTT AVENUE AND LAMPSON AVENUE - COMMERCIAL BUILDING AND TWO RESTAURANTS - ASSOCIATED SOUTHERN
The Committee reviewed the concept plan for the commercial uses and will support.
15. REVIEW OF PLAN FOR SOUTHEAST CORNER OF ORANGEWOOD AND KNOTT - KOLL COMPLEX - IRVINE INDUSTRIAL, CONDOMINIUM INDUSTRIAL COMPLEX
(Continued to next Council Development Committee meeting.)

COUNCIL DEVELOPMENT COMMITTEE MEETING

March 30, 1978

Page 3

16. REVIEW OF GPA-1-78
(Continued to next Council Development Committee meeting.)

DR. J. MILES ACKER, JR.
pastor



DR. MARK ULRICKSON
associate pastor

RECEIVED
APR 7 1978

CITY MANAGER'S OFFICE

12741 MAIN STREET, GARDEN GROVE, CALIFORNIA 92640 PHONE 534-1070

April 5, 1978

Mr. Owen Witthauer, Assistant City Manager
11391 Acacia Parkway
Garden Grove, California 92640

Dear Mr. Witthauer:

We have been advised by Dexter Welton that the City Council, in approving the site plan for the new Senior Citizen Housing Development, has requested that the developer try to arrange a joint parking agreement with the United Methodist Church "if needed."

We are not sure as to what is intended by the "if needed" stipulation, but we are quite sure that the Church's position is clear. However, to avoid misunderstanding, following is our view of the situation:

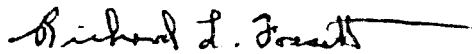
1. In developing the new project we are losing over 7,000 sq. ft. of land available for parking, with parking spaces reduced from 222 in 1966 (exclusive of Wheeler lot use), to approximately 190 when project is completed.
2. Basic need, premised on a 750-seat sanctuary, and one space per three persons, equals 250 parking spaces.
3. Apartment construction adjacent to our location will absorb a large part of the street parking we now use.
4. The City is not providing adequate parking for activities in the Park across from the Church.
5. Presently our parking lots are nearly full for both Sunday services due to our own congregation, plus growing Korean and Samoan congregations in our facility.

- 2 -

6. We are purchasing the lot adjacent and west of Church property on Stanford, to bring our eventual parking up to at least the 250 needed.

With this in mind we do not see how we can enter into any formal agreement to permit use of our parking facilities by other organizations. Of course, we allow temporary parking in emergencies, and by mutual informal agreement with others, such as for City-sponsored activities, or for Senior Citizen Housing events, provided the timing is such that it does not interfere with our own activities.

Sincerely,



Richard L. Fossett
Board of Trustees.

RLF/kr

cc: Dexter Welton
Dr. J. Miles Acker
James Hayes



General Partner Goldrich, Kest & Stern

SUITE 225
15335 MORRISON STREET
SHERMAN OAKS, CALIFORNIA 91403
783-8433 872-1882

April 11, 1978

City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA. 92640

RE: Resolution No. 5328-77
P.U.D. No. 101-77

SUBJECT: Request to Remove Paragraph 1 D, Page 1

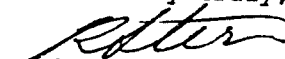
Gentlemen:

Paragraph 1 D reads as follows:

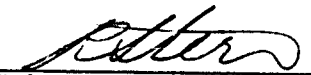
"The applicant shall enter into an agreement approved by the City Attorney indicating an irrevocable parking agreement with the church to provide parking for the facility if such parking becomes necessary."

Since the adjoining property owner (the church) does not wish to enter into this type of agreement, we respectfully request that this requirement be removed.

Yours very truly,


Robert I. Stern

ACACIA VILLA APARTMENTS

BY: 
Robert I. Stern
General Partner

RIS/lb



STAFF REQUEST FOR
ADMINISTRATIVE ACTION

TO: ZONING ADMINISTRATOR

FROM: LAND USE DIVISION D.G.

DATE: April 18, 1978

APPLICANT: Goldrich, Kest & Stern

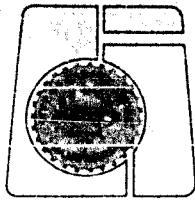
CASE REFERENCE: PUD-101-77

LOCATION: N/W Corner of Main Street and Acacia Parkway

REQUEST: To eliminate Condition #D of City Council Resolution No. 5328-77.

Said Condition requires an agreement between the applicant and the Church
abutting on the north.

STAFF COMMENTS: The applicant has pursued the required agreement since approval
of the project in May 1977. The Church has refused to agree to such an
arrangement. In as much as the project has been deemed to be an asset to the
Community generally and since the applicant, is prepared to start construction
immediately, the applicant request elimination of said Condition. The Council
Development Committee has reviewed the request and recommended a minor
modification be processed.



GARDEN GROVE

ZONING ADMINISTRATOR

ADMINISTRATIVE ACTION NO. 266

APPLICANT: GOLDRICH, KEST & STERN
LOCATION: NORTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY
DATE: MAY 2, 1978

This is a request for a minor modification to Planned Unit Development PUD-101-77 to eliminate condition "D" of City Council Resolution No. 5328-77.

Condition "D" states "the applicant shall enter into an agreement approved by the City Attorney indicating an irrevocable parking agreement with the church to provide parking for the facility if such parking becomes necessary." The applicant has submitted a request to eliminate this requirement. With his request he has submitted a letter from the Board of Trustees of the church stating that due to the parking requirements of the church and the parking requirements of other congregations and organizations that utilize their facilities from time to time, they do not see how they can enter into a formal agreement to permit use of their parking facilities by other organizations.

The requirements of City Council Resolution No. 5328-77, response of the church, and the applicant's request for elimination of condition "D" have been reviewed by the Council Development Committee which has recommended approval of the minor modification.

It must be recognized that the project is of a benefit to the community and much time, effort and expense has been expended in preparing for the proposed development. Subject to elimination of this condition, the project is ready for construction. It would therefore appear that the applicant's request is justified.

In consideration of the evidence submitted and after a review of the criteria established for approval of minor modifications, it is hereby determined that Administrative Action No. 266 should be and is hereby approved.

/s/

STEWART O. MILLER
ZONING ADMINISTRATOR

Case file
PUD-101-77

May 2, 1978

Robert I. Stern
General Partner Goldrich, Kest & Stern
Suite 225
15335 Morrison Street
Sherman Oaks, CA 91403

Dear Mr. Stern:

Subject: Zoning Administrator
Administrative Action No. 266
(PUD-101-77)

The Zoning Administrator of the City of Garden Grove approved your request for a minor modification to Planned Unit Development PUD-101-77 on May 2, 1978. The approval of your request is subject to any conditions listed on the attached administrative action. If you have any questions concerning this action, or should you wish further information, please feel free to contact me at (714) 636-6331.

If you should have any questions regarding any required permits, the Land Use Analysts in the Community Development Department will be glad to assist you. They may be reached by calling (714) 636-6331.

Sincerely,

Stewart O. Miller
Zoning Administrator

SOM:mc
Attachment

Acacia Village, Apt.
20, Alhambra, Cal.
C.C. H. 100-117

CERTIFICATE OF COMPLIANCE

August 30, 1978

TO WHOM IT MAY CONCERN:

A request has been made by the Garden Grove Agency for Community Development, being the record owner of that real property described in Exhibit "A", attached hereto, to have the CITY OF GARDEN GROVE provide a Certificate of Compliance pursuant to Government Code Section 66499.35.

IT IS HEREBY CERTIFIED that the real property described in Exhibit "A", attached hereto, complies with the provisions of Division 2, Title 7 of the Government Code Section 66410 et seq., and with all local City ordinances enacted pursuant thereto.

The applicant shall cause this Certificate of Compliance to be filed for recordation with the Recorder of the County of Orange.

Dave Robson
Planning Services Manager

Date of Recordation: _____



*file in
PUD, 101-77*

MARVIN BERMAN
ARCHITECT, AIA

16250 VENTURA BLVD., ENCINO, CA 91436 TELEPHONE (213) 995-6177

January 30, 1979

Goldrich & Kest, Inc.
5150 Overland Avenue
Culver City, CA 90230

Attention: Al Warren
Meir Yariv

Subject: Acacia Villa Apartments, Garden Grove, California

Dear Al,

The following changes are being made to the above named project's recreation room as a result of an error made in the framing:

1. Lower all soffits except at 8' high glass to 6'-10".
2. Maintain line between stucco and siding at 5'-10" all around building.
3. Change all diagonal siding to vertical.
4. Install 2X plant-ons around glass on east entry to recreation room, elevation 5.
5. Change interior plant-on detail on south wall as shown on enclosed sketch.

The enclosed five sketches amplify the above. Except for these changes, the contract documents shall be followed as submitted.

If you have any questions, please contact me.

Sincerely,

Jay S. Crawford, Designer

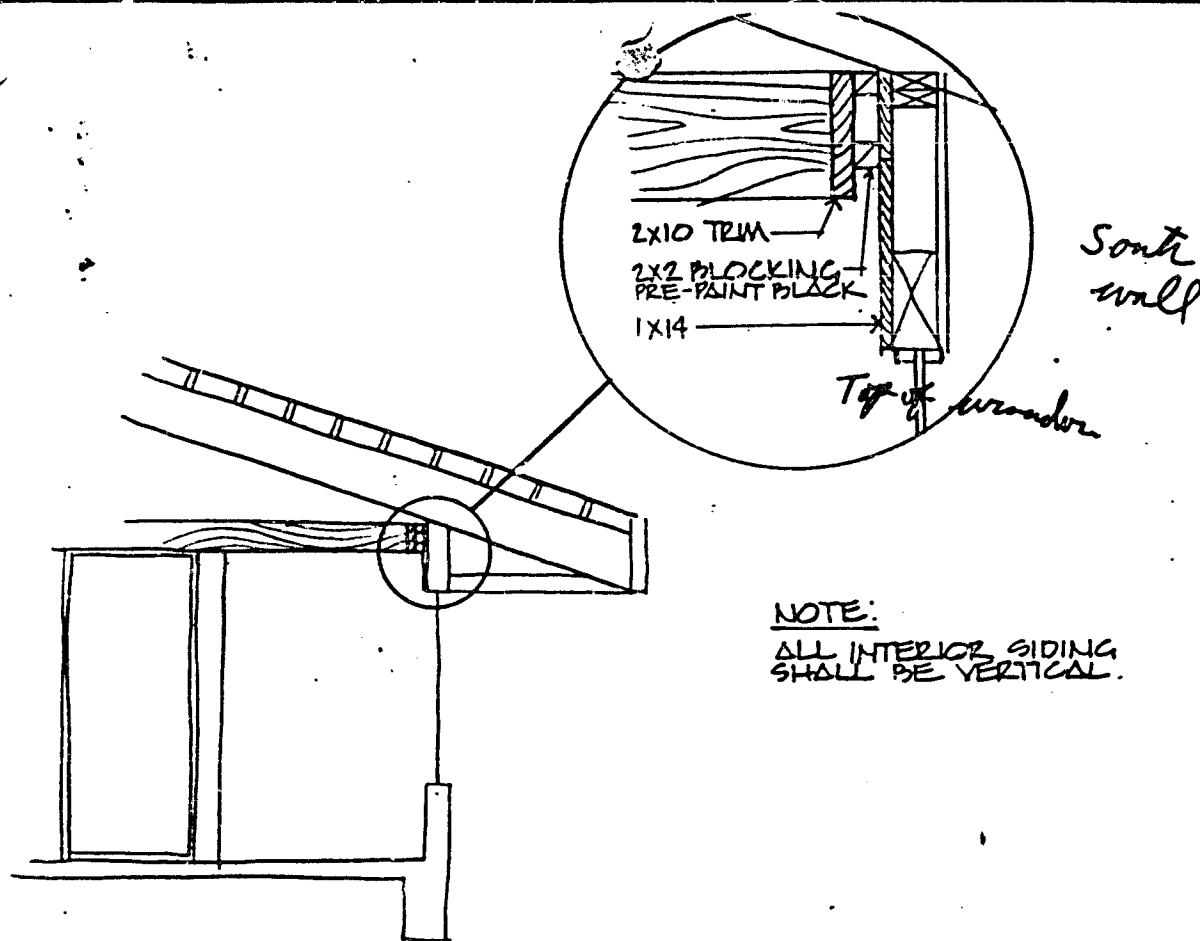
Jay S. Crawford

Encl.

Re: Acacia Villa Apartments, Garden Grove, California

DC 2/6/79

O.K. RE: S.O.M. (2-6-79)



South
wall

NOTE:

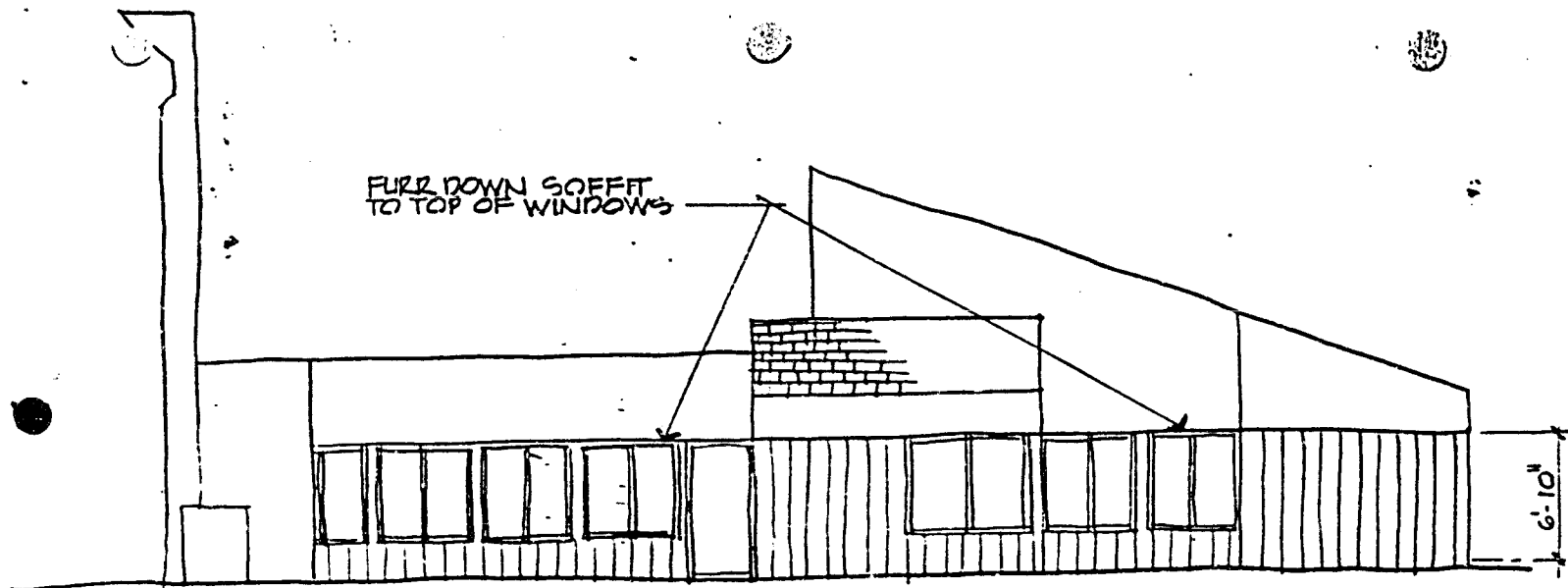
ALL INTERIOR SIDING
SHALL BE VERTICAL.

REC. RM. SECTION C

MARVIN BERMAN ARCHITECT AIA

ARCHITECTURE
PLANNING
16250 VENTURA
BOULEVARD
ENCINO, CA 91436

TEL. 993-6177



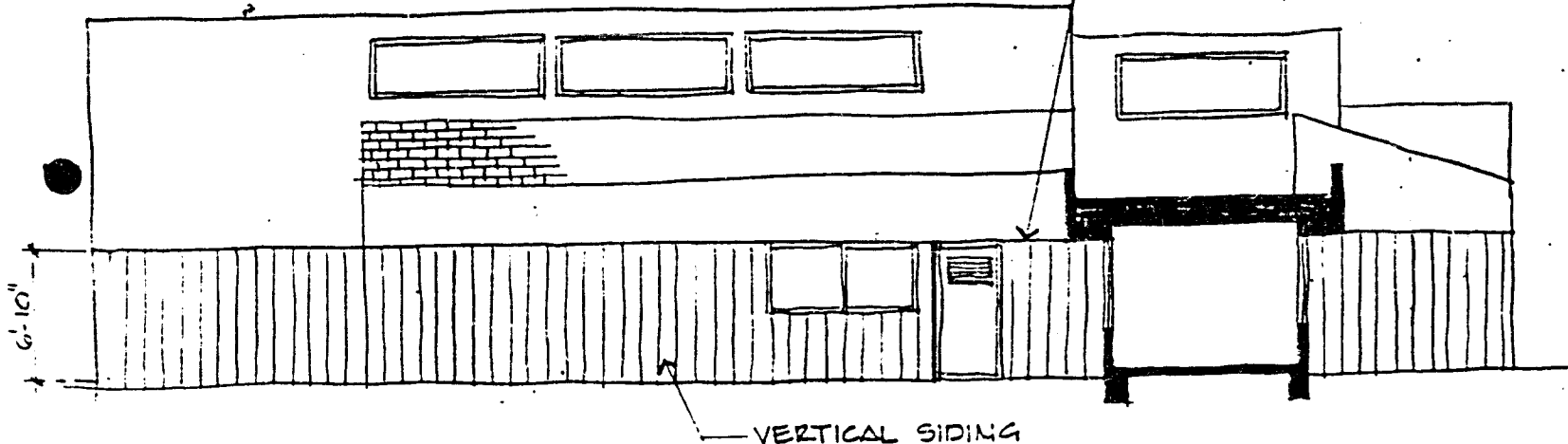
ELEVATION 7

MARVIN BERMAN ARCHITECT A.A.

ARCHITECTURE
PLANNING
16250 VENTURA
BOULEVARD
ENCINO, CA 91436

TEL. 909-6177

FIVE DOWN SFEET
TO TOP OF WINDOWS

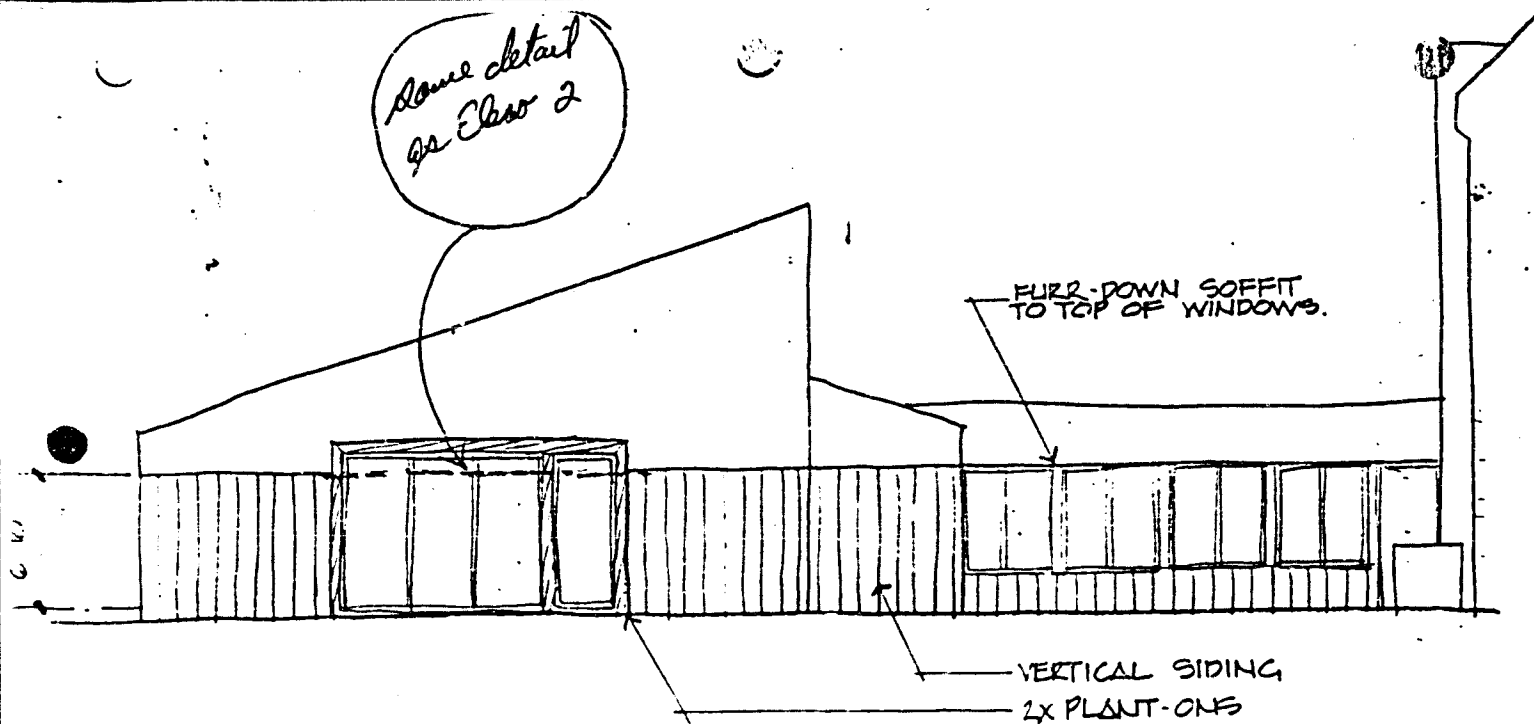


ELEVATION 6

MARVIN BERMAN ARCHITECT AIA

ARCHITECTURE
PLANNING
16250 VENTURA
BOULEVARD
ENCINO, CA 91436

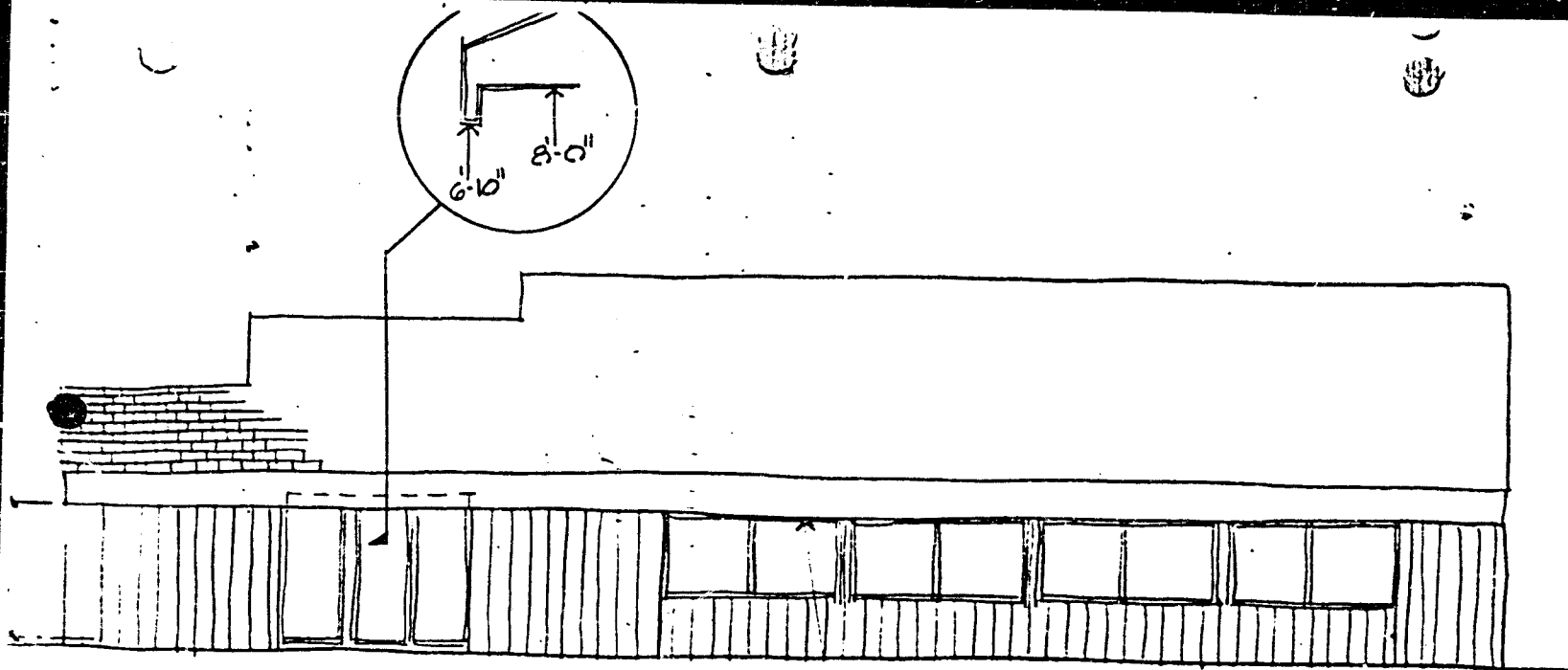
TEL. 995-6177



ELEVATION 5

MARVIN BERMAN ARCHITECT AIA

ARCHITECTURE
PLANNING
16250 VENTURA
BOULEVARD
EMERY, CA 91423
TEL. 995-6177



ELEVATION 2

— STUCCO SOFFIT

MARVIN BERMAN ARCHITECT A.I.A.

ARCHITECTURE
PLANNING
16250 VENTURA
BOULEVARD
DUNCAN, CA 92433

TEL. 905-6177

RECEIVED

FEB 20 1980

Dept. of Community Development

January 17, 1980

Mr. Robert Stern
Golonich Kest
15335 Morrison Street, Suite 225
Sherman Oaks, CA 91403

Dear Mr. Stern:

The City of Garden Grove is very proud of your recently completed Senior Citizens Housing. This long awaited facility is now helping satisfy the great need for decent housing for our senior citizen community.

We have received some comments about the quality of landscaping amenities along the Main Street and Acacia Avenue frontages. We would like for you to consider replacing some of the landscaping with larger plant material. This action would not only enhance your facility, but would also match current efforts on the part of the City to improve the quality of landscaping in that area.

I thank you in advance for your cooperation in this matter, and for your continuing interest in our community.

Sincerely,


RICHARD R. POWERS
City Manager

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To:	John Graichen	From:	William B. Kumer
Dept:	Redevelopment	Dept:	Public Works & Development
Subject:	Completion of Acacia Villa Apts. 10931 Acacia Parkway	Date:	February 26, 1980

The Acacia Villa Apartment Project was completed and the building final recorded on September 27, 1979. The Certificate of Occupancy was issued on this day, also. The 161 unit apartment building located at 10931 Acacia Parkway was issued as Building Permit No. 101833A. Street improvements have been completed and inspected.


William B. Kumer
Development Services Manager

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To: E. John Graichen
Dept: Redevelopment
Subject: Certificate of Completion for the
Acacia Villa Apartments, PUD-101-77

From: Michael J. Le Blanc
Dept: Community Development
Date: February 28, 1980

All conditions of PUD-101-77 have been met to the satisfaction of this department except the landscaping requirement. The developer has provided the required number of trees submitted on the approved set of landscape plans, however, according to Section 9400 of the Garden Grove Municipal Code, landscaping is required to enhance, conserve and stabilize property values by encouraging the creation of pleasant and attractive surroundings through the proper placement of plants and trees. Since the apartment complex is a massive three-story building, this department suggests an additional five to seven (5 to 7) trees to be placed in strategic locations to enhance the architectural features of the complex before the Certificate of Completion is issued.

Michael J. Le Blanc
Director of Community Development

By: 
William H. Claire III, AICP
Planning Division Manager

CB/pc

City of Garden Grove
INTER- DEPARTMENT MEMORANDUM
AGENCY FOR COMMUNITY DEVELOPMENT

To: E. John Graichen
Dept: Redevelopment
Subject: Senior Citizens' Housing

From: Armando J. Morales
Dept: Redevelopment
Date: February 28, 1980

I have reviewed the covenants and conditions contained in Disposition & Development Agreement dated June 19, 1978 for the purpose of determining if the Developer had complied with all the conditions contained therein. All conditions have been complied with. However, certain conditions must be met should Developer wish to transfer title to subject property or prepay existing mortgage which recite in part as follows:

Mortgage to subject property shall not be prepaid without the prior written approval of the Agency and H.U.D.

Should subject property be sold before final mortgage debt has been paid, all deeds and other documents relative to prepayment, etc. shall contain appropriate covenants requiring such parcel shall be used for low and moderate income housing for the remaining life of the lien or 35 years, whichever is later.

In the event of transfer, the Agency is entitled to require that the proposed transferee shall have the qualifications and financial responsibility, as determined by the Agency, necessary and adequate to fulfill the obligations undertaken in the Agreement by the Developer.

Agency to review all legal documents relating to transfer.



Armando J. Morales
Real Property Agent

AJM:dp

landscaping plan submitted as part of the PUD application and building permits. During my investigation of the landscaping requirements, I became aware of a letter sent to Bob Stern by Dick Powers regarding the lack of mature landscaping at the Acacia Villa Apartment site.

Inasmuch as Goldrich, Kest and Associates was extremely interested in receiving the signed Certificate of Completion, I felt that perhaps the Agency was in a position to have Goldrich, Kest and Associates augment the landscaping that had been installed around the Acacia Villa Apartments. I then called Bob Stern and indicated that we were disappointed that he had not responded to Dick Powers' letter regarding the lack of landscaping. Mr. Stern concurred that the landscaping perhaps was not as extensive as they might have installed and he would agree to provide whatever additional landscaping the City felt necessary in order to receive the signed Certificate of Completion before February 29. Following further discussions with Mr. Stern, the two of us agreed that if the City would determine what landscaping was needed, he would write us a check for that amount if the Certificate of Completion were executed by the Agency prior to February 29.

After conferring with Allen Charkow and members of the Planning staff regarding the extent of landscaping felt necessary and the cost involved to accomplish the desired amount of landscaping, I then called Mr. Stern and told him it would take approximately \$3,000 to install the number of specimen trees necessary to provide adequate landscaping around the building. Mr. Stern agreed to give the Agency a check for \$3,000 in exchange for receiving the executed Certificate of Completion. He asked that any amount not used of the \$3,000 be returned to him once the landscaping had been installed. I asked if he felt it was necessary for the City to have any written permission from him to enter the property and do the landscaping, and he indicated only that we should advise the manager of the apartment complex of what we were doing. I informed Mr. Stern that we would agree to his offer and would have his executed Certificate of Completion available for him in exchange for the \$3,000 check on February 28. I then asked Allen Charkow to execute the Certificate of Completion, which he did on February 27, as indicated by the attached copy of the Certificate.

On February 28 I received a memo from Bill Claire regarding the Community Development Department's concerns relative to the Acacia Villa Apartments. As can be seen from the attached copy of this memo, there was some concern regarding the landscaping even though all conditions of the PUD had been complied with. Inasmuch as the developer had agreed to provide the \$3,000 to augment the landscaping around the apartment complex, I felt then that all conditions noted by the Community Development Department could be satisfactorily met.

Also on February 28 I received a memo from Armando Morales regarding the conditions of the agreement executed between the Agency and Goldrich, Kest and Associates on June 19, 1978. As can be seen from the attached memo, all conditions contained within the Disposition and Development Agreement have been complied with.

Also on February 28 Doug Haddock, subdivision marketing representative of California Land Title Company, delivered to the Office of Redevelopment a check for \$3,000 for additional landscaping for the Acacia Villa Apartments. In exchange for receiving the check, originals of the executed Certificate of Completion were handed to Mr. Haddock on behalf of Goldrich, Kest and Associates.

On March 3, 1980 I discussed this entire matter with Dick Conrad of Public Services Department, indicating that the Agency had the \$3,000 available to provide additional landscaping at the Acacia Villa Apartments and asked Dick to inspect the property to determine what sort of trees would be needed to bring the landscaping up to the desired level expressed by the City Manager. Dick indicated that he would look into it and let me know what would be needed and how we could go about getting the landscaping acquired and installed.

E. John Graichen

E. JOHN GRAICHEN
General Manager - Redevelopment

Attachments

cc: Richard R. Powers
Allen W. Charkow
Dick Conrad
Ray Holland
Mike Le Blanc
Tony Andrade

5889C

Michael J. Le Blanc

Community Development

Parking at the Senior Citizens Complex
at Main Street and Acacia Parkway.

William H. Claiborne

Community Development

April 11, 1960

The Current Planning staff has received a complaint regarding the inadequacy of the parking at the Senior Citizen's complex. The complaint, as related to staff, is that there are only forty (40) parking spaces for one hundred sixty (160) dwelling units. In addition, there are approximately eight (8) tenants that need handicapped parking spaces, but only four (4) handicapped parking spaces are provided.

With the completion of the City parking lot across Acacia Parkway from the Senior Citizens Complex, some of the parking congestion will be relieved. However, it will be difficult for a handicapped person to negotiate the crossing of Acacia Parkway.

William H. Claiborne III, AICP
Planning Division Manager

CHP/TC

2-10-60

.116
PJD 101-77

To:	Delbert L. Powers	From:	William Claire
Dept:	City Manager	Dept:	Community Development
Subject:	Questions Re Acacia Villa, PUD-101-77 Parking Requirements	Date:	July 8, 1980

RECEIVED

AUG 12 1980

Dept. of Community Development

(714) 638-6731

August 11, 1980

Mr. Robert I. Stern
15335 Morrison Street, Suite 225
Sherman Oaks, CA 91403

Dear Mr. Stern:

Per our telephone conversation regarding the parking at the Acacia Villa Apartments, it was my understanding that you will be working with your manager to install an additional four (4) handicapped spaces at the rear of the complex. It was also my understanding that I will be working with the City Council to designate four (4) regular parking spaces in the area of the northwest side of the parking lot which is located south of Acacia Parkway east of Grove Street.

Also, a potential problem has come to my attention with the increase in tenants with automobiles and perhaps it would be a good idea to limit the number of residents with automobiles and strictly monitor leases to new tenants until this problem is resolved.

Thank you for your cooperation in this matter. If I can be of some help in the future, please do not hesitate to contact me. If you need further assistance in the parking matter, please contact Mr. Mike LeBlanc, Community Development Director for the City of Garden Grove, at 638-6851.

Sincerely,

J. TULMAN WILLIAMS
Vice Mayor

cc: Mike LeBlanc