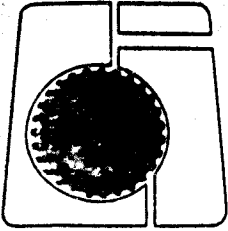


SP-182-78



GARDEN GROVE

Application No. SP-182-78

A. P. No. 224-243-01

Hearing Date 12-14-78

Analyst BUTTERFIELD

FILE COVER SHEET

APPLICATION FOR  
CITY OF GARDEN GROVE

JACK SUTTON	P.O. BOX 5025, GARDEN GROVE CA 926421	
Applicant	Mailing Address	Phone No.
JAY EARL	6402 ST. PAUL CIRCLE #B, HUNTINGTON BEACH CA 92647	
Agent	Mailing Address	Phone No.

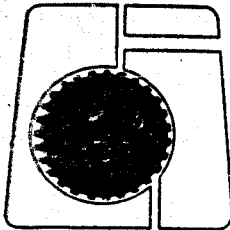
**TO PERMIT**

THE CONSTRUCTION OF TWELVE (12), TWO AND THREE BEDROOM, AIR SPACE CONDOMINIUM UNITS TO BE LOCATED IN ONE CENTRAL STRUCTURE ON A 36,317 SQUARE FOOT PARCEL IN THE R-3 (MULTIPLE RESIDENTIAL) ZONE. THE CITY OF GARDEN GROVE HAS PREPARED 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 of Property: SOUTH SIDE OF BELGRAVE AVENUE, WEST OF VALLEY VIEW STREET.

Present Use of Property: VACANT

Adjoining Property Owned or Leased by Applicant: NO



# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT

Development Services Division

714/638-6831

GARDEN GROVE

APPLICATION FOR:

10/16/78 193 m 380°  
194 m 80°

- SITE PLAN
  - VARIANCE
  - CONDITIONAL USE PERMIT
  - UNCLASSIFIED USE PERMIT
- : ENVIRONMENTAL IMPACT REPORT REVIEW
  - :  ENVIRONMENTAL IMPACT REPORT NEGATIVE DECLARATION
  - : # 460.00

NAME OF APPLICANT: John W (Jack) Sutton TELEPHONE: 897-7910

MAILING ADDRESS: P O Box 5025 Garden Grove 92645

NAME OF RECORDED OWNER: Los Alamitos Congregation TELEPHONE: 892-0389  
et Jenevick's witnesses

MAILING ADDRESS: 5871 Belgrave Ave, Garden Grove 92645

### STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY
- PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL
- LESSEE
- AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED: The project will develop the last

parcel of bare ground in the area in an aesthetically  
pleasing way. The proposed design will greatly improve the  
neighborhood's overall appearance while allowing for nearly  
all existing trees to remain. It will provide needed housing  
and increase the tax base.

SIGNATURE OF APPLICANT: John W Sutton DATE: October 12, 1978

ACCEPTANCE BY LAND USE: [Signature] DATE: 10-16-78

ACKNOWLEDGMENT OF FEE PAYMENT: [Signature] DATE: 10-16-78

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

Section 9219.12. EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT, SITE PLAN, OR PUD. TIME FOR APPEAL. The order granting or denying a variance, conditional use permit, unclassified use permit, site plan, or planned unit development 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 9221.3. FILING FEES. The...fees shall be paid in accordance with a resolution adopted from time to time by the City Council.

NOTE: Evidence not presented to the Planning Commission or Zoning Administrator in connection with this case will not be considered by the City Council. All maps, petitions, plans, testimony, and other facts or opinions must have been heard by the Planning Commission or Zoning Administrator in order to be heard by the City Council.

Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223.1. SITE PLANS, VARIANCES OR PERMITS MAY BE REVOKED. The Planning Commission or Zoning Administrator, as the case may be, may, after a public hearing held in the manner prescribed in Part 19 governing variances, conditional use permits and unclassified use permits or as prescribed in Part 20 governing site plans, revoke or modify on any one or more of the following grounds any site plan, variance, conditional use permit or unclassified use permit previously issued:

- a. That the approval was obtained by fraud.
- b. That the use approved by a variance, conditional use permit or unclassified use permit has ceased to exist or has been suspended for one year or more.
- c. That the site plan, variance, conditional use permit or unclassified use permit is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.
- d. That the approved site plan, variance, conditional use permit or unclassified use permit was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

Section 9223.2. EXPIRATION. Any site plan, variance, conditional use permit or unclassified use permit granted becomes null and void if not exercised within the time specified in the approval of said site plan, variance, conditional use permit, or unclassified use permit, or if no date is specified, within one (1) year from the date of approval of said site plan, variance, conditional use permit or unclassified use permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

I HEREBY CERTIFY that I have read and understand the information contained in this application.

*Joe W. (Jed) Sutton*  
(Signature of Applicant)  
Date October 12, 1978

RECORDING REQUESTED BY  
CHICAGO TITLE INS. CO.  
ACCOMMODATION  
RECORDING  
AND WHEN RECORDED MAIL TO

CONFIRMED COPY  
Not Corrected with Original

12925.270  
Seibel

RECORDED AT REQUEST OF  
CHICAGO TITLE INS. CO.  
IN OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIFORNIA  
8:00 A.M. NOV. 15 1978  
LEE A. BRANCH, County Recorder

KARL E. KANDEL  
JUNE H. KANDEL  
247 Calle Empalme  
San Clemente, Calif.

\$4.00  
C12

21455

MAIL TAX STATEMENTS TO

Return address above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

224-243-01

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

TO 1983 PRINT CA 18-741

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 23.65.

(  ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (  ) City of Garden Grove and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LOS ALAMITOS CONGREGATION OF JEHOVAH'S WITNESSES

hereby GRANT(S) to

KARL E. KANDEL AND JUNE H. KANDEL, husband and wife as Joint Tenants

the following described real property in the City of Garden Grove  
County of Orange, State of California:

~~PARCEL 4 OF LOT 9 OF TRACT NO. 3557 AS PER MAP RECORDED IN BOOK 121, PAGES 35-38~~  
~~OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.~~

Parcel 4, in the City of Garden Grove, County of Orange, State of California,  
as shown on a map filed in book 125 page 7 of Parcel Maps, in the office of  
the county recorder of said county.

LOS ALAMITOS CONGREGATION OF  
JEHOVAH'S WITNESSES

STATE OF CALIFORNIA

COUNTY OF Orange

On November 7, 1978

Charles J. Norris before me, the undersigned,

said State, personally appeared Wilson H. Latti

known to me to be the Corp President, and

known to me to be the Corp Secretary of the corporation that est

and known to me to be the persons who executed the within

instrument on behalf of the corporation therein named, and ac

knowledge to me that such corporation executed the within

instrument pursuant to its by-laws or a resolution of its board of

directors.

WITNESS my hand and official seal.

Signature David L. Chadwick

DAVID L. CHADWICK

(This area for official notarial seal)

SEAL  
HADWICK  
Notary Public-California  
Orange Co.  
My commission expires July 10 1979

OFFICIAL SEAL  
DAVID L. CHADWICK  
Notary Public-California  
Principal Office in Orange Co.  
My commission expires July 10 1979

Name (Typed or Printed)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY  
CHICAGO TITLE INS. CO.  
ACCOMMODATING  
RECORDING  
AND WHEN RECORDED MAIL TO

CONFIRMED COPY  
with Original

12925-268

RECORDED AT REQUEST OF  
CHICAGO TITLE INS. CO.  
IN OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIFORNIA  
8:00A.M. NOV. 15 1978  
LEE A. BRANCH, County Recorder

\$4.00  
C12

Name  
Street Address  
City & State

JOHN SUTTON  
LYDIA SUTTON  
P O Box 5025  
Garden Grove, Calif.

NAME TAX STATEMENTS TO

Return address above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

TO 1923 PNTI CA 18 741 THIS FORM FURNISHED BY TICOR TITLE INSURERS A.P.N. 224-243-01

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 31.90  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( X ) City of Garden Grove and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LOS ALAMITOS CONGREGATION OF JEHOVAH'S WITNESSES

hereby GRANT(S) to  
JOHN W. SUTTON AND LYDIA SUTTON, husband and wife as Joint Tenants

the following described real property in the City of Garden Grove  
County of Orange  
, State of California:

~~PARCEL 3 OF LOT 9 OF TRACT NO. 3557 AS PER MAP RECORDED IN BOOK 121, PAGES 35-38 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.~~

Parcel 3, in the City of Garden Grove, County of Orange, State of California,  
as shown on a map filed in book 125 page 7 of Parcel Maps, in the office of  
the county recorder of said county.

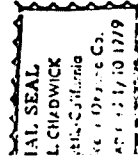
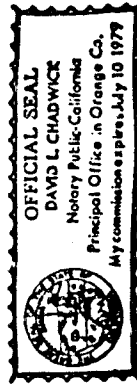
LOS ALAMITOS CONGREGATION OF  
JEHOVAH'S WITNESSES

Dated October 26, 1978 by: Charles J. Norris, President

STATE OF CALIFORNIA  
COUNTY OF Orange  
On November 7, 1978  
said State, personally appeared Charles J. Norris  
known to me to be the Corp President, and Wilson H. Latta Jr.  
known to me to be the Secretary Secretary of the corporation that executed the within instrument

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

WITNESS my hand and official seal.  
Signature David L. Chadwick  
David L. Chadwick  
Name (Typed or Printed)



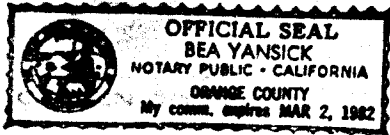
Notary Seal

(This area for official notarial seal)

STATE OF CALIFORNIA

COUNTY OF Orange

ss.



ON Oct. 12, 1978,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
Charles J. Norris

to be the person whose name is subscribed to the within Instrument,  
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

ARTICLE OF AUTHORIZATION

Bea Yansick  
Notary Public in and for said State.  
BEA YANSICK

ACKNOWLEDGMENT—General—Notarials Form 223—Rev. 3/84

TO: CITY OF GARDEN GROVE

APPLICATION FOR Site Plan Hearing CASE NO. \_\_\_\_\_

Charles J. Norris, trustee for

Los Alamitos congregation of

I, Jehonah witnesses, owner of the below described property,

do hereby appoint Jack Sutton my agent for the purpose of  
consummating the above application, and agree to accept and fulfill any and  
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_

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

Charles J. Norris  
(Signature of Owner)

Information concerning 12 unit condominiums located on Belgrave in the city of Garden Grove.

CONNECTION FEES

<u>TYPE OF USE</u>	<u>CHARGE</u>
Condominium	\$ 75.00 per unit
Saddle Fees Minimum of one day's notice for saddle needed	\$ 50.00
Bin specifications enclosed for use of District trash bins. This charge for trash bin pickup is \$ 15.00 per bin per month. The District will bill every two months.	

IN- LIEU FEES

In-Lieu fees will be due before release for occupancy. These fees are for sewerage and trash collection. New construction is not on the tax roll until July 1, 1979, the District will collect fees for the number of months left in the fiscal year <sup>from</sup> time of occupancy. District office will need to be contacted for amount of these fees when the development is ready for release. *From*

Please contact the District office if you need more information.

MIDWAY CITY SANITARY DISTRICT  
893-3553



**INITIAL STUDY OF ENVIRONMENTAL EFFECTS**  
**CITY OF GARDEN GROVE, CALIFORNIA**

Project Title 12 UNIT CONDOMINIUM PROJECT

Project Location South side Belgrave, west of Valley View

Project Description Residential 12 unit condominium project in an existing R-3 zone.

Applicant/Address/Phone No. JACK SUTTON 12512 St. Mark,  
Garden Grove, Ca. (714) 897-7910

<u>Environmental Effects</u>	<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?	_____	_____	_____X_____
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	_____	_____X_____
3. Is the project within a 100-year flood plain?	_____	_____	_____X_____
4. Is the project to be located in an area frequently impacted by high noise levels?	_____	_____X_____	_____
5. Is the project to be located in an area with a high ambient level of air pollution?	_____	_____X_____	_____
6. Will any mature trees be removed or relocated as a result of the project?	_____	_____	_____
7. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	_____	_____X_____	_____
8. Will the project involve the burning of any material, including brush, trees, and construction material?	_____	_____X_____	_____
9. Will the project create dust, fumes, smoke or odors?	_____	_____X_____	_____
10. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	_____	_____X_____	_____
11. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	_____	_____X_____	_____

ONLY 2 OUT OF TOTAL

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
12. Would the project affect wind conditions or other weather conditions in the project area?	_____	<u>X</u>	_____
13. Will heat or glare be emitted from the project that would annoy neighboring residents?	_____	<u>X</u>	_____
14. Would the project affect the amount of sunlight falling on adjacent properties?	_____	<u>X</u>	_____
15. 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>	_____
16. Is the proposed project expected to result in changes in land use, either on or off the project site?	_____	<u>X</u>	_____
17. Could the project serve to encourage development of presently undeveloped area, or increases in development intensity of already developed areas?	_____	<u>X</u>	_____
18. Will the project result in the introduction of activities not presently found within the neighborhood?	_____	<u>X</u>	_____
19. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____
20. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	<u>X</u>	_____
21. Will the project require the extension or enlargement of existing public utility lines?	_____	_____	<u>X</u>
22. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
23. 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>	_____
24. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses?	_____	<u>X</u>	_____
25. Would the project require the relocation of people or business in order to clear the construction site?	_____	<u>X</u>	_____
26. Would the project site involve the disturbance of a known historical or archeological site?	_____	<u>X</u>	_____
27. 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>	_____
28. Could the project generate a controversy?	_____	<u>X</u>	_____

Alternatives and Mitigating Measures

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

Due to the size of the project no adverse impacts are thought to be evident.

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

Summary

Describe in short, concise manner, the overall total impact of the proposed project, including both positive and negative effects:

The project is compatible with the general plans of Garden Grove. It has little impact on neighboring properties. It will be a benefit to the community because of the unique and pleasant design of the condominium structures. Also, the landscaping will retain the existing eucalyptus trees.

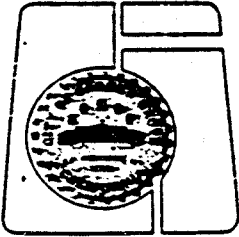
Prepared by J/T DRAFTING

Date 10-12-78

Mailing Address 6402 St. Paul Circle #B  
(c/o Jay Earl)

Huntington Beach, Ca. 92647  
City State Zip Code

Telephone Number 714 848-9490  
Area Code



# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
Development Services Division

(714) 638-6831

GARDEN GROVE

PLEASE TYPE

NAME Jack Sutton DATE 10-12-78

PROJECT NAME AND/OR LOCATION 12 UNIT CASE NO. \_\_\_\_\_

CONDOMINIUM PROJECT at south side

Belgrave, west of Valley View

## RESIDENTIAL DESIGN SUPPLEMENT

The following questionnaire has been formulated by the City of Garden Grove to evaluate the quality of residential projects proposed in the City. Please answer each of the following questions as completely as possible. If you do not completely understand a question, please feel free to contact the Land Use Section of the Public Works and Development Department at 638-6831 for assistance. This questionnaire is made a part of the hearing body's packet and is binding upon you unless altered by the hearing body.

### EXTERIOR FEATURES

1. Do you provide laundry facilities? If Yes, specify the number of washers and dryers, location, and any special features. \_\_\_\_\_

Yes. Facilities for one washer and one dryer have been provided within each unit. Sufficient area and required hook-ups are located within the attached garages of units 3,4,6,7,8,9, and at the second floor level of units 1,2,5,10,11, and 12.

2. What types of covered parking do you provide? Describe any unusual features of the covered parking. \_\_\_\_\_

One 20'-0" x 20'-0" (interior dimension), attached, double car garage has been provided for each dwelling unit. Each unit has a private, self-closing, solid core door between the garage and the first floor kitchen area. Most of the second floor of the same unit is built over the garage area. This helps conceal the garage within the units' structure and provides better sound control.

3. Is parking provided for recreational vehicles owned by the residents? If Yes, specify the number and location of spaces. \_\_\_\_\_

No. Prohibition of recreational vehicle on site parking will be stated in the CC & R.

4. Do you provide for the screening of carport and/or garage openings from the view of residents, freeways, and other streets? If Yes, how? \_\_\_\_\_

Yes. All garage doors are situated such that no view is possible from any unit's entry, balcony or windows (except some kitchen sink windows). Also, no view is possible from adjacent buildings or freeways and only two garage doors are somewhat visible from Belgrave Ave. No carports have been provided.

5. Do you provide for the screening of open parking spaces from the view of residents, freeway, and other streets? If Yes, how? \_\_\_\_\_

Yes. The open parking is also situated such that no view is possible from any unit's entry, balcony, or windows (except the kitchen sink window of unit #4). Also, no view is possible from freeways, Belgrave Ave. and adjacent buildings.

6. Do you provide locked storage facilities for the residents?

Please specify location and amount. \_\_\_\_\_

A minimum of 300 cu. ft. of storage space has been provided for within the attached garages of each unit. This storage space is separated from, and does not encroach on, the 20'-0" x 20'-0" clear space designated for the garage parking.

7. Is storage provided for large appliances and other large personal items?

Please specify location and amount. \_\_\_\_\_

The 300 cu. ft. of storage space provided for each unit is more than adequate for storing large personal items. While differing in width and depth dimensions each unit's storage has over 8'-0" in height.

8. Do you provide private patios for every dwelling unit. If Yes, please specify the size, number and the method of assuring maximum privacy. If

No, please cite reasons for not providing patios. No. Recessed (not cantilevered) 2nd floor balconies have been substituted for ground floor patios at all units. This is beneficial for two reasons: 1) To assure total privacy for each unit from other units, adjacent properties and Belgrave Ave. and 2) To give an additional 2,400 sq. ft. of landscape and recreational area at the ground level. Balcony sizes are: one at 160 sq. ft., two at 280 sq. ft. each and nine at 240 sq. ft. each. All balconies face the central landscape area.

9. What type of roof is proposed for your project? Please discuss roof

design and materials. The roof design is a distinctive architectural characteristic of this project. Please see exterior elevations provided. Each unit has a similar roof design which adds continuity to the overall design of the project. Each roof has a peak, a 7:12 slope, and a 2'-0" eave overhang front and rear, and zero overhang at the gable ends. Heavy wood shakes as a roof covering will compliment the rough appearance of the existing eucalyptus trees.



10. How do you conceal all roof structures such as air-conditioning units, heating units, etc., from view? \_\_\_\_\_

No exterior roof structures will exist.

11. Please describe the exterior building treatment(s) to be used, including

color schemes, textures, materials and their relationships. The exterior finish for buildings "A" and "B" will be: front-2 x 12 fascia at eave overhang and stucco at 2nd flr. balcony walls, 2 x 10 fascia, plywood siding and 1 x 6 plant-ons at 1st flr. walls. Sides- 2 x 12 barge rafters, 2 x 12 plant-ons and stucco. Rear- 2 x 10 fascia and stucco. All garage doors will be plywood siding with a 1 x 6 plant-on boarder. Colors and textures are: stucco-brown with a spanish texture. Plywood siding-painted light brown with a natural texture. Fascia boards, barge rafters, plant-ons and planter boxes will be rough sawn and stained dark brown.

12. Please describe how windows, balconies and other openings are located and designed to assure privacy for adjoining properties and reduce the undesirable effects of any major streets and/or freeways that are nearby.

All windows and doors at the entry, living, dining and master bedrooms face the landscape and recreational areas that seperate Belgrave Ave. from both buildings "A" and "B". The remaining 2nd floor bedroom and bathroom windows are at the rear of the buildings. These windows face a church at building "A" and a row of eucalyptus trees at building "B". None of these windows and doors can be viewed into from adjacent buildings.

13. Please describe the landscaping scheme and materials to be used in your project. Include information about the species, maturity and location of the vegetation to be used. \_\_\_\_\_

The landscaping will include the retention of most all the existing eucalyptus trees. The open space will consist of grass and free-formed concrete walkways around the existing trees. Taller plants and shrubs will be provided between walls and parallel concrete walks and open parking. Each unit also has a private balcony planter box and some units have a planter box below their living room window. Heavy landscaping will be provided between the street and the wall around the recreational area.

14. Please describe the watering system to be used for your landscaped areas.

Except for private planter boxes, all landscaping will be watered by an adequate sprinkler system equipped for both automatic and manual operation. There will be conveniently placed hose bibbs, also.

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15. Please describe the recreation area(s) to be provided for the project, and the recreational facilities and equipment to be provided in each area.

The plot design allows for several large open grass areas and a jacuzzi and barbeque area that is enclosed by a 6'-0" height brick wall with a wrought iron gate. This area will contain three raised barbeque pits, built-up with brick, room for two or three picnic tables, a ten ft. diameter jacuzzi and room to conceal the jacuzzi pump and heater. The walking surface in this area may be design pressed concrete.

16. What kind of walls are provided around the development and/or the individual parcels? Please specify height and materials to be used. \_\_\_\_\_

On the east side the plot is separated from the adjacent improved R-1 zone by an existing 6'-0" height concrete block wall. On the south side, the plot is separated from the adjacent improved R-1 zone by a 6'-0" height chain link fence and the Garden Grove flood control. No walls exist on the north and west sides.

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17. How are refuse storage areas in the project to be screened from view of the residents, streets, freeways and adjacent properties? \_\_\_\_\_

Neither refuse storage areas are visible from freeways, or Belgrave Ave. One refuse storage area will be separated from the rear of building "B" by a 20'-0" wide drive. The other will be situated between unit #4 (garage side) and the open parking. Both will be enclosed by three walls and a gate. Shrubbery will further screen them.

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INTERIOR FEATURES

1. Please describe the floor covering materials that are proposed for the

A. Kitchen:

Easy care linoleum or sheet vinyl in all kitchens.

B. Bathroom:

Easy care linoleum or sheet vinyl in all baths.

C. Balance of Unit:

Wall to wall plush carpeting everywhere but kitchen, baths  
and laundry area. Ceramic tile entry in units 2,5,6,9,10,  
11 and 12.

2. How many bathrooms do you provide per unit:

(5) Two bedroom units each have 1½ baths.

(7) Three bedroom units each have 2½ baths.

3. What type of materials will you use in the bathrooms for counter tops, sinks, showers, and/or bath tubs?

All master baths will have double pullman lavatories. All  
counter tops will be of a marble pattern. Safety tempered  
glass will be used for all shower doors. All tubs will be  
cast iron.

4. What type of materials do you use in the kitchen for counter tops, sinks and cupboards?

Kitchen counter tops will be ceramic tile. Sinks will be  
durable cast iron. Cupboards will be wood.

5. What, if any, water conserving devices are to be used in the bathroom and/or kitchen?

None.

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

Dishwasher  Refrigerator  Other:   
Garbage Disposal  Range & oven

7. Please specify the type, location and amount of insulation and sound-proofing to be provided in each unit.

Exterior walls- fiberglass insulation rated R-11. Ceilings- fiberglass insulation rated R-19. Common walls will be sound proofed with a 2" air space and fiberglass insulation to achieve a S.T.C. rating of 51 or better.

8. What type of heating system do you propose to use? Why was this type of system chosen?

One 80,000 B.T.U. forced air unit will be provided for each unit. This type is chosen for energy and heating efficiency and private thermal control.

9. If provided, what type of air-conditioning system is to be used for each unit? Why was this type of system chosen?

No air conditioning has been provided.

10. Please describe any security devices included in the project, specifically on doors, sliding doors, windows, etc.

All entry doors will have a door viewer.. They also shall be equipped with a dead bolt and deadlocking latch. Sliding glass doors shall be equipped with locking devices. All sliding glass doors shall be installed so that the sliding panel shall be on the inside of the fixed portion of the door. Wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a hardened steel shackle, metal slide bar, bolt or equivalent. Sliding glass windows shall be provided with locking devices. Movable panels shall not be rendered easily openable or removable from the frame for sliding doors and windows. The jacuzzi area gate shall be provided with a card or a key locking device. Security shall meet all applicable Garden Grove security codes.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE

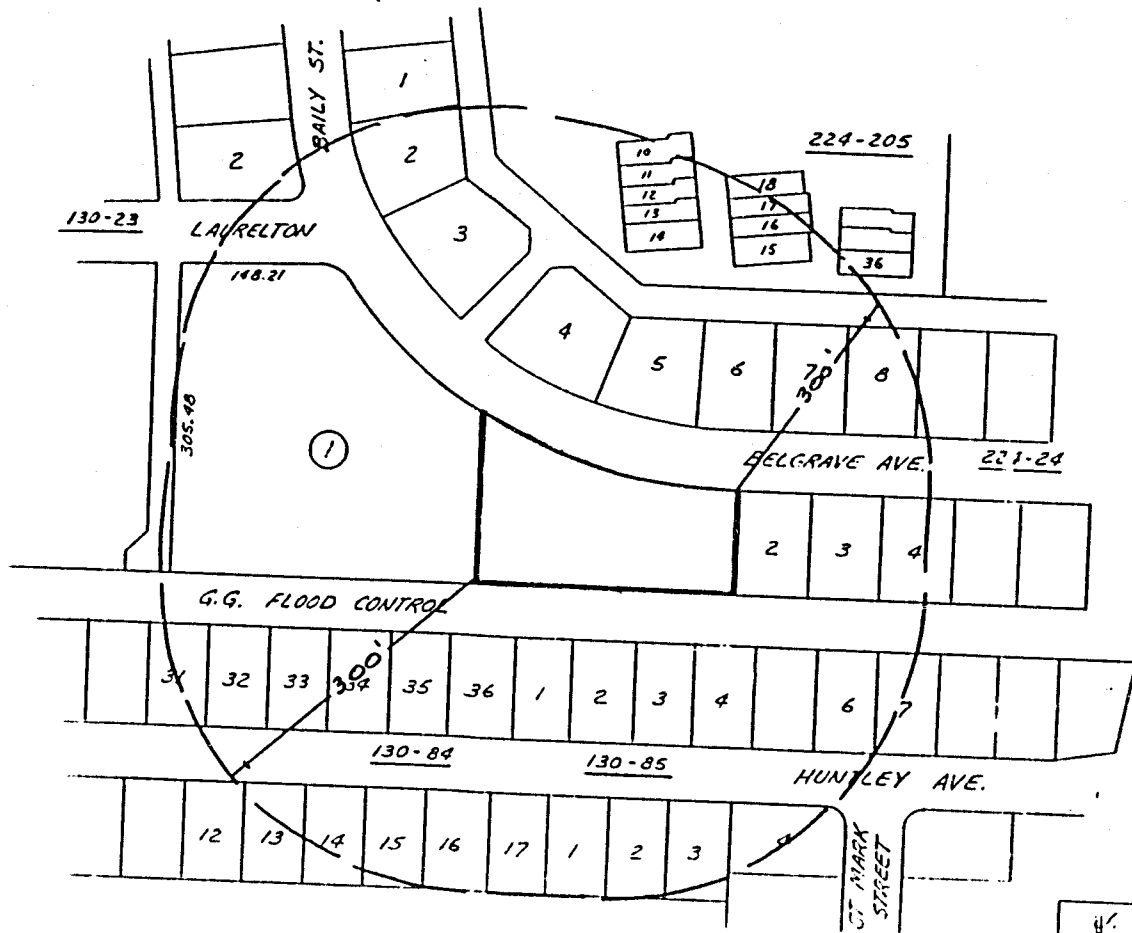
David W. Earl

DATE

10-16-78

Each of the items indicated in this Supplement have been provided and certified to subject to the final building inspection dated \_\_\_\_\_.

Building Inspector \_\_\_\_\_



W. SUTTON  
 DATED: 11 APRIL 1977  
 SCALE: 1" = 100'

FIG 18

CITY OF GARDEN GROVE  
PUBLIC WORKS AND DEVELOPMENT  
MULTIPLE DWELLING DEVELOPMENT STANDARDS

Identification  
 Case Number:                      Zone: R-3 (M.D.R.)  
 Applicant: JACK SUTTON  
 Plan Checked By: D.B.  
 Standard Development:                      P.R.D.: ✓

Complies                      Does Not                       
Comply                      Comply                     

Specific Plan  
 Conforms to existing Specific Plans                       
 Comments:                     

Project Development  
 Lot Area: 0.83 ACRES (36317) 47  
 Number of Units: 12  
 Density: 14.4 UNITS/ACRE  
 Comments: ( M.D.R. CLASSIFICATION )

Dwelling Unit Size  
 1 Bedroom                     , plus patio                       
 2 Bedroom 1200 ±, plus patio                       
 3 Bedroom 1500 ±, plus patio                       
 4 Bedroom                     , plus patio                       
 Comments:                     

Placement of Buildings  
NORTH  
 Front Yard Setback ALLEGE 15 FT  
EAST  
 Right Yard Setback 10'  
WEST  
 Left Yard Setback 10'  
SOUTH  
 Rear Yard Setback 23'  
 Comments:                     

<u>Parking Requirements</u>	<u>Required</u>	<u>Provided</u>
Covered	<u>24</u>	<u>24</u>
Open	<u>0</u>	<u>0</u>
<del>2.V.</del>	<u>3</u>	<u>0</u>
<u>TOTAL</u>		

Comments: NO 2ND STORY. 2ND FLOOR  
( 1500 SQ FT )  
DATE: 11/17/77

Complies Does Not Comply

Coverage  
Residential Buildings 7200 #  
Garages or Carports 6048 "  
Recreation Buildings 5 "  
Open Parking Sapces 1200 "  
Other 2 "  
Total Coverage 14448 "  
Percent of Lot Coverage 42 %

Comments: \_\_\_\_\_

Recreation and Leisure Areas  
Required per unit: 200 #  
Provided per unit: \_\_\_\_\_ 2830 #  
Private balcony or patio \_\_\_\_\_  
Roof area for recreation \_\_\_\_\_  
Allowable yard space 1475 #  
Total ÷ by number of units 4355 #  
Total provided per unit: 262 #

Comments: \_\_\_\_\_

Refuse Storage Areas  
Required: 2 sq. ft. Provided 2 sq. ft.  
Meets design specifications: Yes  No \_\_\_\_\_

Comments: \_\_\_\_\_

Walking Distance to Units  
All within 150 feet: Yes  No \_\_\_\_\_  
No. units 150' - 200' \_\_\_\_\_  
200' - 250' \_\_\_\_\_  
250' - 300' \_\_\_\_\_  
over 300' \_\_\_\_\_

Comments: \_\_\_\_\_

Signs W/S  
Signs as indicated comply to Code.

Height  
Height of structures comply to Code.  
Comments: 29' MAX



P.R.D. DEVELOPMENT STANDARDS

Complies \_\_\_\_\_  
Does Not Comply \_\_\_\_\_

Site Depth 177' Width 261 Ratio 2 1/2 to 1

Placement of Buildings

Front to Front (25' - 35')

Rear to Rear (20' - 30")

Side to Front (15' - 20")

Side to Rear (15' - 20")

Side to Side (10' - 15')

Obliquely aligned \_\_\_\_\_

Between Accessory Buildings (10')

Between Accessory Buildings and Units (15')

Between Parking Areas and Units (15')

Between Driveways and Units (5' - 10')

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Amenities: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NEGATIVE DECLARATION

Project Title SITE PLAN NO. SP-182-78

Project Location SOUTH SIDE OF BELGRAVE AVENUE, WEST OF VALLEY VIEW STREET

Project Description TWELVE UNIT AIR SPACE CONDOMINIUMS

Applicant/Address/Phone No. JACK SUTTON, P. O. BOX 5025, GARDEN GROVE, CA  
92642 (714) 897-7910

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation measures, if any, included in this project to avoid potentially significant environmental effects, are as follows:

NONE

Approved By:



Chairman, Planning Coordinating Committee

OCTOBER 16, 1978  
Date

INTER-OFFICE CASE RESUME' SHEET

TO: TRAFFIC

DATE: 10-16-78

CASE: S.P. 182-78

ANALYST: BUEZFIELD

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: S.P. APPROVAL FOR CONST. OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-25-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

CONDITIONS OF APPROVAL: NO U.G. STREET LIGHTS REQ'D  
LIGHTS PRESENTLY EXIST

SUGGESTIONS: Pking stall #6 will be impossible to use.

Gil Miller  
BY: GM

DATE: \_\_\_\_\_

INTER-OFFICE CASE RESUME' SHEET

TO: SANITARY DIST.

DATE: 10-16-78

CASE: S.P. 182-78

ANALYST: BUEZFIELD

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: S.P. APPROVAL FOR CONST. OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-25-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: Area is in the Medway City Sanitary Dist.  
C. S. D. #3 Fee ————— 3000<sup>00</sup>  
To be paid to the Q. D. S. D. —————

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: *[Signature]*  
DATE: 10/17/78

INTER-OFFICE CASE RESUME' SHEET

TO: Police

DATE: 10-16-78

CASE: S.P. 182-78

ANALYST: Butterfield

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: S.P. APPROVAL FOR CONST. OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-25-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

CONDITIONS OF APPROVAL: Would approve - recommend  
clear address on each unit.

SUGGESTIONS:

BY: G. Walker

DATE: 10-17-78

INTER-OFFICE CASE RESUME' SHEET

TO: FAC. ENG.

DATE: 10-16-78

CASE: S.P. 182-78

ANALYST: Butterfield

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: S.P. APPROVAL FOR CONST. OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-25-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

- ① Can Any of the Trees Be Saved ??
- ② Grading Plan Required
- ③ Utility Plan Required
- ④ Tract Map Required

CONDITIONS OF APPROVAL:

- ⑤ Normal Subdivision Fees Will Be Required
- ⑥ There Are Some Sewer Easements On This Property,  
Check To Be Sure They Don't Conflict W. + L  
Development.

SUGGESTIONS:

BY: [Signature]

DATE: 10-18-78

INTER-OFFICE CASE RESUME SHEET

TO: MIDWAY CITY SANITARY DIST.

DATE: 10-16-78

CASE: S.F. 182-78

ANALYST: Robert

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: SITE PLAN APPROVAL FOR CONSTRUCTION OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-30-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS:

SEE ATTACHED SHEET

RECEIVED

OCT 23 1978

Midway City Sanitary District

RECEIVED

OCT 26 1978

Dept. of Community Development

BY: Gayle Mailhes

DATE: 10-24-78

DS-0047-4/76

INTER-OFFICE CASE RESUME' SHEET

TO: FIRE

DATE: 10-16-78

CASE: S.P. 182-78

ANALYST: INTERFIELD

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: S.P. APPROVAL FOR CONST. OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-25-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: SMOKE DETECTORS AS REQUIRED.

CONDITIONS OF APPROVAL: ① PROVIDE APPROVED HARD-SURFACE EMERGENCY ACCESS.  
ACCESS SHOWN REQUIRES EASEMENT/AGREEMENT FOR USE BY THIS PARCEL  
AND APPROVED HARD SURFACING. CONTACT FIRE DEPT. ② FIRE FLOW  
2000 G.P.M. ③ PROVIDE EITHER AN ON-SITE FIRE HYDRANT OR AN  
OFF-SITE HYDRANT NORTH OF THE ACCESS DRIVE SHOWN.

SUGGESTIONS: CONTACT FIRE DEPT. RE: EMERGENCY  
ACCESS.

RECEIVED  
OCT 20 1978  
Dept. of Community Development

BY: CRIST PRATI

DATE: 10-18-78



INTER-OFFICE CASE RESUME SHEET

TO: PLAN CHECK

DATE: 10-16-78

CASE: S.P. 182-78

ANALYST: INTERFIELD

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: S.P. APPROVAL FOR CONST. OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-25-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: THE FOLLOWING FEES ARE DUE:

PARK & REC (DIST A) \$ 2700<sup>00</sup>

STORM DRAIN (DIST B) (0.773 AC) \$ 154<sup>60</sup>

PARALLEL TREES (273.69 FT) \$ 218<sup>95</sup>

NOISE REPORT IS REQ'D

~~CONDITIONS OF APPROVAL:~~ SOILS REPORT IS REQ'D

GRADING & DRAINAGE PLANS ARE REQ'D

BLDGS SHALL COMPLY W/ STATE ENERGY CONSERVATION ACT'S

INGRESS - EGRESS EMBLEMENT REQ'D TO ENTER PROJECT

UTILITY PLANS REQ'D

SUGGESTIONS:

WHERE IS JACUZZI EQUIPMENT?

BY: [Signature]  
DATE: 20 Oct 78

RECEIVED  
OCT 17 1978  
Elon Check

INTER-OFFICE CASE RESUME' SHEET

TO: WATER ENG. / PERMITS

DATE: 10-16-78

CASE: S.P. 182-78

ANALYST: INTERFIELD

APPLICANT: JACK SUTTON

HEARING DATE: 12-14-78

REQUEST: S.P. APPROVAL FOR CONST. OF A  
12 UNIT CONDOMINIUM

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 10-25-78

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

CONDITIONS OF APPROVAL:

SUGGESTIONS:

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

DATE: \_\_\_\_\_

INTER-OFFICE CASE RESUME SHEET

TO: Water Est./Permit

DATE: \_\_\_\_\_

CASE: SP 182-78

ANALYST: Burton

APPLICANT: Jacob Sutor

HEARING DATE: \_\_\_\_\_

REQUEST: \_\_\_\_\_

12 unit Condo

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: \_\_\_\_\_

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

WATER COMMENTS:

A. ASSESSMENT FEES: ACREAGE \$ Setback July, 1959 PER ACRE.  
 FRONTAGE \$ N/A Tract 3551 PER LINEAL FOOT OF STREET FOOTAGE.  
N/A

B. DOMESTIC WATER REQUIREMENTS:

- 1. One water meter and service for each unit, the size to be determined by a fixture unit count.
- 2. If individual metering as required above becomes technically infeasible, the developer shall provide alternate water facilities as directed by the Director of Public Works & Development. Master-Metered Developments must have individual shutoff valves for each unit.

C. FIRE PROTECTION REQUIREMENTS:

- 3. <sup>one</sup> Fire hydrant to be located as per Fire Departments case comments and installed as per City of Garden Grove's Standard Plans ~~B702, B703, B704~~.
- (a) To be installed by the developer, pipe size 6". Engineered plans for fire hydrants must be submitted for department approval.
- (b) To be installed by the City at City's expense.
- (c) Connection for private fire hydrant to be installed by City at Developers expense; size 6" (\$ \_\_\_\_\_ Deposit).
- 4. Guard posts around fire hydrants MAY BE REQUIRED to be installed as per City of Garden Grove's Standard Plan B-706
- 5. \_\_\_\_\_ private fire service per Standard Plan B728 to be installed by the City at developer's expense.

D. GENERAL REQUIREMENTS:

- 6. Backflow protection will be required unless otherwise specified by Water Engineering.
- 7. On-site underground electric and telephone lines must be a minimum of 5' clear of all parallel water facilities, with additional clearance at all hydrants and bend locations.
- 8. For Additional Comments See Attached Sheets

By: [Signature]

Date: \_\_\_\_\_

SP 182-78

IN THE

# Superior Court

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

CITY OF GARDEN GROVE,

PLANNING

PROOF OF PUBLICATION

PUBLIC HEARING

State of California }  
County of Orange } ss.

Mary R. Fosnight

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 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:

December 2, 1978

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

Dated at GARDEN GROVE

California, this 4th day of December, 1978

Mary R. Fosnight

Signature

No. 10575

December 8, 1978

Garden Grove Planning Commission  
Garden Grove, California 92644

Honorable Members:

Subject: Site Plan No. SP-182-78

Relative to Site Plan No. SP-182-78, the Zoning Administrator would normally handle a case, not involving a rezone.

However, in this situation, since the Planning Commission acted on both the General Plan Amendment and on the original Site Plan (SP-136-77), I feel it is in order to have the Planning Commission also act on Site Plan No. SP-182-78.

Respectfully,



STEWART O. MILLER  
Zoning Administrator

DB:pc

(714) 538-6051

December 11, 1978

Jack Sutton  
P.O. Box 5000  
Garden Grove, CA 92640

Dear Mr. Sutton:

SUBJECT: SP-182-78  
SOUTH SIDE BELGRAVE, WEST OF VALLEY VIEW

We wish to thank you for your interest in developing property in Garden Grove. In order to assist you in your planning, the development fees and deposits related to your project have been calculated and are listed below.

The fee amounts are based upon the present fee schedule as adopted by ordinance, and a review of your preliminary plans. Modifications to the proposed development, such as a change in lot or building area, change in the number of dwelling units, increase or decrease in street frontage, or amendment of the fee schedule, will require adjustments to the amounts designated.

These fees are utilized in part to improve the environment of the area in which your development is located, and to provide for the increased demand on City facilities and services. Building permit and plan check fees will be determined at the time your construction plans are submitted.

In order to schedule the workmen, equipment, and delivery of materials for water service to insure that the installation coincides with the construction of your project, please make financial arrangements with the Development Services Division at least eight weeks prior to the installation date required.

If your development involves the subdivision of land, you will be advised by letter of the amounts of the subdivision fees, deposits, and bonds after submittal of your final map. The specific amounts payable prior to City Council acceptance of the final map will be clearly identified for you.

In addition to all permit and plan check fees, the following will be at Garden Grove and County of Orange Services District fees and deposits to be paid prior to before building permits can be issued.

City of Garden Grove Fees and DepositsPlan Check Sections:

Park & Recreation Fee: (District A) -----	\$2,700.00
Storm Drain Fee: (District B) 0.77 Acres -----	\$ 154.60
Parkway Tree Fee: (273.60 ft.) -----	\$ 218.95

Noise Report required.  
 Soils Report required.  
 Grading and Drainage Plan required.  
 Buildings shall comply with State Energy Conservation regulations.  
 Utility Plans required.

Plan Check Sections:

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

Domestic Water Requirements:

One water meter and service for each unit, the size to be determined by a fixture unit count.

If individual metering as required above becomes technically infeasible, the developer shall provide alternate water facilities as directed by the Director of Public Works and Development. Master-Metered Developments must have individual shutoff valves for each unit.

Fire Protection Requirements:

One fire hydrant to be located as per Fire Department's case comments and installed as per City of Garden Grove's Standard Plan B-705.

- a. To be installed by the developer, pipe size 6". Engineered plans for fire hydrants must be submitted for department approval.
- b. Connection for private fire hydrant to be installed by City at Developer's expense; size 6".

Guard posts around fire hydrants may be required to be installed as per City of Garden Grove's Standard Plan B-705.

Jack Sutton

-3-

December 11, 1978

General Requirements:

Backflow protection will be required unless otherwise specified by Water Engineering.

On-site underground electric and telephone lines must be a minimum of 5' clear of all parallel water facilities, with additional clearance at all hydrants and bend locations.

Facilities Engineer:

Tract Map required.  
Normal Subdivision Fees required.

Midway City Sanitary District:

Connection Fees (Condominiums) - \$75.00/unit.  
Saddle Fees (Minimum of one day's notice for Saddle needed) ----- \$ 50.00  
Trash Bin Pickup: - \$15.00 per bin, per month.

In-Lieu Fees:

In-Lieu Fees will be due before release for occupancy. These fees are for sewerage and trash collection. New construction is not on the tax roll until July 1, 1979, the District will collect fees for the number of months left in the fiscal year from time of occupancy. District office will need to be contacted for amount of these fees when the development is ready for release.

Police Department:

Recommend clear addresses on each unit.

Fire Department:

Smoke detectors as required. Provide approved hand-surface emergency access. Flow fire 2000 G.P.M. Provide either an on-site fire hydrant or an off-site hydrant north of the access drive shown.

Garden Grove Sanitary District:

(Please contact Mr. Walt Bassel, at 634-3043 if there are questions concerning Sanitary District Fees.)

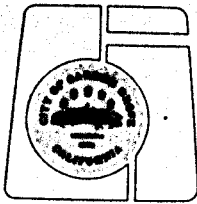
County Sanitation District #3 Fee ----- \$3,000.00  
(Fees to be paid to the Garden Grove Sanitary District).

We hope the above will be of assistance to you, and if you desire additional information regarding any City of Garden Grove fees, please call 638-8661.

Sincerely,

DAVE BOBSON  
Planning Services Manager





GARDEN GROVE

CITY OF  
GARDEN GROVE  
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY JACK SUTTON

FOR A SITE PLAN

NO. SP-182-78

REQUESTING the construction of twelve (12), two and three bedroom, air space  
condominium units to be located in one central structure on a 36,317 square foot  
parcel in the R-3 (Multiple Residential) zone. The City of Garden Grove has  
prepared 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: South side of Belgrave Avenue, West of Valley View Street.

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 DECEMBER 14, 1978.

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

MAILING LIST  
S.P. 192-78 (SUTTON)  
12-14-78

SUBJECT PROPERTY:

224-243-01

PROPERTY WITHIN 300'

224-243-02  
03  
04  
05  
06

224-241-02

224-242-02  
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130-852-01

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130-842-12

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130-841-31

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224-205-08

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224-202-17

OK  
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SP

ASSESSOR - LABEL FILE LISTING  
NAME

ADDRESS

CITY

ZIP

Sp 182-78

ASSESSOR ID	NAME	ADDRESS	CITY	ZIP
	002	JOANIE		2 772 SP182-78
22424301	LOS ALAMITOS CONGREGATION	5871 BELGRAVE AVE	GARDEN GROVE, CAL	92645
22424302	PAQUIN, EPHREM N	5872 BELGRAVE AVE	GARDEN GROVE, CAL	92645
22424303	THURSTON, RALPH ET AL	5882 BELGRAVE AVE	GARDEN GROVE, CAL	92645
22424304	BANKSON, JOHN F JR (JT)	5902 BELGRAVE AVE	GARDEN GROVE, CAL	92645
22424305	DRAIN, LLOYD V	5912 BELGRAVE AVE	GARDEN GROVE, CAL	92645
22424306	BIONDO, ANTHONY J (JT)	5922 BELGRAVE AVE	GARDEN GROVE, CAL	92641
22424102	SUN, YUNG H (CP)	5011 BERKELEY AVE	WESTMINSTER, CAL	92683
22424202	BUBONIC, JOSEPH T ET AL	4313 HAZELNUT ST	SEAL BEACH, CAL	90740
22424202	BURONIC, JOSEPH T ET AL	4313 HAZELNUT ST	SEAL BEACH, CAL	90740
22424204	FRUCHTER, MICHAEL H (CP)	5502 STANFORD AVE	GARDEN GROVE, CAL	92645
22424205	BATTERMAN, CHARLES L (JT)	5851 BELGRAVE AVE #A	GARDEN GROVE, CAL	92645
22424206	TRANI, PAUL V (JT)	13912 GRAMBLING CIR	WESTMINSTER, CAL	92683
22424207	CHRISTIANSEN, M E (JT)	5901 BELGRAVE AVE APT C	GARDEN GROVE, CAL	92645
22424208	CHRISTIANSEN, MARSDEN E	5901 BELGRAVE AVE APT C	GARDEN GROVE, CAL	92645
22424209	DABBS, ARTHUR G (JT)	5282 CHARING CROSS RD	WESTMINSTER, CAL	92683
22424210	BIONDO, ANTHONY J	5922 BELGRAVE AVE	GARDEN GROVE, CAL	92645
13085201	HOUCK, H E (JT)	5842 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13085202	ATCHISON, JOHN T 3RD	5852 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13085203	O BRIEN, JAMES P	5862 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13085204	DRAKE, DAVID P (JT)	12261 ST MARK ST	GARDEN GROVE, CAL	92645
13084212	GARCIA, CHRISTOPHER F	5782 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084213	MC CAFFREY, WAYNE G	5792 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084214	BROWN, BERNARD E	5902 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084215	MILES, DALE	5812 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084216	WAECHTER, WILLIAM F	5822 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084217	BRIDGES, RANDY T (JT)	5832 HUNTLEY AVE	GARDEN GROVE, CAL	92645
22420508	CZEKALSKI, JOSEPH F JR	12137 STONEGATE LN	GARDEN GROVE, CAL	92645
22420509	MC CURDY, TIMOTHY A (SM)	12135 STONEGATE LN	GARDEN GROVE, CAL	92645
22420510	PEARLMAN, STANTON O ET AL	12133 STONEGATE LN	GARDEN GROVE, CAL	92645
22420511	CHAN, ASA (SU)	12131 STONEGATE LN	GARDEN GROVE, CAL	92645
22420512	MAC KENZIE, MARK A ET AL	12129 STONEGATE LN	GARDEN GROVE, CAL	92645
22420513	HALE, JOHN T (JT)	12127 STONEGATE LN	GARDEN GROVE, CAL	92645
22420514	WOLCOTT, STEVEN N (JT)	12125 STONEGATE LN	GARDEN GROVE, CAL	92645
22420515	EDDIE, CLEO M (WS)	12151 STONEGATE LN	GARDEN GROVE, CAL	92645
22420516	JOHNSON, KENNETH L (SM)	12149 STONEGATE LN	GARDEN GROVE, CAL	92645
22420517	GILROY, DONALD R (JT)	12147 STONEGATE LN	GARDEN GROVE, CAL	92645
22420518	GREGORY, LARRY R (JT)	12145 STONEGATE LN	GARDEN GROVE, CAL	92645
22420519	CROSS, GREGORY A (JT)	12143 STONEGATE LN	GARDEN GROVE, CAL	92645
22420520	COMPARI, VINCENT J (JT)	12141 STONEGATE LN	GARDEN GROVE, CAL	92645
22420521	MAXHIMER, JERRY R ET AL	12139 STONEGATE LN	GARDEN GROVE, CAL	92645
22420522	DUNN, THOMAS C (JT)	12138 STONEGATE LN	GARDEN GROVE, CAL	92645
22420530	SWARTHOUT, ENNIS A (SM)	12140 STONEGATE LN	GARDEN GROVE, CAL	92645
22420531	BROWNE, GILBERT R (UM)	12146 STONEGATE LN	GARDEN GROVE, CAL	92645
22420532	ARNOTT, DORRIS C (UM)	12144 STONEGATE LN	GARDEN GROVE, CAL	92645
22420533	BROWNE, GILBERT R (UM)	12146 STONEGATE LN	GARDEN GROVE, CAL	92645
22420534	BLOWER, MICHAEL J (UM)	12148 STONEGATE LN	GARDEN GROVE, CAL	92645
22420535	DAVIS, DONALD J (JT)	12150 STONEGATE LN	GARDEN GROVE, CAL	92645
22420536	SAXER, CARMA T (WD)	12152 STONEGATE LN	GARDEN GROVE, CAL	92645
22420537	STONEGATE HOMEOWNERS ASSN	12155 STONEGATE LN	GARDEN GROVE, CAL	92645
22420217	LAZBEN INVESTMENT CO (PT)	9911 W PICO BLVD #580	LOS ANGELES, CAL	90035

ASSESSOR - LABEL FILE LISTING  
AP# NAME

ADDRESS

CITY

ZIP

ASSESSOR AP#	NAME	ADDRESS	CITY	ZIP
13084131	MC MULLEN, JOHN B	5771 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084132	ROBINSON, MARY D (WS)	5781 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084133	STECKLER, BILLY R	5791 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084134	PODWOL, SHALON (JT)	5801 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084135	HEINLEIN, JOHN H	5811 HUNTLEY AVE	GARDEN GROVE, CAL	92645
13084136	MC HENRY, ARTHUR S (WR)	5821 HUNTLEY AVE	GARDEN GROVE, CAL	92645
	END OF JOB	235		

NOTICE OF DETERMINATION

*Case File  
SP182-78*

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

FROM: CITY OF GARDEN GROVE  
11391 ACACIA PARKWAY  
GARDEN GROVE CA 92640

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

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

Project Title SITE PLAN NO. SP-182-78	
State Clearinghouse Number (If submitted to State Clearinghouse)	
Contact Person D. BUTTERFIELD	Telephone Number (714) 638-6831
Project Location SOUTH SIDE OF BELGRAVE AVENUE, WEST OF VALLEY VIEW STREET	
Project Description TWELVE UNIT AIR SPACE CONDOMINIUMS	

This is to advise that the CITY OF GARDEN GROVE  
has made the following determinations regarding the above described project:

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

*M. V. ...*

Chairman,  
Planning Coordinating Committee

Date DECEMBER 14, 1978

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: SP-182-78  
APPLICANT: JACK SUTTON  
LOCATION: SOUTH SIDE BELGRAVE, WEST OF VALLEY VIEW  
HEARING DATE: DECEMBER 14, 1978  
ANALYST: D. BUTTERFIELD

I. APPLICANT'S REQUEST:

The construction of twelve (12), two and three bedroom, air space condominium units to be located in one central structure on a 36,317 square foot parcel in the R-3 (Multiple Residential) zone. The City of Garden Grove has prepared 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 project will develop the last parcel of bare ground in the area in an aesthetically pleasing way. The proposed design will greatly improve the neighborhood's overall appearance while allowing for nearly all existing trees to remain. It will provide needed housing and increase the tax base."

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned R-3 and is unimproved.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  - 1. North: Across Belgrave Avenue, zoned R-3 and improved with apartment units.
  - 2. South: Across Garden Grove Flood Control Channel, zoned R-1 and improved with single family dwellings.
  - 3. West: Zoned R-1 and improved with a church.
  - 4. East: Zoned R-1 and improved with single family dwellings.

IV. BACKGROUND INFORMATION:

- A. Two previous cases - V-111-64 and C.U.P. 108-74 both pertained to the existing church which is located on a separate parcel to the west of the subject property.
- B. S.P.A. 136-77 - Proposed a rezoning and a site plan for eight apartment units on the subject property. Approval was never exercised.

V. GENERAL PLAN:

GENERAL PLAN DESIGNATION: Medium Density Residential. The subject development is in conformance with this element.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A separate fee letter will be forwarded to the applicant outlining required fees for the subject development.

VII. STAFF COMMENTS:

A. Overview: The subject property is an odd shaped parcel that fronts onto Belgrave Avenue, and is unimproved. The subject parcel is situated in a mixed single family and multi-family neighborhood. Although this case would normally be heard by the Zoning Administrator, he has opted to have the Planning Commission hear the case since they heard both the General Plan Amendment and the original rezoning.

B. Statistics:

Item	Code	Provided	Variation
No. of Units	20 permitted under M.D.R.	12	8 units less than maximum.
Density	24 Units/Acre	14 Units/Acre	10 units less than maximum.
Parcel Size	21,600 sq.ft.	36,317 sq.ft.	14,717 sq.ft. in excess of Code.
Coverage	45%	42%	3% under maximum coverage.

Parking:

Covered	24	24	----
Open (Guest)	6	6	----
*R.V. Spaces	2	0	2 less than Code requires.

\*Applicant will be providing a prohibition in the C.C. & R.'s against the storage of R.V. vehicles on the site.

Unit Sizes:

2 Bedroom	900 sq.ft.	1252-1324 sq.ft.	Exceeds Code.
3 Bedroom	1050 sq.ft.	1575-1620 sq.ft.	Exceeds Code.

Item	Code	Provided	Variation
<u>Recreation Area*</u>			
*Private	200 sq.ft./unit	160-280 sq.ft.	Exceeds Code.
Common	1000 sq.ft.	1175 sq.ft.	475 sq.ft. in excess of Code.

\*Only one of the 12 balconies does not have the required 200 sq.ft. area. (Staff feels that since all of the others exceed the requirement, the spirit and intent of the condominium ordinance has been met).

Trash Pickup:

Required locations	2	2	----
Turning radii	28 ft.	28 ft.	----

Setbacks:

Front	15 ft.	Averages 15 ft.	----
*Side (west)	15 ft. from Alley Centerline	10 ft. from Alley Centerline	5 ft. less than Code requires.
Side (east)	7 ft. 6 in.	10 ft.	2½ ft. in excess of Code.
Rear (south)	7 ft. 6 in.	20 ft.	12½ ft. in excess of Code.
** Bldg. to open parking spaces	15 ft.	0	15 ft. less than Code requires.

\*Code requires a 15 ft. setback from a portion of a building to the centerline of an alley or driveway. Applicant provides 10 foot setback.

\*\* Code requires a 15 foot setback between an open parking space and a portion of a dwelling unit. (Staff would suggest the placement of a 42 inch high screen wall which would mitigate the setback requirement).

C. Waivers: Subject Development is seeking the following waivers:

1. Waiver from the requirement to provide recreation vehicle spaces.
2. Required distances between open parking spaces and portions of dwelling units.
3. Required setback between a portion of a dwelling unit and a centerline of an alley or driveway.
4. Waiver for one of the units to have less than a 200 sq.ft. balcony.



Staff feels that the requested waivers are minor in nature, and are in keeping with the spirit and intent of the condominium ordinance.

D. Site Design: The subject property is proposed to be developed with twelve (12) air space condominium units arranged in one single structure, abutting a central recreation area that contains barbecues and a jacuzzi area. Access to the subject property is by way of an existing 20 foot wide driveway that abuts the subject parcel on the west and provides access to 12 fully enclosed 2 car garages and 6 open (guest) parking spaces. The existing 20 foot wide driveway is totally on an adjacent parcel and would require a Mutual Access Agreement between both properties for joint access.

E. Residential Design Supplement:

1. Laundry Facilities: Space for one (1) washer and one (1) dryer have been provided for in units.
2. Storage Area: 300 cubic feet located in garages.
3. Balconies: Vary between 160-280 square feet.
4. Common Recreation Area: A 1,475 square foot central common area including barbecues and jacuzzi will be provided.
5. Refuse Collection: Two standard areas proposed.
6. Floor Coverings:
  - a. Kitchen: Linolium or sheet vinyl
  - b. Bath: Vinyl or linolium
  - c. Balance of unit: Wall-to-wall carpeting
7. Counter Tops and Accessories:
  - a. Kitchen: Ceramic tile
  - b. Bath: Marble
8. Major Appliances: Dishwasher, garbage disposal, range and oven.
9. Walls and Fences: Existing 6 ft. masonry and chainlink fence.
10. Heating and Air Conditioning System: Heating system will be forced air. Air Conditioning will be optional.
11. Conservation Devices: None
12. Security System: Door viewers, deadbolts; sliding glass doors with cylinder locks; gates around jacuzzi.

- F. Architectural Features: Architectural features indicate the use of heavy wood shake roofing material, wood and stucco fascias, 1 x 6 plant-ons plywood garage doors with 1 x 6 plant-on borders, Spanish stucco exteriors and planter boxes.
- G. Municipal Code Sections 9206, 9216A, 9216A.13, and 9219.7 establish the criteria in order to approve site plans for residential developments. Said criteria includes use considerations, open space, light and air, pedestrian and vehicular access, circulation, parking compatibility, emergency vehicular access, and relationship to public utilities. Subject development complies with the above criteria, except as noted.
- H. Conditions of Approval: If SP-182-78 is approved, the following conditions are suggested:
1. All lighting structures shall be placed so as to confine direct rays to the subject property.
  2. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
  3. Water and sewer utilities shall be dedicated to the City of Garden Grove and/or Garden Grove Sanitary District or Midway City Sanitary District. Such facilities shall be under a hard-surfaced area, accessible to maintenance vehicles.
  4. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed at start of combustible construction.
  5. The amenities indicated by the Residential Design Supplement shall apply unless waived by the hearing body.
  6. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
  7. A method of controlling parking on the interior drive system will have to be approved by the Garden Grove Fire Department.

8. All above ground gas metering equipment shall be screened.
9. All access drives and vehicle turn-around areas shall meet City of Garden Grove Fire Department standards.
10. Method of refuse collection shall meet the requirements of the Garden Grove Sanitary District.
11. All interior drives shall be constructed according to City standards.
12. Prior to issuance of building permits, the applicant shall submit plans indicating street design and cross section for approval by the Public Works and Development Department, Engineering Services Section.
13. A 42 inch high vehicle screen wall shall be placed adjacent to all open parking spaces that are adjacent to living units.
14. A reciprocal maintenance agreement or by-laws of a homeowners association providing for permanent maintenance of the grounds, drives, and building exteriors for the condominium project and trash pick-up services shall be submitted to the City Attorney, along with C.C. & R.'s for approval, and shall be recorded.
15. A Mutual Access Agreement shall be entered into between the subject property owners and the adjacent church property to the west in order to ensure access to both properties.
16. A six-foot high, six-inch thick masonry wall shall be constructed along the south property line, except at required setbacks where maximum wall height is 42 inches.
17. A landscaping plan indicating the retention of as many of the existing on-site trees as is practical shall be submitted for Zoning Administrator approval prior to the issuance of building permits.
18. All garages shall be equipped with automatic garage door openers.
19. Roofs shall be composed of heavy wood shake material.

Planning Commission Minutes  
December 14, 1978  
SP-182-78

PUBLIC HEARING:  
INITIATED BY:  
LOCATION:  
DATE:

SITE PLAN NO. SP-182-78  
JACK SUTTON  
SOUTH SIDE BELGRAVE, WEST OF VALLEY VIEW  
DECEMBER 14, 1978

Chairman Slimmer announced that this is a request for the construction of twelve (12) two and three bedroom, air space condominium units to be located in one central structure on a 36,317 square foot parcel in the R-3 (Multiple Residential) zone. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

It was noted that this matter has been properly advertised and no correspondence received either favoring or opposing the subject proposal.

Staff reviewed the proposal as set forth in the staff report and exhibited plans.

Jack Sutton, 12512 Saint Mark, Garden Grove, addressed the Commission as applicant, and reviewed the background of the case for the Commissioners and made himself available for questions.

Ralph Thurston, 5882 Belgrave Avenue, Garden Grove, addressed the Commission to state that he was in favor of the project, but asked the Commission to have the association state in their C.C. & R.'s a condition regarding parking in their garages to alleviate the street parking situation. He also inquired, whose responsibility the trees will be which are located on the east side of the project on the easement.

Chairman Slimmer informed Ralph Thurston that requiring the association to place a condition of that they in their C.C. & R.'s could be done, but enforcement would be difficult.

Jack Sutton addressed the Commission and stated that the trees located on the easement were his responsibility, and that he would be willing to get together with the neighbor to discuss the trees, but would really like to keep the mature trees on the property.

There being no further response from the audience, either favoring or opposing the subject proposal, Chairman Slimmer declared the public participation portion of the hearing closed.

Chairman Slimmer inquired why staff recommends that the trees be saved.

Staff replied that the policy now is to save mature trees as it enhances the property value.

Commissioner Jennings moved, seconded by Commissioner Modaffari to approve SP-182-78 with the condition that the applicant work with the neighbor regarding the trees. Said Motion carried by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

COMMISSIONERS: BOOTH, JENNINGS, MODAFFARI, SLIMMER, WHITTAKER  
COMMISSIONERS: NONE  
COMMISSIONERS: BALLIET, FINCH  
COMMISSIONERS: NONE

Chairman Slimmer instructed staff to prepare the proper resolution of approval (Resolution No. 3076). No further action is necessary.

RESOLUTION NO. 3076

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-182-78, A SITE PLAN FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF BELGRAVE, WEST OF VALLEY VIEW, PARCEL NO. 244-243-01

WHEREAS, in the matter of Site Plan No. SP-182-78, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Jack Sutton, as applicant.
2. The applicant requests site plan approval for the construction of twelve (12) two and three bedroom, air space condominium units to be located in one central structure on a 35,317 square foot parcel in the R-3 (Multiple Residential) zone.
3. The City of Garden Grove has prepared 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. Subject property is zoned R-3 and is unimproved.
5. Existing land use, General Plan designation, and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered and the report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on December 14, 1978, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of December 14, 1978; and

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

1. The subject request is consistent with Municipal Code Section 9219.7 for review of site plans in that considerations of parking, circulation, pedestrian and vehicular access, emergency vehicle access, aesthetic quality and adherence to the Municipal Code have been complied with in spirit and intent.

Resolution No. 3076  
SP-182-78

WHEREAS, the Planning Commission does conclude:

1. The subject site plan amendment does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9219.7 and 9220.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
  - A. All lighting structures shall be placed so as to confine direct rays to the subject property.
  - B. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
  - C. Water and sewer utilities shall be dedicated to the City of Garden Grove and/or Garden Grove Sanitary District or Midway City Sanitary District. Such facilities shall be under a hard-surfaced area, accessible to maintenance vehicles.
  - D. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed at start of combustible construction.
  - E. The amenities indicated by the Residential Design Supplemental shall apply unless waived by the hearing body.
  - F. Approval of this site plan amendment shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
  - G. A method of controlling parking on the interior drive system will have to be approved by the Garden Grove Fire Department.
  - H. All above ground gas metering equipment shall be screened.
  - I. All access drives and vehicle turn-around areas shall meet City of Garden Grove Fire Department standards.

Resolution No. 3076  
SP-182-78

- J. Method of refuse collection shall meet the requirements of the Garden Grove Sanitary District.
- K. All interior drives shall be constructed according to City standards.
- L. Prior to issuance of building permits, the applicant shall submit plans indicating street design and cross section for approval by the Public Works and Development Department, Engineering Services Section.
- M. A 42-inch high vehicle screen wall shall be placed adjacent to all open parking spaces that are adjacent to living units.
- N. A reciprocal maintenance agreement or bylaws of a homeowners association providing for permanent maintenance of the grounds, drives, and building exteriors for the condominium project and trash pick-up services shall be submitted to the City Attorney, along with C.C. & R.'s for approval, and shall be recorded.
- O. A Mutual Access Agreement shall be entered into between the subject property owners and the adjacent church property to the west in order to ensure access to both properties.
- P. A six-foot high, six-inch thick masonry wall shall be constructed along the south property line, except at required setbacks where maximum wall height is 42 inches.
- Q. A landscaping plan indicating the retention of as many of the existing on-site trees as is practical shall be submitted for Zoning Administrator approval prior to the issuance of building permits.
- R. All garages shall be equipped with automatic garage door openers.
- S. Roofs shall be composed of heavy wood shake material.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-182-78.



Resolution No. 3076  
SP-182-78

ADOPTED this 14th day of December, 1978.

/s/ KENNETH SLIMMER  
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 December 14, 1978, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	BOOTH, JENNINGS, MODAFFARI, SLIMMER, WHITTAKER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BALLIET, FINCH
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PATTIE CUMMING  
SECRETARY

01668/85A

STAFF REQUEST FOR  
ADMINISTRATIVE ACTION

TO: ZONING ADMINISTRATOR

FROM: LAND USE DIVISION C. BARANGER

DATE: JULY 19, 1979

APPLICANT: JACK SUTTON

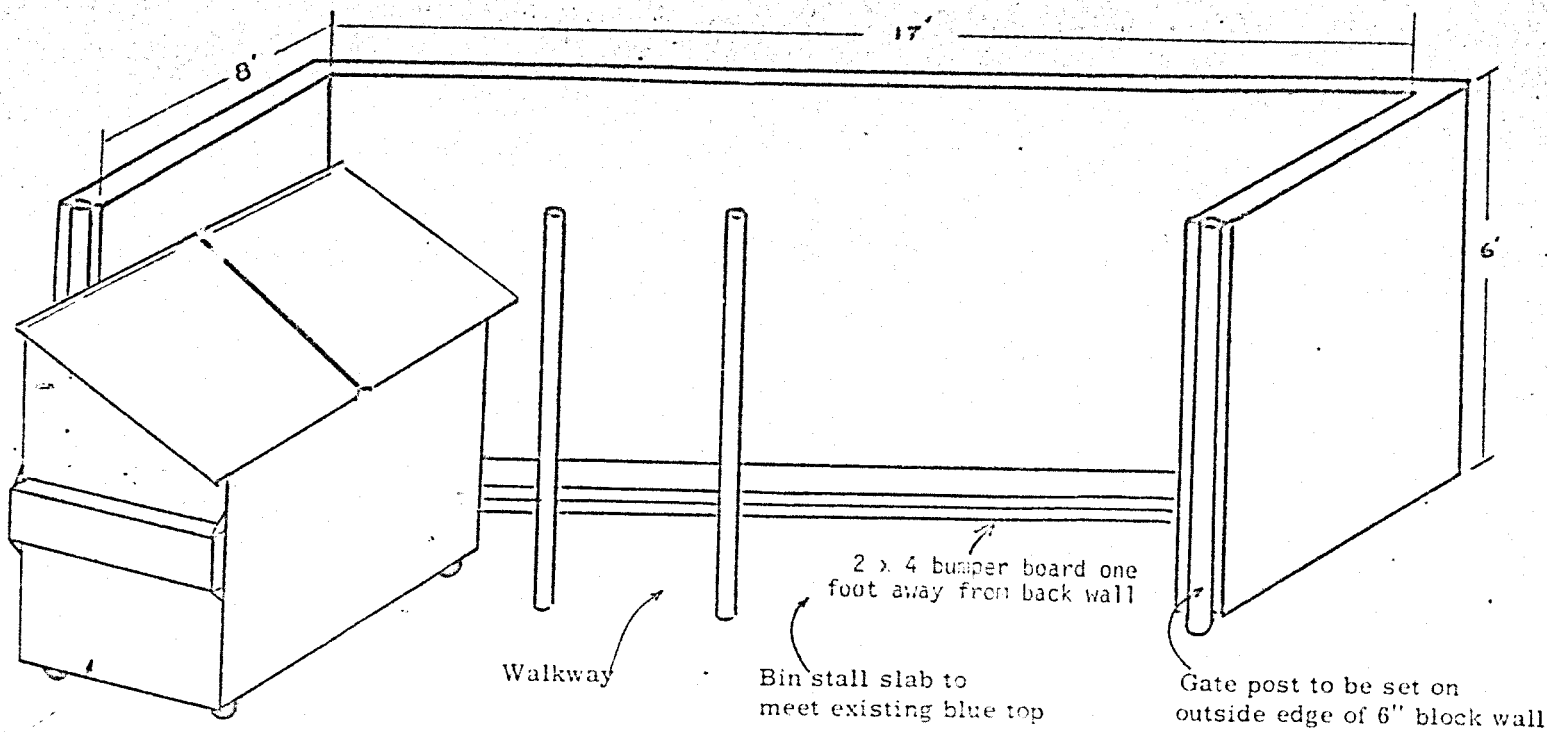
CASE REFERENCE: MINOR MODIFICATION TO SP-182-78

LOCATION: SOUTH SIDE BELGRAVE, WEST OF VALLEY VIEW

REQUEST: Minor modification of SP-182-78 to waive a required block wall along the south property line..

STAFF COMMENTS: The applicant is requesting a waiver of condition P on Resolution No. 3076 of the Planning Commission. The applicant would like to save existing trees on the site which construction of a block wall would eliminate. The Garden Grove Flood Control Channel is located to the south of the subject property. Elimination of the requirement to build the block wall would be consistent with the approved site plan. Staff recommends approval of the minor modification with the following requirements:

1. The landscaped area on the south side of the property shall be separated from the property line and the driveway by a six inch (6") concrete curb.
2. All fencing requirements required by the Orange County Flood Control District must be observed.



3 cubic yard bin

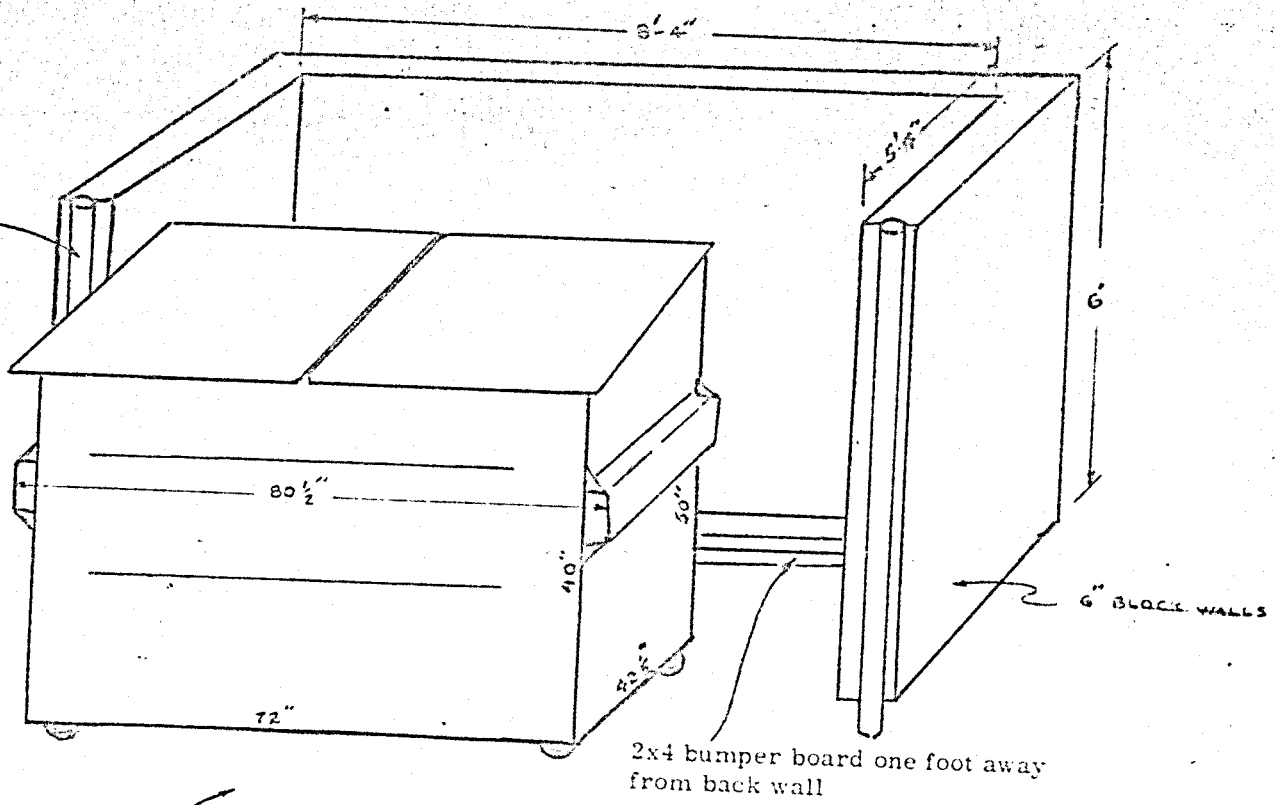
Walkway

Bin stall slab to meet existing blue top

2 x 4 bumper board one foot away from back wall

Gate post to be set on outside edge of 6" block wall

Gate post to be set in  
concrete at end of  
block wall



Bin stall slab to meet existing  
blue top

S

C. BARANGER

JULY 19, 1979

JACK SUTTON

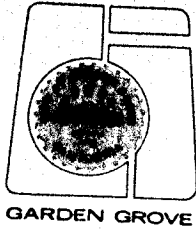
MINOR MODIFICATION TO SP-182-78

SOUTH SIDE BELGRAVE, WEST OF VALLEY VIEW

Minor modification of SP-182-78 to waive a required block wall along the south property line.

The applicant is requesting a waiver of condition P on Resolution No. 3076 of the Planning Commission. The applicant would like to save existing trees on the site which construction of a block wall would eliminate. The Garden Grove Flood Control Channel is located to the south of the subject property. Elimination of the requirement to build the block wall would be consistent with the approved site plan. Staff recommends approval of the minor modification with the following requirements:

1. The landscaped area on the south side of the property shall be separated from the property line and the driveway by a six inch (6") concrete curb.
2. All fencing requirements required by the Orange County Flood Control District must be observed.



GARDEN GROVE ZONING ADMINISTRATOR  
ADMINISTRATIVE ACTION NO. 335

APPLICANT: JACK SUTTON  
LOCATION: SOUTH SIDE OF BELGRAVE, WEST OF VALLEY VIEW STREET  
DATE: AUGUST 21, 1979

This is a request for a minor modification to Site Plan No. SP-182-78 to waive a required wall along the south property line.

The applicant is requesting a waiver of Condition P on Resolution No. 3076 of the Planning Commission. Condition P does require a masonry block wall to be constructed along the southerly property line of the subject site. The applicant is requesting a waiver from said requirement for that portion of his lot so that he may save existing trees which are located along that south property line which does separate the property from a flood control channel. The Municipal Code does permit the Zoning Administrator to waive required block walls adjoining flood control channels, railroad rights-of-way and roadways when in his determination it is felt that the waiver would not decrease from the aesthetics of the development. In the subject application, the applicant is proposing to retain landscaping in lieu of the block wall fence.

It would appear that this is consistent with the purpose and intent of Site Plan review and the Planning Commission Resolution No. 3076.

In consideration of the evidence submitted and after a review of the criteria established for the granting of minor modifications, it is hereby determined that Administrative Action No. 335 should be and is hereby approved subject to the following condition:

- (1) The landscaped area on the south side of the property shall be separated from the property line and the driveway by a six inch (6") concrete curb.
- (2) All fencing requirements required by the Orange County Flood Control District must be observed.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

August 27, 1979

Mr. Jack Sutton  
P. O. Box 5025  
Garden Grove, California 92642

Dear Sir:

Subject: Administrative Action No. 335  
Case No. SP-182-78

The Zoning Administrator of the City of Garden Grove on August 21, 1979 approved your request to waive a required wall along the south property line.

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) 638-6851.

If you should have any questions regarding any required permits, the Land Use Analysts in our department will be glad to assist you. They may be reached by calling (714) 633-6331.

Sincerely,

Stewart O. Miller  
Zoning Administrator

SOM/d  
Attachment

November 28, 1979

Garden Grove Planning Commission  
Garden Grove, Calif. 92644

Subject: Site Plan No. SP-182-78

Dear Sir:

Last December, your members approved the subject site plan which concerns a project I am building at 5862 Belgrave, just west of Valley View.

Before the meeting I did not notice number 19 under "Conditions of Approval" which stated that heavy shakes rather than medium shakes should be used.

At the meeting I became aware of it as well as another problem which was resolved later on under Administrative Action #335 on August 21, 1979. In talking to employees of the City, I was told that neither was a major problem so I merely had the architect change the plans and didn't worry about it.

In subsequent trips to the City for other reasons, the subject came up (rather infrequently) and as before there was to be no problem.

In August I saw the one situation was corrected and I assumed the other was also. However, when the approved plans were given me a couple months ago I noted the "medium" was changed to "heavy".

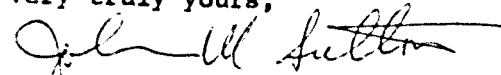
I again called the City and got the impression that there wasn't anything to be alarmed about. However, today I was told that you must take administrative action and this is the purpose of this letter.

The background is to let you know that what I've done, or haven't done as this case is, was because of ignorance, not that I'm trying to do anything dishonest.

I would appreciate your most prompt attention to this request for a change of heavy shakes to medium shakes as it may delay the project.

It should be a reasonable request as, to the best of my knowledge, nearly all builders in Garden Grove do not use heavy shakes. In my case it was never my intention to use heavy shakes but merely an oversight on the part of the architect.

Very truly yours,



JOHN W. (JACK) SUTTON  
P. O. Box 5025  
Garden Grove, California 92645  
(714) 897-7910

*Medium  
shakes*



**Transamerica**  
Title Insurance Services



Transamerica  
Title Insurance Comp  
Box 359  
830 North Main Street  
Santa Ana, California 92702  
(714) 547-8571

RECEIVED

FEB 5 1980

Dept. of Community Development

February 4, 1980

*W. J. Blair Kumble*

City of Garden Grove  
11391 Acacia Parkway  
Garden Grove, CA 92640  
c/o Planning Division

Attention: Don Butterfield

RE: Our Order No. 290062-SP  
Tract No. 10679  
Your Site Plan No. SP-182-78

Gentlemen:

Please prepare a letter for the benefit of the Department of Real Estate showing the zoning of the adjacent property to Tract No. 10679

Please, also clarify any zoning codes that you may use.

Please contact the undersigned if you should have any questions. The letter, when completed, should be forwarded directly to our office.

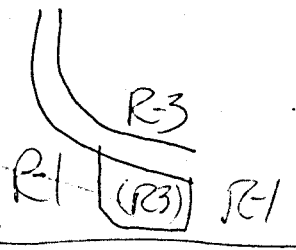
Thank you very much for your cooperation in this matter.

Yours truly,

W. CARLYLE TUCKER  
Subdivision Officer

Encls.

Tract map showing location of subject tract.



*John Minton R-1*

Sheet 1 of 2 sheets

4 Parcels

2.764 Acres

# PARCEL MAP 125-7

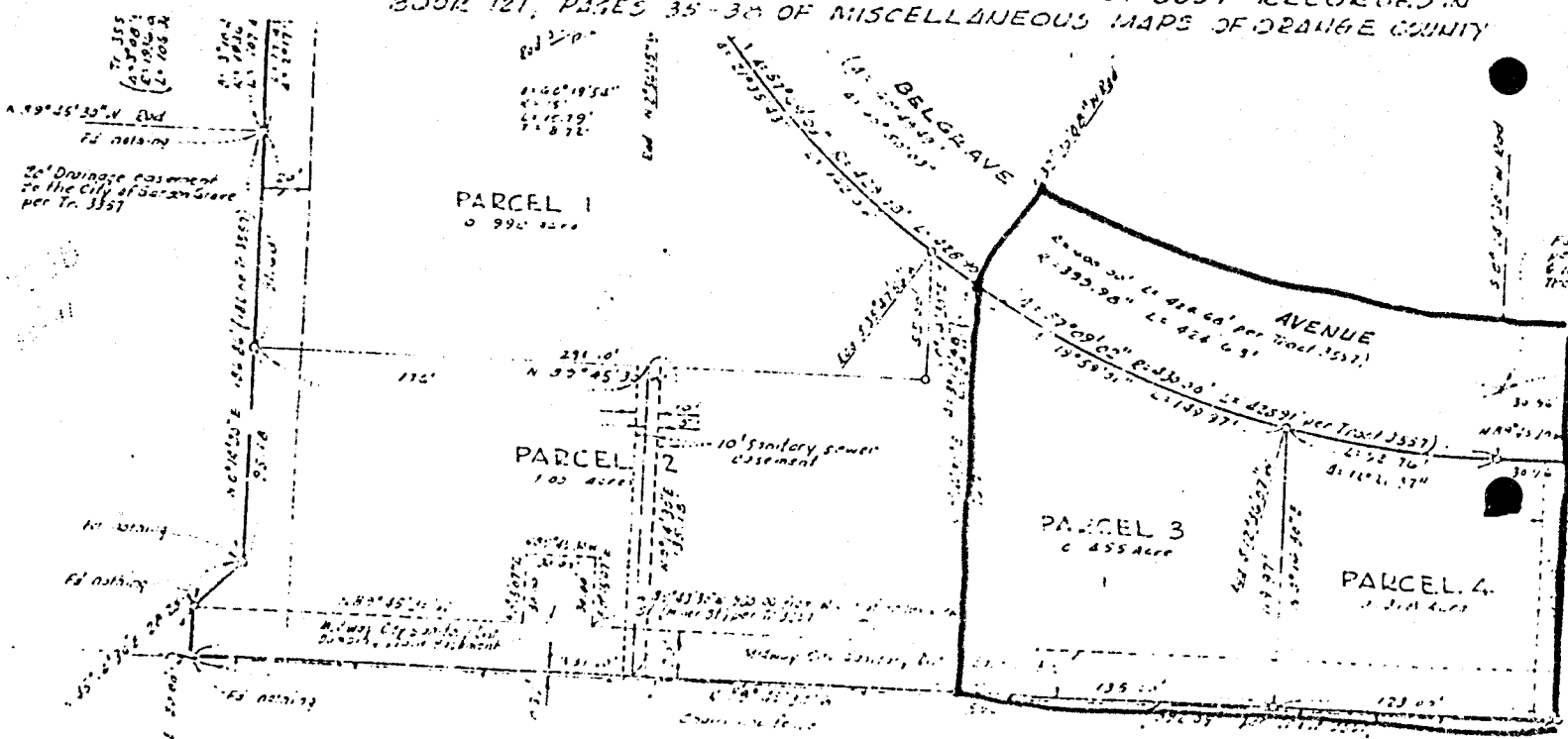
OCT 2 5

## IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A DIVISION OF LOT 9 OF TRACT NO. 3557 RECORDED IN  
BOOK 121, PAGES 35-38 OF MISCELLANEOUS MAPS OF ORANGE COUNTY

FIELD A  
FIELD B  
FIELD C

1/4" = 100'



PARCEL 1  
0.990 acres

PARCEL 2  
1.00 acres

PARCEL 3  
0.455 acres

PARCEL 4  
0.274 acres

GARDEN GROVE FLOOD CONTROL R/W

BELGRAVE AVENUE

20' Drainage easement  
for the City of Santa Ana  
per Tr. 3357

10' sanitary sewer  
easement

5' utility easement  
for City of Santa Ana  
per Tr. 3357

Utility City easement  
for City of Santa Ana  
per Tr. 3357

Drainage easement

20' wide area  
2-330.98' Lx 424.63'  
2-370.00' Lx 430.30' Lx 428.91' per Tract 3557

2-152.76' Lx 112.57'

135.00'

123.00'

1-1001.71' Lx 1001.71' (approx)

1-1001.71' Lx 1001.71' (approx)

1/4" = 100'

FIELD A  
FIELD B  
FIELD C

March 4, 1980

Transamerica Title Insurance Company  
P. O. Box 359  
Santa Ana, CA 92702

Attention: John Preston

This is to inform you of the zoning of the property adjacent to Tract No. 10679. The property to the north across Belgrave Avenue is zoned R-3, Multiple Residential, which permits a maximum density of 24 units per acre. To the east and west, the properties are zoned R-1, Single Family Residential with a maximum density of six (6) units per acre. Across the Orange County Flood Control channel to the south, the property is zoned R-1.

Please give me a call at 638-6831 if you need any further information.

Sincerely,

Donald J. Butterfield  
Urban Planner

DB/pc