

CUP-101-76

Name of Applicant MARLYN DEVELOPMENT CORP.

Address 1630 SOUTH SUNLIT, SUITE D, ANAHEIM CA.

(GARY OELZICH) Phone 634-2833

Name of Applicant's Representative RAY WERZADO

Address 12550 BROOKHURST ST. G.G. 92600

Phone 520-3041

Applicant Interviewed By DB Application By DB

Date Filed 12-1-75 Hearing Date 1-24-76

**PERTINENT FACTS:**

**PLANNING COMMISSION ACTION**

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

Denied \_\_\_\_\_

DMP \_\_\_\_\_ RES. NO. \_\_\_\_\_

FWR \_\_\_\_\_

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

**CITY COUNCIL ACTION**

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

Denied \_\_\_\_\_

DMP \_\_\_\_\_ RES. NO. \_\_\_\_\_

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

**PLANNING COMMISSION RECONSIDERATION**

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

Denied \_\_\_\_\_

DMP \_\_\_\_\_ RES. NO. \_\_\_\_\_

**CITY COUNCIL FINAL ACTION**

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

Denied \_\_\_\_\_

DMP \_\_\_\_\_ RES. NO. \_\_\_\_\_

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

**ZONING ADMINISTRATOR ACTION**

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

Denied \_\_\_\_\_ DEC. NO. \_\_\_\_\_

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

**ADMINISTRATIVE ACTION**

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

Denied \_\_\_\_\_

**LATER ACTION:**



Application No. CUP-101-76  
 A. P. No. 89-431-24,25  
 Filing Date 12-5-75  
 Hearing Date 1-14-76  
 Analyst D. BUTTERFIELD  
 Referred To FIRE  
POLICE  
WATER  
PLAN CHECK  
TRAFFIC  
SANITARY DIST.

FILE COVER SHEET

APPLICATION FOR CONDITIONAL USE PERMIT  
 CITY OF GARDEN GROVE

MARLYN DEVELOPMENT CORP. 1630 South Sunkist Suite 9, Anaheim, Cal (714) 634-2833  
 Applicant Mailing Address Phone No.  
RAY MERCADO 12550 Brookhurst Street, Suite H. Garden Grove, Cal (714) 530-3041  
 Agent Mailing Address Phone No.

**TO PERMIT**

THE CONSTRUCTION OF A ONE AND TWO STORY, 117 UNIT SENIOR CITIZENS HOUSING FACILITY ON PROPERTY ZONED O-P, OFFICE PROFESSIONAL AND CONSISTING OF APPROXIMATELY 2.4 ACRES. ALSO REQUESTED IS A SITE PLAN AND CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF SAID USE, AND A VARIANCE FROM MUNICIPAL CODE SECTION 9207.6 (b) TO PERMIT PARKING IN THE REQUIRED FRONT YARD SETBACK. THE CITY OF GARDEN GROVE HAS FILED A NEGATIVE DECLARATION ELIMINATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

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**

A.P. NO. 89-431-24 and A.P. NO. 89-431-25

Location of Property: Southside of Chapman Avenue, 170 Ft. East of Park Lane  
 Present Use of Property: Vacant  
 Adjoining Property Owned or Leased by Applicant: None

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

Ray Mercado  
 Signature of Applicant or his Agent  
 \_\_\_\_\_  
 Signature of Property Owner or his Agent  
 No. CUP-101-76

## ENVIRONMENTAL INVENTORY

CASE/PROJECT No. \_\_\_\_\_

APPLICANT MARLYN DEVELOPMENT CORP.

PROJECT LOCATION SOUTH OF CHAPMAN AVENUE, 170 Feet East of Park Lane

### I. BACKGROUND INFORMATION

1. Give a brief description of the proposed project.

Construction of 117 Unit, Two Story Building for congruent Senior Citizens Housing, interior courtyard and front yard landscaping and parking.

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

The Project Area consists of 2.45 Acres Net, presently vacant. Topography of site is relatively flat with scattering of trees. Formerly Orange Grove with scattering of Avocado trees, Pine, Acacia and Rubber.

Frontage Street, Chapman Avenue is improved with pavement curbs gutters and sidewalk.

The project area is adjacent to R-1 Subdivided land on the East, South and West boundaries.

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

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

## II. ALTERNATIVES AND MITIGATING MEASURES

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

The loss of two Avocado trees within building area

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

1. No Development

2. High rise structure for same use, this alternative would significantly affect the surrounding rear yard privacy.

3. Does the short term use of the environment affect the long term use of the environment? (Such as open pit resource removal leaving unmitigated scars on the environment. If your answer is yes, briefly explain). Yes  No
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- 
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III. IF YOU HAVE ANSWERED YES TO ONE OR MORE OF THE ABOVE QUESTIONS, BUT STILL THINK THE PROJECT WILL NOT OR CANNOT HAVE ANY SIGNIFICANT ENVIRONMENTAL AFFECT, INDICATE YOUR REASONS BELOW:

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IV. SUMMARY

1. Summarize adverse affects: None  
\_\_\_\_\_  
\_\_\_\_\_
2. Summarize positive affects: Housing for Senior citizens in the community, economic benefit to the City in shopping center revenue.  
\_\_\_\_\_
3. Describe in short, concise manner, the overall total impact of the proposed project: The Project will provide a desirable living environment of our elderly with a minimum of effect on city services and impact on the environment.  
\_\_\_\_\_

Submitted by Ray Mercado & Associates  
Date December 1, 1975  
Mailing Address 12550 Brookhurst Street, Suite H  
Garden Grove California 92640  
City State Zip Code  
Telephone Number 714 530-3041  
Area Code



**AMERICAN TITLE COMPANY**

ORANGE COUNTY OFFICE • 2333 North Broadway  
 P.O. Box 10257 • Santa Ana, Calif. 92711  
 Main Office: (714) 835-2300 • Title Information 835-2144 • ZEnith 7-0957

**PRELIMINARY REPORT**

**Pacific City Bank**  
**16041 Golden West**  
**Huntington Beach, CA**

YOUR NO. **615-8**ATTENTION **Estey Bergar**OUR NO. **323318-2**

In response to the above referenced application for a policy of title insurance, American Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy form.

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

Dated: October 3, 1975 at 7:30 A.M. \_\_\_\_\_  
 Title Officer **Jerry Strong**

The estate or interest in the land hereinafter described and which is covered by this report is:

**Yes**

The estate or interest referred to herein is at the date hereof vested in:

**WALTER M. MASH and VIRGINIA J. MASH, husband and wife as joint tenants.**

The land referred to in this report is situated in the State of California, County of Orange, and is described as follows:

**The North 350 feet of the East 60 feet of the West 1110.60 feet of the**  
~~the~~ **the Northwest quarter of Section 32, in Township 4**  
**South, Range 10 West, in the Rancho Los Coyotes, in the City of Garden**  
**Grove, as per map recorded in book 51, page 7, et seq., miscellaneous**  
**maps, in the office of the county recorder of said county.**

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

1. General and special taxes for the fiscal year 1975-1976, a lien not yet payable.
  2. The Reservation of the North 30 feet for roads, railroads, and ditches as contained in the deed from Alfred Robinson, Trustee, recorded August 11, 1873 in book 25, page 540 of Deeds, records of Los Angeles County, California.
  3. An agreement as to water rights dated August 1, 1934, executed by John O. Arkley and Grace M. Arkley, and Gladys Houshaden and others, recorded February 1, 1935 in book 727, page 470, Official Records.
  4. A Right of Way for a pipe line together with the right of ingress and egress for the purpose of maintaining and repairing the same over the South 4 feet of the North 34 feet of said land, as conveyed to Clarence C. Curney and wife by deed recorded May 10, 1945 in book 1312, page 458, Official Records and to others by various deeds of record.
  5. An easement over the west 5 feet of said land for public utilities and incidental purposes, as set forth in an instrument recorded in book 2281, page 147, Official Records.
  6. An easement over the north 40 feet of said land for road and incidental purposes as set forth in an instrument recorded in book 2670, page 521, Official Records.
  7. An easement over the north 50 feet of said land for road and incidental purposes as set forth in an instrument recorded in book 6963, page 964, Official Records.
  8. The fact that the ownership of said land does not include any rights of ingress or egress to or from said land, said rights having been relinquished by deed recorded March 16, 1964 in book 6963, page 944, Official Records.
- NOTE: By quitclaim deed recorded July 8, 1964 in book 7125, page 183, Official Records, rights of ingress and egress was granted over the east 12 feet of the west 17 feet of said land.
9. A deed of trust to secure an indebtedness of \$22,000.00, and any other amounts payable under the terms thereof recorded January 4, 1965, in book 7368, page 170, Official Records.  
Dated: December 11, 1964  
Trustor: Walter M. Nash and Virginia J. Nash, husband and wife.  
Trustee: Crocker-Citizens National Bank, a national banking association.  
Beneficiary: Crocker-Citizens National Bank, a national banking association.

(continued)

**EXCEPTIONS CONTINUED:**

10. A deed of trust to secure an indebtedness of \$7,500.00, and any other amounts payable under the terms thereof recorded August 28, 1969, in book 9064, page 925, Official Records.

Dated: August 28, 1969

Trustor: Walter M. Nash and Virginia J. Nash, husband and wife.

Trustee: Farmers and Merchants Trust Company of Long Beach, a California corporation.

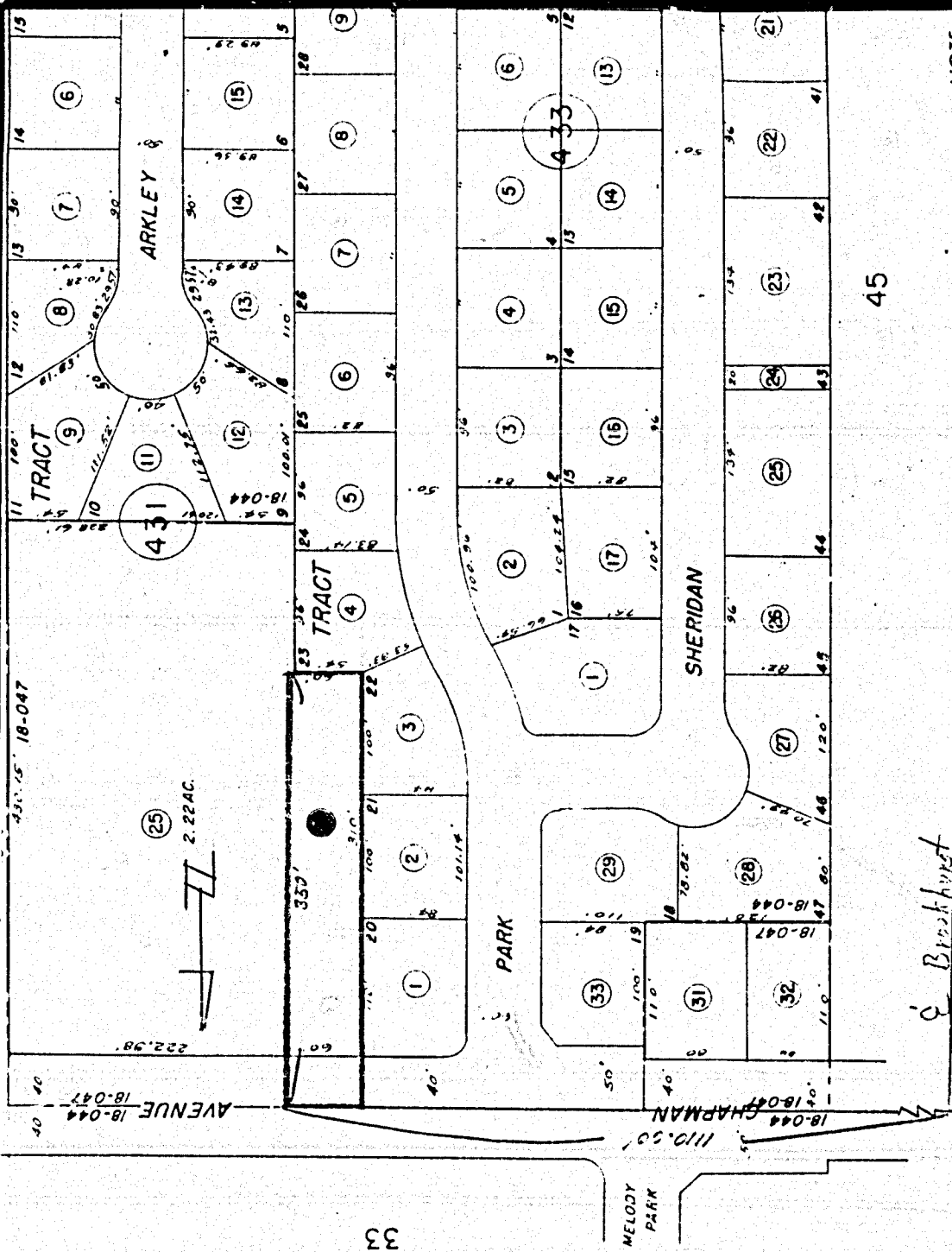
Beneficiary: Auralia Wilder, a widow.

11. A subsurface community oil and gas lease covering that portion of said land below a depth of 500 feet from the surface thereof, (with no right of surface entry) dated July 25, 1969, executed by Walter M. Nash and Virginia J. Nash, as owners of said land and by other persons as owners of other lands in the community area, as lessors, and by Standard Oil Company of California, a corporation, as lessee, upon the terms, conditions, and covenants therein provided, recorded August 8, 1969, in book 9045, page 462, Official Records.

\* \* \* \* \*

**NOTE:** 1. General and special taxes for the fiscal year 1974-1975, have been paid. Amounts for proration purposes are: First installment \$477.73. Second installment \$477.73. Assessor's Parcel No. 089-431-24.

2. Our Policy, when issued, will be priced at Full Schedule.



NOTE

45

M.M. 45 - 47  
M.M. 62 - 33

TR. NO. 1552  
TR. NO. 1725

*E. Brackney*

MARCH 1955  
MARCH 1964

33

MELODY PARK

110.50  
18-044 SHAPMAN  
18-047  
18-047

222.98  
40 40  
AVENUE 18-044  
18-047

(25)  
2.22AC.



# AMERICAN TITLE COMPANY

ORANGE COUNTY OFFICE • 2333 North Broadway  
 P.O. Box 10257 • Santa Ana, Calif. 92711  
 Main Office: (714) 835-2300 • Title Information 835-2144 • Zenith 7-0957



## PRELIMINARY REPORT

**Pacific City Bank**  
**14041 Golden West**  
**Huntington Beach, CA**

ATTENTION **Rocky Berger**

YOUR NO. **610-3**

OUR NO. **323319-8**

In response to the above referenced application for a policy of title insurance, American Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy form.

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

Dated: October 6, 1975 at 7:30 A.M. \_\_\_\_\_  
 Title Officer **Jerry Strang**

The estate or interest in the land hereinafter described and which is covered by this report is:

**Fee**

The estate or interest referred to herein is at the date hereof vested in:

**HERBOD G. EDGAR and DESSILLA ROSE EDGAR, husband and wife as community property.**

The land referred to in this report is situated in the State of California, County of Orange, and is described as follows:

**(SEE ATTACHED)**

**010176**

**DESCRIPTION:**

The Northwest quarter of the Northwest quarter of Section 32, Township 4 South, Range 10 West, in the Rancho Las Bolas, in the City of Garden Grove, as per map recorded in book 51, page 10, Miscellaneous Maps, in the office of the county recorder of said county.

**EXCEPT** the West 1110.60 feet of the North 350 feet thereof.

**ALSO EXCEPT** that portion thereof lying westerly of the easterly line of Tract No. 1552, as per map recorded in book 45, page 47, Miscellaneous Maps.

**ALSO EXCEPT** that portion thereof included within Tract No. 1725, as per map recorded in book 62, page 33, Miscellaneous Maps.

**ALSO EXCEPT** 9.13% interest in a pumping plant in the Northeast corner of said land as set out in the deed to Clarence C. Curney et ux., recorded May 10, 1945 in book 1312, page 458, Official Records.

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

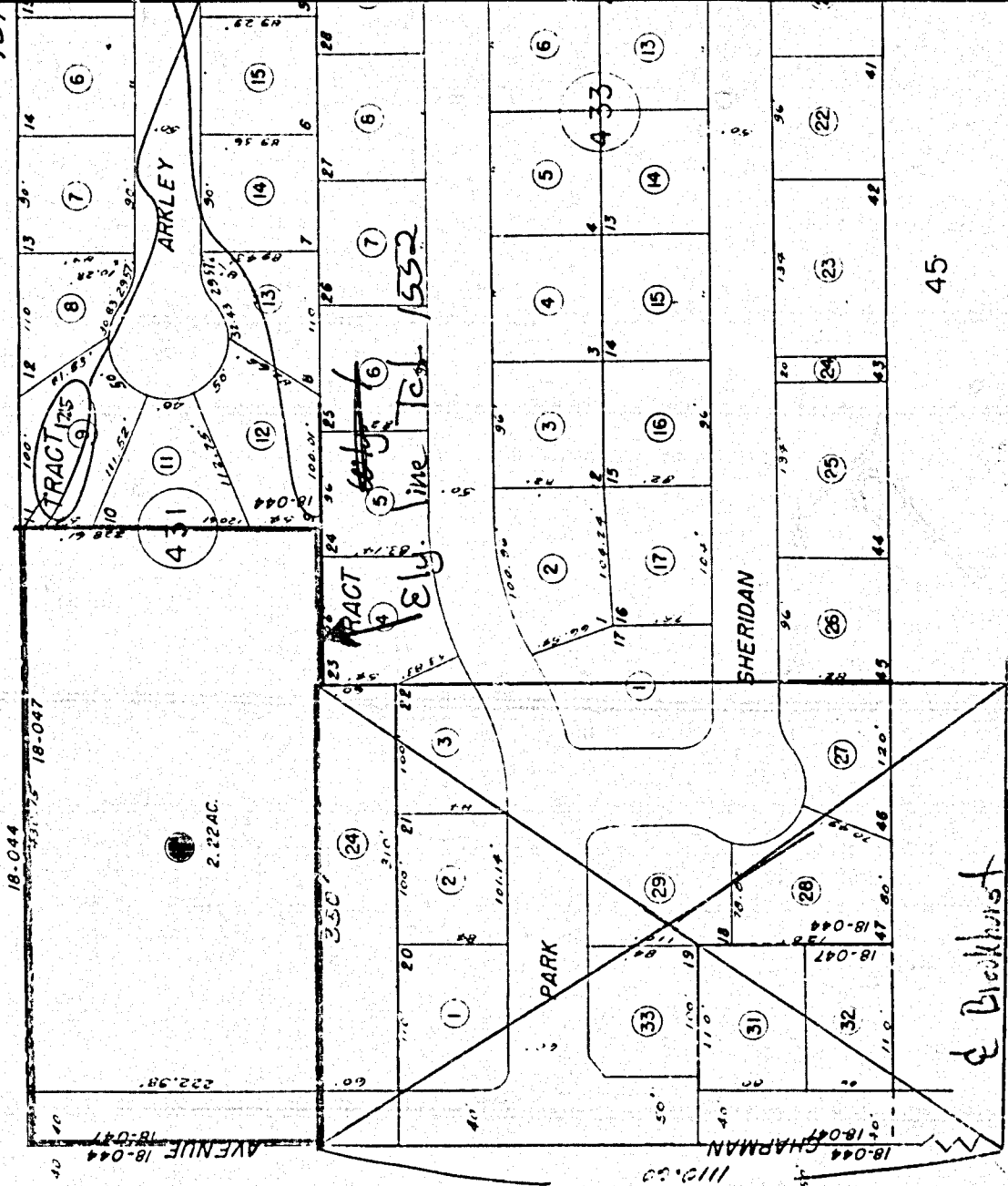
1. General and special taxes for the fiscal year 1975-1976, a lien not yet payable.
2. A reservation of the Northerly 30 feet of said land for roads, railroads and ditches, as reserved in deeds of record.
3. An easement as set forth in an instrument recorded May 10, 1945 in book 1312, page 438, Official Records for a pipe line together with the right of ingress and egress for the purpose of maintaining and repairing the same, over the South 4 feet of the North 34 feet of said land.
4. An easement over the west 5 feet excepting the North 359 feet of said land for public utilities and incidental purposes, as set forth in an instrument recorded in book 2281, page 147, Official Records.
5. An easement over the east 5 feet of said land for public utilities and incidental purposes, as set forth in an instrument recorded in book 2662, page 552, Official Records.
6. An easement over the north 40 feet of said land for road and incidental purposes as set forth in an instrument recorded in book 2670, page 521, Official Records.
7. A lease dated July 25, 1967, executed by Erwood G. Edgar, as lessor, and by Standard Oil Company of California, as lessee, for the period and upon the terms, conditions and covenants therein contained, recorded September 12, 1969, in book 9077, page 711, Official Records, reference being hereby made to the record thereof for full particulars.
8. A deed of trust to secure an indebtedness of \$75,000.00, and any other amounts payable under the terms thereof recorded August 13, 1974, in book 11219, page 960, Official Records.  
Dated: June 25, 1974  
Trustor: Erwood G. Edgar and Drucilla Rose Edgar, husband and wife.  
Trustee: California Land Title Company, a California corporation.  
Beneficiary: Pacific City Bank, Huntington Beach, California.

\* \* \* \* \*

- NOTE:** 1. General and special taxes for the fiscal year 1974-1975, have been paid. Amounts for pro-rata purposes are: First installment \$1,248.02. Second installment \$1,248.02. Assessor's Parcel No. 089-431-25.
2. Our Policy, when issued, will be priced at Full Schedule.

20

TCA



18-044  
18-047

AVENUE 18-044  
18-047

18-044  
CHAPMAN  
18-047

SHERIDAN

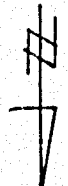
PARK

ARKLEY &

TRACT 8

line TCA 1552

e Blocklist



33

MELODY  
PARK

45

NOTE

TR NO 1552

M M 45 - 47



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

Section 9219.12. EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL. The order 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 9221.3. FEE FOR APPEAL. A fee of \$25.00 shall be charged for the appeal of a variance, conditional use permit, unclassified use permit or site plan.

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

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

Section 9223.1. 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:

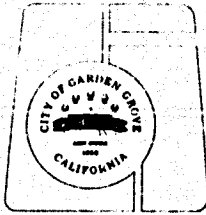
- a. That the approval was obtained by fraud.
- b. That the use approved by a variance, conditional use permit or unclassified use permit has ceased to exist or has been suspended for one year or more.
- c. That the site plan, variance, conditional use permit or unclassified use permit is being, or recently 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.

  
\_\_\_\_\_  
(Signature of Applicant)

Date 12-1-75



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:	FEE:
<input checked="" type="checkbox"/> SITE PLAN	\$ 50.00
<input type="checkbox"/> VARIANCE	\$100.00
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT	\$200.00 + \$25.00 FOR E.I.R.
<input type="checkbox"/> UNCLASSIFIED USE PERMIT	\$200.00 DEC -5-75 11 022 M***225.00

NAME OF APPLICANT: MARLYN DEVELOPMENT CORP. TELEPHONE: (714) 634-2833

MAILING ADDRESS: 1630 S. SUNKIST, SUITE O, ANAHEIM, CALIF. 92806

NAME OF RECORDED OWNER: \* WALTER M. NASH (714) 539-9579  
ERWOOD G. EDGAR, M.D. TELEPHONE (714) 539-2950

MAILING ADDRESS: \* 10192 Chapman Avenue, Garden Grove, Cal. 92640  
12462 Brookhurst Street, Garden Grove, Cal. 92640

### 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 proposed 117 Unit Congruet Senior Citizens Housing Two Story Structure is located within a residential area. Within walking distance of Orange County Plaza therefore it will be an economic value to the City, consistent with the present land use and general Plan.

SIGNATURE OF APPLICANT: [Signature] DATE: 12-1-75  
 ACCEPTANCE BY LAND USE: [Signature] DATE: 12-1-75  
 ACKNOWLEDGEMENT OF FEE PAYMENT: [Signature] DATE: 12-5-75



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

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR SITE PLAN-CONDITIONAL USE PERMIT CASE NO. CUP 101-76

I, ERWOOD G. AND DRUSILLA ROSE <sup>EDGAR</sup>, Owner of the below described property,  
do hereby appoint MARLYN DEVELOPMENT CORP.  
AND RAY MERCADO 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: A.P. NO. 89-431-25

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

Erwood G. Edgar MD  
ERWOOD G. EDGAR  
Drusilla Rose Edgar  
(Signature of Owner)  
DRUSILLA ROSE EDGAR

INTERDEPARTMENTAL CASE RESUME' SHEET

TO: WATER

DATE: 12-5-75

CASE: C.U.P. 101-76

ANALYST: BUTTERFIELD

APPLICANT: WABLYN DEVELOPMENT CORP.

HEARING DATE: 1-24-76

REQUEST: C.U.P APPROVAL TO ESTABLISH A 117  
UNIT, TWO STORY SENIOR CITIZENS HOUSING  
FACILITY.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: (1) WATER ASSESSMENT FEES DUE PRIOR  
TO ISSUANCE OF BLOG. PERMITS.

(A) ACREAGE: 2.403 ACRES X \$1400<sup>00</sup>/ACRE = \$3364.20

(B) FRONT FOOTAGE: 225 LF. X \$2<sup>00</sup>/LF. = \$450.00

TOTAL = \$3814.20

(2) WATER SERVICE: 6" TURBO METER, \$6,400<sup>00</sup> DEPOSIT.  
TO BE PAID PRIOR TO OR CONCURRENT WITH  
ISSUANCE OF BLOG. PERMITS. IT WILL BE  
REQUIRED FOR THIS SERVICE TO BE BORED

N-9

BY: Eldon R. Bramley

DATE: 12-24-75

INTERDEPARTMENTAL CASE RESUME SHEET

TO: FIRE

DATE: 12-5-75

CASE: C.U.P. 101-76

ANALYST: BUTTERFIELD

APPLICANT: WISLYN DEVELOPMENT CORP.

HEARING DATE: 1-24-76

REQUEST: C.U.P. APPROVAL TO ESTABLISH A 117 UNIT, TWO STORY SENIOR CITIZENS HOUSING FACILITY.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: PROVIDE STRAIGHT IN DRIVE FOR F.D.

ACCESS (PARKING OBSTRUCTS APPROACH FROM CURB-CUT SHOWN; MANEUVERING WOULD BE IMPOSSIBLE REGARDLESS.)

(2) REQUIRE F.D. ACCESS TO BE SOLID APPROVED TULF BLOCK (NOT STRIPS) AND BED ENGINEERED FOR HEAVY F.D. APPARATUS.

(3) ONE OFF SIDE HYDRANT & ONE ON SIDE F.I.C. REQUIREMENT (per Part-533)

BY: CAPT. PRATT

DATE: 12-18-75

INTERDEPARTMENTAL CASE RESUME SHEET

TO: TRAFFIC DATE: 12-5-75

CASE: C.U.P. 101.76 ANALYST: BUTTERFIELD

APPLICANT: MARLYN DEVELOPMENT CO. INC.

HEARING DATE: 1-24-76

REQUEST: C.U.P. APPROVAL TO ESTABLISH A 117 UNIT, TWO STORY SENIOR CITIZENS HOUSING FACILITY.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: U.G. STREET LIGHTS REQUIRED

90° CORNERS ON 20 FOOT WIDE DRIVEWAYS REQUIRE CORNER CUT-OFF OR SOMETHING TO GIVE PROPER INSIDE TURNING RADIUS

WILL R/W TO 50' SOUTH OF CHAPMAN AVE C/L BE ACQUIRED AT THIS TIME?

WHEN WILL FUTURE ULTIMATE CURBS BE CONSTRUCTED?

BY: Francis [Signature]

DATE: 12-16-75

INTERDEPARTMENTAL CASE RESUME SHEET

TO: PLAN CHECK

DATE: 12-5-75

CASE: C.U.P. 101-76

ANALYST: BUTTERFIELD

APPLICANT: MARLYN DEVELOPMENT CORP.

HEARING DATE: 1-24-76

REQUEST: C.U.P. APPROVAL TO ESTABLISH A 117 UNIT, TWO STORY SENIOR CITIZENS HOUSING FACILITY.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS:

- ① The way I read the plot plan, they are saving some of the large trees, that is good.
- ② Grading & Drainage Plan required.
- ③ 10' of Dedication Required
- ④ Drainage Fee (<sup>2.39</sup> ~~2.39~~ ~~or~~ in Area "D") = \$ 1672.27
- ⑤ Parkway Tree Fee (223.11 LP) = \$ 178.48
- ⑥ If there is no central dining room, and each unit has a kitchen, there will be a Park & Rec Fee of \$ 23,400.00 (Area "C")
- ⑦ Street Bond = \$ 4000.00

BY: 

DATE: 12-10-75

INTERDEPARTMENTAL CASE RESUME SHEET

RECEIVED

DEC 11 1975

TO: SANITARY DIST.

Pub. Works & Dev't Dept  
DATE: 12-5-75

CASE: C.U.P. 101-76

ANALYST: BUTTERFIELD

APPLICANT: MARLYN DEVELOPMENT CORP.

HEARING DATE: 1-24-76

REQUEST: C.U.P. APPROVAL TO ESTABLISH A 117  
UNIT, TWO STORY SENIOR CITIZENS HOUSING  
FACILITY.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS:

- 29,250<sup>00</sup> } <sup>Units (117)</sup> County Sanitation District Sewer Connection Permit
- 550<sup>00</sup> } off. rec. rm, kitchen, dining (11,000 sq ft) est
- 900<sup>00</sup> annexation fee
- 86<sup>00</sup> State Bd of Equalization
- 25<sup>00</sup> LAFD
- 4095<sup>00</sup> S/U Fee (2117 units)
- 216<sup>00</sup> " " other
- 431<sup>00</sup> Lease agreement
- 117<sup>00</sup> Plan ck
- 17<sup>00</sup> Inspection

\$35,636

BY: WMS

DATE: 12-11-75



### REQUIRED SHOWINGS FOR VARIANCES

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

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

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

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

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

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

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

1. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.
  1. Due to State of California, Division of Industrial Safety property and building set-back requirements, only vertical tanks, (4 feet in excess of zoning height requirement) are allowable on our existing site.
2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the subject property.
  2. Not Applicable.
3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.
  3. Granting of the variance will not be materially detrimental to the property or improvements of others in the zone, since this is merely the improved continuance of an existing use.
4. That the granting of such variance will not adversely affect the City's General Plan.
  4. The 4 foot excess height variance request will not adversely affect the City's General Plan due to its minor nature and the fact that it is only a continuance of an existing variance.

*Ronald J. Kelly*  
VINTAGE, INC.

NEGATIVE DECLARATION

Case file  
12/29/75

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

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

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

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

Case/Project No. CUP 101-76

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

Applicant/Address Marilyn Development Corp. (by Ray Mercado & Associates)

12550 Brookhurst St., Suite H, Garden Grove, CA

Project Title Conditional Use Permit No. CUP 101-76

Project Description Construction of a 117-unit, two-story building for senior citizens housing, interior courtyard and front yard landscaping and parking. Location: south of Chapman Avenue, 170 feet east of Park Lane, Garden Grove, California

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

Contact Person Dave Robson Tel. No. (714) 638-6831

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

- This Project will not have a significant effect on the environment or
- This Project is exempt pursuant to Section \_\_\_\_\_ of the State EIR Guidelines (As amended).

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

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

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

Environmental Inventory Prepared by Ray Mercado & Associates

A copy of the Environmental Inventory may be reviewed at (copies available):

Community Development Department  
City of Garden Grove  
11391 Acacia Parkway  
Garden Grove, CA 92640

APPROVED BY:

*E. John Graichen*

E. John Graichen, Chairman  
Planning Coordinating Committee

or

December 29, 1975

Date

Director of Public Works & Development

Date

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18044	08928204	0	JENNETTE, CHARLES F %JTB	10301 KATHY LN	GARDEN GROVE, CAL	92640
18044	08928205	0	THOMAS, BEDIA G.	10291 KATY LANE	GARDEN GROVE, CAL	92640
18044	08928206	0	HENDRIKSON, HAROLD D	10292 KATY LN	GARDEN GROVE, CAL	92640
18044	08928234	0	MC MANUS, WILLIAM E %SMB	12122 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08928235	0	BRAUNSTEIN, BERNARD R	%JTB	12112 MOVIUS DR	GARDEN GROVE, CAL 92640
18044	08928236	0	MUILENBURG, GAYLORD B	12102 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08928237	0	DUNMIRE, WILLIAM E %JTB	12092 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08928238	0	CHAPLIN, DANNY R %JTB	12072 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08928239	0	WHETNIGHT, HAROLD W %JTB	10272 JOAN DR	GARDEN GROVE, CAL	92640
18044	08928240	0	HARMON, ROBERT E %JTB	10292 JOAN DR	GARDEN GROVE, CAL	92640
18044	08928301	0	MARTIN, CHARLES D	8841 DEWEY DR	GARDEN GROVE, CAL	92641
18044	08928302	0	ALLEN, RICHARD D %JTB	P O BOX 1078	GARDEN GROVE, CAL	92642
18044	08928303	0	JACOBI, EDWARD F %JTB	38-B CALLE ARAGON	LAGUNA HILLS, CAL	92653
18044	08928304	0	WITHAM, JAMES %JTB	10282 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18044	08928305	0	MORTIMER, EDWIN V %JTB	13252 GARDEN GROVE BLVD	GARDEN GROVE, CAL	92643
18044	08928311	0	LEWIS, WILLIAM AMOS	10281 JOAN DRIVE	GARDEN GROVE, CAL	92640
18044	08928312	0	BARTON, ROLAND P	10271 JOAN DR	GARDEN GROVE, CAL	92640
18044	08928313	0	DURHAM, LEE M	10251 JOAN DR	GARDEN GROVE, CAL	92640
18044	08928314	0	SEILER, LOUISE %UWB	10241 JOAN DR	GARDEN GROVE, CAL	92640
18044	08928315	0	SAUER, MARVIN C %JTB	12041 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08928316	0	LAWHON, CHARLES B	12061 MOVIUS DR	GARDEN GROVE CAL	92640
18044	08928317	0	PERKINS, JEANNE A ET AL	TR %NOB	12071 MOVIUS DR	GARDEN GROVE, CAL 92640
18044	08928318	0	DEPT OF VETS AFFAIRS OF	STATE OF CAL	HENRY W POWERS	12091 MOVIUS DR
18044	08928319	0	STUCKER, LARRY R %JTB	12101 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08928320	0	DAMIAN, JUSTO S %JTB	12111 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08928321	0	RICHARDSON, TERENCE C	%JTB	12121 MOVIUS DR	GARDEN GROVE, CAL 92640
18044	08928322	0	SPRINKLES, CHESTER E %JT	12131 MOVIUS DR	GARDEN GROVE, CAL	92640
18044	08933115	0	NEFF, JOHN I	11896 EDGEWOOD CIR	GARDEN GROVE, CAL	92640
18044	08933116	0	DENIS, BERNARD B %JTB	11898 EDGEWOOD CIR	GARDEN GROVE, CAL	92640
18044	08933117	0	WHITE, CLARK A %JTB	11902 EDGEWOOD CIR	GARDEN GROVE, CAL	92640
18044	08933118	0	CARPENTER, LAMAR W %JTB	11906 EDGEWOOD LN	GARDEN GROVE, CAL	92640
18044	08933121	0	SMITH, W RONALD	11952 MELODY PARK	GARDEN GROVE, CAL	92640
18044	08933122	0	RODARTE, MANUEL	11962 MELODY PARK	GARDEN GROVE CAL	92640
18044	08933123	0	BICKNELL, RAY A	MC CABE, VIRGINIA D %WDB	10161 CHAPMAN AVE	GARDEN GROVE, CAL 92640
18044	08933124	0	BOERTJE, HENRY J %JTB	10191 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18044	08933125	0	SOUTHWICK, ELMER A D	10211 CHAPMAN AV	GARDEN GROVE CAL	92640
18044	08933126	0	REYES, GEORGE K ET AL	%JTB	ABBOTT, MAXINE L	10221 CHAPMAN AVE
18044	08933127	0	HANSON, GLADYS N %WSB	10231 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18044	08934319	0	FAIRCHILD, RAYNE B	10281 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18044	08934413	0	CHURCH, CHAPMAN AVENUE	BAPTIST %CRB	CHURCH, CHAPMAN AVE	BAPTIST
18044	08943106	0	NELSON, EDWIN L %JTB	12152 ARKLEY DR	GARDEN GROVE, CAL	92640
18044	08943107	0	LOUIS, LAURENCE G	12132 ARKLEY DR	GARDEN GROVE, CAL	92640
18044	08943108	0	TATTERSALL, GILBERT	12122 ARKLEY DR	GARDEN GROVE, CAL	92640
18044	08943109	0	STONE, KENNETH	12112 ARKLEY ST	GARDEN GROVE, CAL	92640

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18044	08943111	0	RAMIG, ELVERA M XWS	12106 ARKLEY DR	GARDEN GROVE, CAL	92640
18044	08943112	0	WILHELM, RAY A	12111 ARKLEY DR	GARDEN GROVE, CAL	92640
18044	08943113	0	YAGER, FREDERICK K	CHRISTIENSEN, TUAN	12121 ARKLEY DR	GARDEN GROVE, CAL 92640
18044	08943114	0	SHORT, JAMES E	12131 ARKLEY	GARDEN GROVE, CAL	92640
18044	08943115	0	PEER, ROBERT C	12151 ARKLEY DR	GARDEN GROVE, CAL	92640
18044	08943124	0	NASH, WALTER M	9642 VONS DR	GARDEN GROVE, CAL	92641
18047	08943125	0	EDGAR, ERWOOD G	12462 BROOKHURST	GARDEN GROVE, CAL	92640
18044	08943201	0	FLANAGAN, ROBERT E.	12002 PARK LANE	GARDEN GROVE, CAL	92640
18044	08943202	0	GAUT, MARY A	12022 PARK LN	GARDEN GROVE, CAL	92640
18044	08943203	0	DE LEON, VIRGINIA M	12042 PARK LN	GARDEN GROVE, CAL	92640
18044	08943204	0	DE WITT, ANNABELLE XWD	12072 PARK LN	GARDEN GROVE, CAL	92640
18044	08943205	0	FONSECA, ROBERT R XJT	12082 PARK LN	GARDEN GROVE, CAL	92640
18044	08943206	0	RICHARDSON, ELMER R ET A	16598 SILKTREE ST	FOUNTAIN VLY, CAL	92708
18044	08943207	0	JOHNSTON, ROBERT L XJT	12122 PARK LN	GARDEN GROVE, CAL	92640
18044	08943208	0	WELLS, GEORGE R	12142 PARK LN	GARDEN GROVE, CAL	92640
18044	08943226	0	ROBINSON, WILLIAM T XJT	12061 SHERIDAN LN	GARDEN GROVE, CAL	92640
18044	08943227	0	ESTES, BOB L XHW	12041 SHERIDAN LN	GARDEN GROVE, CAL	92640
18044	08943228	0	KUN, WILLIAM XJT	12031 SHERIDAN LN	GARDEN GROVE, CAL	92640
18047	08943231	0	KLINE, LEWIS E XJT	10162 CHAPMAN AVE	GARDEN GROVE, CAL	92640
18044	08943301	0	GALL, ALEX R XJT	12052 SHERIDAN LN	GARDEN GROVE, CAL	92640
18044	08943302	0	GREEN, MARTHA T.	12071 PARK LANE	GARDEN GROVE, CAL	92640
18044	08943303	0	O BRIEN, LOUIS A	12091 PARK LN	GARDEN GROVE, CAL	92640
18044	08943304	0	JAPHET, GLENN W	12111 PARK LN	GARDEN GROVE, CAL	92640
18044	08943305	0	FAITH, ALVIN XJT	12131 PARK LN	GARDEN GROVE, CAL	92640
18044	08943315	0	BLANDFORD, GEORGE A	12112 SHERIDAN LN	GARDEN GROVE, CAL	92640
18044	08943316	0	KUN, WILLIAM XJT	12031 SHERIDAN LN	GARDEN GROVE, CAL	92640
18044	08943317	0	MUIR, ALBERT T XJT	12072 SHERIDAN LN	GARDEN GROVE, CAL	92640

#222  
Handwritten

71

MAILING LIST

CUP 101-76 (MARLYN DEV. CORP.)

1-14-76

SUBJECT PROPERTIES:

89-431-24

25

PROPERTIES WITHIN 300 FT.

89-431-06	89-433-01	89-282-04
07	02	05
08	03	06
09	04	34
11	05	35
12	15	36
13	16	37
14	17	38
15		39
	89-283-01	40
89-432-01	02	
02	03	89-331-15
03	04	16
04	05	17
05	11	18
06	12	21
07	13	22
08	14	23
26	15	24
27	16	25
28	17	26
31	18	27
	19	
	20	89-344-13
	21	
	22	89-343-19

January 2, 1976

Mr. Ray Mercado  
12550 Brookhurst, Suite "H"  
Garden Grove, California 92640

CONDITIONAL USE PERMIT NO. CUP-101-76

January 14, 1976.

Applicant Notified

January 2, 1976

Marlyn Development Corporation  
1630 So. Sunkist, Suite "D"  
Anaheim, California 92806

CONDITIONAL USE PERMIT NO. CUP-101-76

January 14, 1976.

Applicant Notified



January 6, 1978

MANLYN DEVELOPMENT CORPORATION  
1630 South Sunkist, Suite D  
Anaheim, CA 92806

Mr. Gary Oelrich:

Public Works & Development - Plan Check

DRAINAGE FEE:	\$ 1,672.27
PARKWAY TREE FEE:	178.48
STREET BOND:	4,000.00

City of Garden Grove Fees and Deposits (Cont.)

Public Works & Development - Water Permits

WATER ASSESSMENT FEES:

ACREAGE: . . . . .	\$ 3,364.20
FRONT FOOTAGE: . . . . .	\$ 450.00

<u>Water Service: 6" TURBO METER</u> . . . . .	\$ 6,400.00
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Deposit to be paid prior to, or concurrent with issuance of building permits. It will be required for this service to be bored.

TOTAL	<u>\$16,064.95</u>
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Garden Grove Sanitary District Fees and Deposits

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

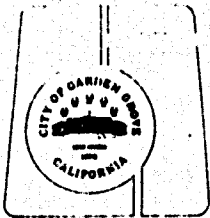
COUNTY SANITATION DISTRICT SEWER CONNECTION PERMIT (117 Units)	\$29,250.00
COUNTY SANITATION DISTRICT SEWER CONNECTION PERMIT (Office, Recreation Room, Kitchen & Dining Room)	\$ 550.00
ANNEXATION FEE:	\$ 900.00
STATE BOARD OF EQUALIZATION FEE:	\$ 85.00
LOCAL AGENCY FORMATION COMMISSION FILING FEE:	\$ 25.00
LEASE AGREEMENT:	\$ 431.11
PLAN CHECK FEE:	\$ 117.00
INSPECTION:	\$ 17.00
TOTAL	<u>\$31,375.11</u>

If you desire additional information regarding any City of Garden Grove fees, deposits, or bonds, please call 638-6661.

Sincerely,

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

Case file  
CUP-101-76



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

January 7, 1976

**Marlyn Development Corp.**  
1630 So. Sunkist, Suite "O"  
Anaheim, CA

Attention: Gary Osirich

Re: Case No. CUP 101-76  
Hearing Before the Zoning Administrator  
Date and Time: January 14, 1976 - 3:00 p.m.  
Place: Garden Grove City Hall - West Wing Conference Room

We are attaching for your information a copy of the Staff Report in connection with the subject public hearing.

If you have any questions concerning this Report, please contact the Land Use Section at City Hall, 638-6831.

Sincerely,

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

By: Dave Robson  
Dave Robson  
Land Use Supervisor

Attachment



STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: C.U.P. 101-76  
APPLICANT: MARLYN DEVELOPMENT CORP.  
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE EAST OF PARK LANE  
HEARING DATE: JANUARY 14, 1976  
ANALYST: D. BUTTERFIELD

I. APPLICANT'S REQUEST:

The applicant is requesting the construction of a one and two story, 117 unit senior citizens housing facility on property zoned O-P, Office Professional and consisting of approximately 2.4 acres. Also requested is a Site Plan and Conditional Use Permit for the establishment of said use, and a Variance from Municipal Code Section 9207.6 (b) to permit parking in the required front yard setback. The City of Garden Grove has filed a negative declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

II. APPLICANT'S STATEMENT:

*The proposed 117 Unit Congruent Senior Citizens Housing two story structure is located within a residential area. Within walking distance of Orange County Plaza therefore it will be an economic value to the City, consistent with the present land use and General Plan.*

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned O-P and is unimproved.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  1. North: Across Chapman Avenue zoned R-1 and improved with single family dwellings.
  2. South: Zoned R-1 and improved with Single Family Dwellings.
  3. West: Zoned O-P and R-1 and improved with a Real Estate Office and Single Family Dwellings
  4. East: Zoned R-1 and improved with Single Family Dwellings.

IV. BACKGROUND INFORMATION:

- A. S.P. 108-67 - A Site Plan for Medical Offices and Convalescent Home was approved by the Planning Commission in 1967.
- B. S.P. 135-68 - Proposed a Site Plan for a 150 bed Convalescent Hospital and was approved by the Zoning Administrator in 1968.
- C. S.P. 157-71 - Proposed the construction of a Professional Office Building and was approved by the Zoning Administrator in 1971.

V. GENERAL PLAN ELEMENT IMPLICATIONS:

A. Land Use: The Land Use Element of the General Plan indicates Office Professional Use for the subject property. The applicant's proposal is in conformance with this element of the General Plan.

B. Safety: The subject property is located approximately 3/4 of a mile easterly from Fire Station No. 2 which is located at 11805 Gilbert Street and is within the recommended travel distance suggested for emergency vehicles.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

- A. Traffic: Undergrounded service - street lighting required. 90° corners on twenty foot wide driveways require corner cut-off to give proper inside turning radii.

STAFF REPORT TO THE ZONING ADMINISTRATOR (C.U.P. 101-76)

- B. Plan Check: Grading and Drainage Plan required to be submitted by applicant. 10 feet of dedication required on Chapman Avenue.

Drainage Fee: (2.39 ac. - Area "D") = \$1,672.27  
Parkway Tree Fee: (223.11 lineal feet) \$178.48

Street Bond in the amount of \$4,000.00 will be required to be posted with the City.

- C. Sanitary District:

County Sanitation District Sewer Connection Permit (117 units) - \$29,250.00.  
County Sanitation District Sewer Connection Permit for office, recreation room, kitchen, and dining room - \$550.00.  
Annexation Fee - \$900.00  
State Board of Equalization Fee - \$85.00  
Local Agency Formation Commission Filing Fee - \$25.00  
Lease Agreement - \$431.11  
Plan Check Fee - \$117.00  
Inspection Fee - \$17.00

- D. Water: Water assessment fees due prior to issuance of building permits. Acreage: 2.403 x \$1,400.00/acre = \$3,364.20; front footage: 225 L.F. x \$2.00/L.F. = \$450.00; Total - \$3,814.20. Water Service: 6" turbo meter; \$6,400.00 deposit to be paid prior to or concurrent with issuance of building permits. It will be required for this service to be bored.

- E. Fire: Would prefer straight in drive for Fire Department vehicle access. (Present parking design obstructs approach from front curb cut). Maneuvering of vehicles would be difficult. Fire vehicle access along east of property to be constructed of approved turf block (not strips) and bed engineered for heavy Fire Department apparatus. One off-site, and one on-site fire hydrant required.

VII. STAFF COMMENTS:

A. The applicant, Marlyn Development Corp., is requesting approval of a conditional use permit to permit the establishment of a 117 unit Senior Citizens Housing Facility, and site plan approval for the construction of said facility, on property zoned O-P, Office Professional. Also requested is a variance to permit parking in the required front yard setback.

B. The proposed one and two story structures will be located between approximately 87 feet and 180 feet south of the front property line. All required parking is located in the front of the building with the exception of four spaces, which are located along the westerly property line. The placement of the building back toward the rear of the parcel was done in order to achieve the maximum potential for quietness. In order to achieve this, parking had to be placed in the front, thus requiring a variance for parking in the front setback.

C. Architectural features include the use of a tile mansard roof, stucco siding, bronze anodized aluminum windows and exterior doors. Additional architectural features include the use of an area of lawn and planting (quiet area) set aside for leisure activity, that is located in the central area of the building.

D. Subject development offers two basic floor plans. A typical 364 square foot studio unit, which consists of closet space, lavatory, central living area, and a small private 26 square foot patio. Also proposed is a typical one bedroom 552 square foot unit which consists of a separate bedroom and lavatory area, and a separate living and leisure area with a small private 54 square foot patio. Equivalent size balconies are also provided for the second story units. Notwithstanding that which is shown on the typical floor plans, individual units will not contain food preparation facilities. A large central kitchen and dining area will be provided for use by the residents. With regard to the requested variance,

STAFF REPORT TO THE ZONING ADMINISTRATOR (C.U.P. 101-76)

the applicant feels that because of the parcels unique configuration, it made it difficult to adhere to a 15 foot front setback. Staff agrees, and further points out that only 5 or 6 parking spaces would be located in the required setback, and that no structures would be in the setback.

E. The Fire Department has expressed concern over the proposed access to the parcel in that consideration for maneuvering of heavy fire equipment to the rear of the structure through a portion of the parking lot, is cumbersome. The Fire Department also suggests solid turf blocks and prepared bed for use along the easterly portion of the property. Said turf blocks to be used for support of heavy fire apparatus. The applicant should contact the Fire Marshal's office as soon as possible to resolve this problem.

F. The applicant should also consider rounding the corners of the inside curves of the driveways to give a more proper turning radii.

G. Notwithstanding that which is shown on the plot plan, the applicant will be required to dedicate an additional 10 feet for future street widening of Chapman Avenue. Although improvements at the full 50 feet may not be required at this time, a revised plot plan shall be submitted that does not reflect private improvements in the public right of way. Said improvements which include some landscaping and some open parking spaces shall be relocated. The applicant's plot plan also indicates a parking stall width of 9 feet. Municipal Code requires a minimum stall width of 9 feet 6 inches.

H. The staff has reviewed the proposed development in relation to the criteria established by Municipal Code Section 9219.7 for review of site plans, Section 9219.4, Purpose of a Conditional Use Permit, and Section 9219.2, Required showings for variances. All of these criteria appear to have been satisfactorily considered and complied with in spirit and intent. Said review includes consideration of parking, circulation, access, relation to public facilities, public service requirements, and design compatibility. Recommend approval of the Conditional Use Permit, Site Plan and Variance.

VIII. If Conditional Use Permit No. C.U.P. 101-76 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 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.
3. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made, a new site plan application shall be filed which reflects the revisions made.
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. Prior to the issuance of Building Permits, a revised plot plan shall be submitted for Zoning Administrator's approval. Said plot plan shall indicate an additional 10 feet of dedication for Chapman Avenue and shall not contain parking or landscaping or other private improvements within said area of dedication. Said plan shall also indicate parking stalls at a minimum width of 9 feet 6 inches, and should also indicate corner cut-offs at critical access and maneuvering points. The applicant shall also indicate on the revised plot plan, an emergency access curb cut, the placement of which shall be approved by the Fire Department.
6. A 7 foot high, 6 inch thick masonry wall shall be constructed along the east, south, and west property lines, except at required setbacks, where maximum wall height permitted is 42 inches.

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP 101-76

The Zoning Administrator announced that the subject application, initiated by Marilyn Development Corporation, requests approval of a conditional use permit for the construction of a one and two story, 117 unit senior citizens housing facility on property zoned O-P, Office Professional, and consisting of approximately 2.4 acres. Also requested is a site plan and conditional use permit for the establishment of said use, and a variance from Municipal Code Section 9207.6(b) to permit parking in the required front yard setback. The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment. The subject property is located on the south side of Chapman, east of Park Lane at 10200 Chapman Avenue.

The Zoning Administrator asked for staff comments. Mr. Donald Butterfield, Associate Land Use Analyst, advised that the subject case had been legally advertised and no written correspondence had been received; however, several citizens had come into the public counter to talk about the project. The Land Use Analyst explained the location, access and driveways regarding the proposed project. The parking will be located in the front with the exception of four spaces to be located along the westerly property line. The placement of the building toward the rear of the parcel was done in order to achieve the maximum potential for quietness. In order to achieve this, it was necessary to place the parking in front of the building, thus requiring a variance for parking in the front setback. The building is two story with the exception of the front part where the main entry is located which is one story. Staff is recommending approval of this development. Recommended conditions of approval include: (1) all lighting structures shall be placed so as to confine direct rays to the subject property, and (2) a 7-foot high, 6-inch thick masonry wall shall be constructed along the east, south, and west property lines except at required setbacks where maximum wall height permitted is 42 inches. The building will be constructed for senior citizens under Section 231 of the National Housing Act. Although the plans don't indicate them, two elevators will be in the building, and the building will be entirely sprinkled. This is on file with Plan Check.

The Zoning Administrator declared the public hearing on Conditional Use Permit No. CUP 101-76 open.

Mr. Ray Mercado, 12550 Brookhurst Street, Garden Grove, California, spoke on behalf of the applicant. He stated that they had read the conditions of approval and schedule of fees and concurred with same. The basic plan has been submitted to HUD and has their approval. The plan complies with the Municipal Code with the exception of the front yard parking. Landscaped strips will be provided to enhance the appearance of the project. Mr. Gary Gelrich is familiar with HUD regulations and can answer questions in that regard.



Mr. Walter Nash, 9642 Vons Drive, Garden Grove, stated that he was the property owner to the rear of the project and felt that the project would improve the area. There is a weed-strewn field there, and the project will enhance the beauty of the area.

The Zoning Administrator asked if there was any testimony in opposition to the proposed project. Mr. Joseph McInerney, 12106 Arkley Drive, Garden Grove, had questions about the plans. The original plans had called for kitchens to be built into the apartments, but Mr. Butterfield has stated that the kitchens are supposed to be eliminated. Mr. Butterfield then explained that the plans submitted for plan check in the last six weeks indicate no kitchens in the apartment units, however, they do show a central kitchen area. Mr. McInerney was also concerned about fire protection, and the Zoning Administrator indicated that the staff report had posed some question in this regard. Mr. Butterfield explained that the applicant now has on file a complete set of sprinkler plans for the entire building. The Zoning Administrator further stated that the building would be required to be sprinkled or be made entirely out of concrete block.

Mr. McInerney stated that there was no way for a fire truck or ambulance to get into the building and questioned having only 14 parking spaces for 144 occupants.

The Zoning Administrator explained that the City had done a parking study for rest homes several years ago and found that the parking requirements are very minimal for this type of facility. Also, some type of transportation is usually provided by the facility.

Mr. McInerney also expressed concern about trash setup, hot plates in the apartments, and that this must remain a senior citizens complex by HUD regulations.

Mr. Charles Hallen, 12061 Movius Drive, Garden Grove, California, objected to the building being two story although he was glad to see something being constructed on the vacant lot.

The Zoning Administrator explained that the Municipal Code does allow a structure in that zone to be two story. It would not be equitable to restrict only one development and not any others. The applicant was asked if he wished to give rebuttal testimony.

Mr. Gary Oelrich of Marlyn Development Corporation, 1630 So. Sunkist, Suite "O", Anaheim, California, stated that the elevators were not originally shown on the drawings as they were preliminary drawings and did not provide the opportunity to show all details. It is mandatory as a HUD requirement that a facility of this nature have elevators. As to the sprinkler system, this is a mandatory requirement by the State of California. Concerning the parking requirements, the average age of the residents is 75 years and few of them drive automobiles. The applicant expects about four automobiles owned by residents and expects about six automobiles for employees. The facility will have a minibus or van type bus service. Sunday traffic will be minimized as far as possible by having guest ministers to accommodate two or three different services on Sunday morning. The facility will provide for employees of the facility to pick up trash on a room-to-room basis daily and transport it to central areas within the structure to go through a trash compactor. The

project must remain a senior citizen project for 40 years by HUD rules.

Mr. Oelrich further explained that in order to comply with drainage requirements to reverse the natural flow from back to front would require a large amount of imported soil. When you put a seven foot fence on a piece of property several feet higher than other places in the area because of fill already there, the fence would be about eleven feet on Mr. McInerney's property. The Zoning Administrator stated that normally the Municipal Code would require a fence to be measured from the high side of the fence. A man from the audience commented that the difference in ground area now was about 2½ feet.

Mr. Oelrich stated that would be about a four foot difference upon completion. He stated that the applicant is willing to put in whatever requirements are necessary to be compatible with the surrounding property owners, and realized that they would be required to construct a retaining wall. He stated that if the people would leave their requirements with Mr. Butterfield, the applicant would be happy to consider their requirements along with the requirements of HUD.

Mr. McInerney was concerned about the fence because there would be patios to the rear of the senior citizen building. He asked if these would be fenced. The Zoning Administrator indicated that he would not consider anything appropriate unless it was at least six feet high on Mr. McInerney's side. Mr. Oelrich indicated that the applicant would be agreeable to that.

Concerning the fire access on the south side of the structure, the applicant had met with the Fire Chief for input. It was decided that if the access were available on the easterly side so that a vehicle could drive southerly, and if they could get a fire vehicle toward the westerly corner, they could adequately treat the westerly side of the structure also. The applicant has also provided two sets of emergency doors through which fire hoses could be drawn.

Mr. McInerney wanted to be notified when the applicant started construction on the fence. The Zoning Administrator assured him that a condition in the decision would relate to this matter.

The Zoning Administrator declared the public hearing on Conditional Use Permit No. CUP 101-76 closed.

*Case file*

February 6, 1976

Mr. Gary Oelrich  
Marlyn Development Company  
1630 So. Sunkist, Suite "O"  
Anaheim, California

Dear Mr. Oelrich:

Subject: Zoning Administrator Decision No. 487  
Conditional Use Permit No. CUP-101-76

The Zoning Administrator of the City of Garden Grove approved your conditional use application on February 6, 1976.

The effective date of this action is February 13, 1976 unless an appeal is received by the Garden Grove City Clerk prior to this date.

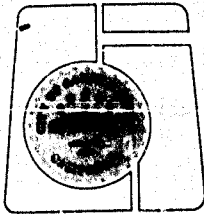
The approval of your request is subject to any conditions listed on the attached Decision. If you have any questions concerning this Decision, or should you wish further information, please feel free to contact me at (714) 638-6851.

If you should have any questions regarding any required permits, the Land Use Analysts in the Public Works and Development Department will be glad to assist you. They may be reached by calling (714) 638-6831.

Sincerely,

Stewart O. Miller  
Zoning Administrator

SOM:jk  
Attachment



GARDEN GROVE

*Case file*

ZONING ADMINISTRATOR  
DECISION NO. 487  
CONDITIONAL USE PERMIT NO. CUP 101-76  
MARLYN DEVELOPMENT CORPORATION  
FEBRUARY 6, 1976

This is a conditional use permit application pertaining to property located on the south side of Chapman, east of Park Lane at 10200 Chapman Avenue.

A public hearing was held on January 14, 1976, and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a conditional use permit for the construction of a one and two story, 117 unit senior citizens housing facility on property zoned O-P, Office Professional, and consisting of approximately 2.4 acres. Also requested is a site plan and conditional use permit for the establishment of said use, and a variance from Municipal Code Section 9207.6(b) to permit parking in the required front yard setback. The City of Garden Grove has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant effect on the environment.

The applicant stated that he had read the staff report which indicated required fees and recommended conditions of approval, and he concurs with same. The basic plan has been submitted to HUD and has their approval. The plan complies to all Code requirements except for front yard parking. To compensate for this, landscape strips will be provided to enhance the project appearance.

The proposed development will be located approximately 87 feet from the front property line. All required parking is located in front of the building. This was done to achieve the maximum potential for quietness. This resulted in a request for a parking variance in the required 15-foot front yard area. However, the intrusion into a 15-foot front yard would only occur if and when Chapman Avenue is widened to its ultimate width. At present there will be an adequate front yard.

Architectural features of the building include use of tile mansard roof, stucco walls, aluminum windows and landscaping. A quiet area consisting of lawn and planting has been set aside for leisure activity in the central area of the building.

The development will have two basic floor plans: (1) a typical 364 square foot studio unit consisting of a lavatory, living area and a private patio; and (2) a typical 552 square foot one bedroom unit consisting of a separate bedroom, lavatory, living area and private patio.

Included in the development are elevators to the second floor, a central kitchen and dining area and landscaped leisure areas. As indicated above, parking will be located in front of the building. Due to the fact that a ten foot dedication along Chapman Avenue is required, even though at this time construction will not take place, minor changes will be required to the proposed parking lot. These changes will be required to be shown on the exhibits prior to issuance of building permits.

The adjoining property owners in attendance were generally in favor of development of the property as the vacant lot had been a nuisance. They were concerned about fence requirements separating their properties from the site. After some discussion, it was felt that a block wall between six and seven feet high on the applicant's side, depending on the height of the retaining wall, would be appropriate.

A review of the application indicates that the applicant has complied to the purpose and intent of Municipal Code Sections 9219.7, Review of Site Plans, and Section 9219.4, Purpose of a Conditional Use Permit.

In consideration of the evidence submitted and after a review of the criteria established for the approval of conditional use permits, it is hereby determined

that Conditional Use Permit No. CUP 101-76 should be and is hereby approved subject to the following conditions:

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 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.
3. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made, a new site plan application shall be filed which reflects the revisions made.
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. *Minor MOD. CUP 101-76 C.O.M.* Prior to the issuance of building permits, a revised plot plan shall be submitted for Zoning Administrator's approval. Said plot plan shall indicate an additional 10 feet of dedication for Chapman Avenue and shall not contain parking within said area of dedication. Said plan shall also indicate parking stalls at a minimum width of 9 feet 6 inches, and should also indicate corner cut-offs at critical access and maneuvering points. The applicant shall also indicate on the revised plot plan, an emergency access curb cut, the placement of which shall be approved by the Fire Department.
6. A 6 to 7 foot high, 6 inch thick masonry wall shall be constructed along the east, south, and west property lines, except at required setbacks, where maximum wall height permitted is 42 inches. Said height of fence to be determined by the height of the retaining wall between each adjoining property. Height of fence to be determined by the Zoning Administrator prior to permits being issued for said fence.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for the subject case is February 13, 1976.

*Signet*  
*82*  
CUP101-76

March 1, 1976

Department of Housing and Urban Development  
Santa Ana Insuring Office  
1440 East First Street  
Santa Ana, California 92701

Attention: Mr. T. King

Gentlemen:

At the request of the Marilyn Development Corporation, I would like to inform you that this office has completed the plan check of the Garden Manor Project to be located at 10200 Chapman Avenue in the City of Garden Grove.

The revised plans submitted on February 20, 1976, will be approved and the building permit issued upon the completion of the following:

1. The clarification and completion of some architectural and structural details as outlined by this office to Nielsen and Smith Architects.
2. Dedication of ten feet along Chapman Avenue for street purposes.
3. Payment or postings of all applicable permit fees, assessment fees, deposits, and bonds.

Should you have any questions regarding the plan check of this project, please feel free to call me at 638-6825.

Sincerely,

Dave Robson, Acting Manager  
Development Services

By:  
Randy L. Rodriguez  
Assistant Civil Engineer  
Plan Check Section

RLR:fd

CUP 101-76

March 8, 1976

Department of Housing & Urban Development  
Santa Ana Insuring Office  
34 Civic Center Plaza  
Santa Ana, California 92701

Attention: Mr. T. King

Gentlemen:

SUBJECT: MARIYN DEVELOPMENT CORPORATION  
Senior Citizen Housing Project  
10200 Chapman Avenue  
Garden Grove, California

At the request of the Mariyn Development Corporation, I would like to inform you that the building plans for the subject project received on March 5, 1976 have been approved.

The building permit will be issued upon the completion of the following:

1. Dedication of ten feet along Chapman Avenue for street purposes.
2. Payment and/or postings of all applicable permit fees, assessment fees, deposits, and bonds.

If you have any questions or need further assistance regarding the plan check of this project, please call me at 638-6825.

Sincerely,

Dave Robson  
Development Services Manager

By:  
Rudy L. Rodriguez  
Assistant Civil Engineer

cc: Mr. Dean Ray - Mariyn Development Corporation

*Case File?  
CUP 101-76*

March 11, 1976

Marlyn Development Corporation  
c/o Mr. Dean Ray  
630 South Sunkist, Suite 0  
Anaheim, California

Dear Mr. Ray:

SUBJECT: REVISED FIRE AND DOMESTIC  
METER REQUIREMENTS FOR  
10200 CHAPMAN AVENUE

Our letter of December 24, 1975 requesting the installation of a 6-inch turbo meter and requiring an 8-inch reduced pressure principal backflow preventor to serve your fire and domestic requirements is inaccurate. The proposed backflow prevention device on the fire service portion of the system is not adequate because it restricts the flow needed to provide the required protection. However, the domestic system does require a reduced pressure principal device. Therefore, in lieu of the initial proposal, we will require the following system:

- 1. One 3-inch turbo meter                      \$3,500 deposit  
   (A 3-inch backflow prevention  
   device will be required)
- 2. One 6-inch fire service                    \$4,500 deposit

TOTAL DEPOSIT \$8,000



March 11, 1976

Should additional information be required, please contact Robert Szolemayer at 639-6662.

Sincerely,

DAVE ROBSON  
Development Services Manager

By:  
Robert J. Szolemayer  
Permit Section Supervisor

RJS:ec

cc: F. T. Andrews, Incorporated  
Consulting Engineers

for #4  
LETTER

CERTIFICATE OF ZONING COMPLIANCE

May 24, 1976

(Date)

TO: Secretary of Housing and Urban Development

FROM:

\_\_\_\_\_  
(Local Agency of Government)

SUBJECT: Multifamily Housing Project  
FHA Project No.: 143-38003-PM-WAC  
Project Name : Garden Manor  
Street Address : 10200 Chapman Ave  
City or County : Garden Grove

This is to certify that we have reviewed the drawings and specifications pertaining to the construction of the aforementioned project and find that the proposed project complies with all zoning requirements and restrictions.

We further certify that this certificate is issued by the agency of local government empowered to do so and that it has been executed by a legally authorized officer of such agency.

Dave Robson  
Name:  
Title: DEVELOPMENT SERVICES MANAGER

\*\* If there are any conditions or restrictions please indicate and attach copies thereof.