

SPA-152-64

CASE NO. SPA-152-64

Name of Applicant Fred C. Spraul Sr.

Address 1844 S. Hester, Space 111 - Anaheim

Phone Je 4-2819

Name of Applicant's Representative _____

Address _____

Phone _____

Applicant Interviewed By _____ Application By Manganelli

Date Filed 9-2-64 Hearing Date 9-24-64 - 10-22-64 - 11-12-64 - 3-11-65

PERTINENT FACTS:

PLANNING COMMISSION ACTION

Approved _____ Hearing Date 3-11-65

Denied _____

DWP Res. No. 1509

FWR _____

Date Appealed _____

CITY COUNCIL ACTION

Approved _____ Hearing Date _____

Denied _____

DWP _____ Res. No. _____

Returned to P.C. _____ Ord. No. _____

PLANNING COMMISSION RECONSIDERATION

Approved _____ Hearing Date _____

Denied _____

DWP _____ Res. No. _____

FWR _____

CITY COUNCIL FINAL ACTION

Approved _____ Hearing Date _____

Denied _____

DWP _____ Res. No. _____

FWR _____

Ord. No. _____

LATER ACTION:

verify his decision. Apparently Mr. Sproul was looking for a clear-cut commitment on the part of the City officials so that he might have a guide with which to proceed; since no commitment could be made, the project was dropped.

pm

Paul Manganeli, Assistant Planner

PAM/jm

M E M O R A N D U M

TO: Jim FROM: Cline
SUBJECT: Northwest corner of West and Garden Grove Boulevard DATE: April 21, 1965

It has come to my attention that the twenty acres at the northwest corner of West and Garden Grove Boulevard may still be subject to development by the Sproul organization. Apparently at Mr. Furr's initiation, representatives of the Sproul organization have met with the City Administrator and the Mayor to discuss the development of the site.

Because of the very bad relations which evolved out of the last site plan case, I am concerned that any new case be handled differently than the last. It seems to me that we received fairly explicit instructions from the Planning Commission concerning certain of the requirements which they expected to be met. Among these were:

1. That the project comply with the PRD standards.
2. That Stanford Avenue be extended through the site.
3. That an internal street system be developed to realistic standards.

Additionally, there were two other problems which ought to be recognized in advance. They are:

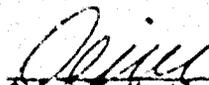
1. Circulation and access to the site on the previous plan was not acceptable to the Fire Department.
2. There was no solution offered for the flood control problem existing on the site.

With respect to the matter of density, the position that we took in the last case was one of recognizing the existing R-1 and R-3 zones in terms of establishing a particular level of residential density. I do not feel that our position should change materially from the pattern established by the existing zoning.

Our experience with this case in the past indicated that verbal comments and suggestions were often misinterpreted and a considerable amount of criticism was passed along to members of the Planning Commission and others concerning the Staff members who participated in the processing of the case. It may have been that an effort was used to utilize the "unreasonableness" of the Staff to help justify the site plan application. At any rate, we should not any longer rely on verbal agreements or communications. Should we be approached again regarding this site, I would suggest that all communications be put in writing and kept in the case file for reference. Particularly I am concerned that the proposed developer be advised at the earliest possible time of the previous Planning Commission direction to us.

CFM:cmh

cc: City Administrator


Cline F. Martin

March 24, 1965

Mr. Fred C. Sproul
1844 South Hester, Space 111
Anaheim, California

Site Plan No. S.P.A.-152-64

Dear Sir:

March 11, 1965

Resolution No. 1809

RESOLUTION NO. 1809

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GARDEN GROVE DENYING
WITHOUT PREJUDICE, SITE PLAN NO. S.P.A.-152-64.

WHEREAS, in the matter of Site Plan No. S.P.A.-152-64, the Planning Commission of the City of Garden Grove does report as follows:

1. Subject case was initiated by Fred C. Sproul, as applicant.
2. The applicant requests the approval of a site plan for the construction of 166 dwelling units and rezoning from R-1 to R-3 or a more restrictive zone on approximately 18 acres located at the northwest corner of Garden Grove Boulevard and West Street. Subject site plan also requests variances from various sections of the Municipal Code.
3. The subject property is presently zoned R-1, R-3 and C-2 and is improved with a single-family dwelling, a citrus grove and barns.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned R-1 and is improved with single-family dwellings.
 - b. South: Zoned C-2 and R-1 and is partially improved with a single-family dwelling, a service station, two restaurants and a laundry and cleaners.
 - c. East: Zoned R-1 and C-2 and is partially improved with single-family dwellings, commercial uses and a contractor's storage yard.
 - d. West: Zoned R-1 and R-3 and is improved with single-family dwellings.
5. Past cases affecting the subject property include:
 - a. A-120-58, a proposal to rezone the subject property from R-1 to C-1, was approved in part by the City Council. The present R-3 zoning, on a portion of the subject site has resulted from this case.
 - b. A-183-59, rezoning a portion of the subject property from C-1 to C-2, was approved by the City Council on November 10, 1959.
 - c. P.P.S.-107-58, a precise plan which provided a 60 foot street extending 300 feet into the subject property from Garden Grove Boulevard separating the R-3 and C-2 zones, was approved by the City Council on June 10, 1958.
6. This plan proposes to erect 166 dwelling units on land that would be subdivided into 166 lots with a common recreation area. The land is presently zoned R-1, R-3 and C-2, but except for the southeast corner, R-3 zoning is requested for the whole property. This plan also requests several variances from the Garden Grove Municipal Code.

WHEREAS, the Planning Commission findings are as follows:

1. This plan was deferred on November 12, 1964 in order to give the applicant time to rework his plans to correct serious engineering and other problems on the property.
2. The applicant has not chosen to correct these problems nor does he wish to further pursue this application.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Garden Grove does hereby deny without prejudice Site Plan No. S.P.A.-152-64.

ADOPTED AND APPROVED this 11th day of March, 1965.

/s/ J. R. WILDE
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on March 11, 1965, and carried by the following vote, to wit:

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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BAIR

/s/ CLINE F. MARTIN
SECRETARY

OLD BUSINESS:
INITIATED BY:
REQUEST:

SITE PLAN NO. S.P.A.-152-64
FRED C. SPROUL

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION
OF 166 DWELLING UNITS AND REZONING FROM R-1
TO R-3 OR A MORE RESTRICTIVE ZONE AND SEVERAL
VARIANCES FROM THE MUNICIPAL CODE.

LOCATION:

18 ACRES AT THE NORTHWEST CORNER OF GARDEN
GROVE BOULEVARD AND WEST STREET.

DATE:

MARCH 11, 1965

Mr. Casper stated the applicant has decided not to pursue the present plan and has so indicated to the Staff. The Staff recommends that the Commission deny the subject case to terminate it.

~~Commissioner Woolley moved, seconded by Commissioner Furr that a resolution be adopted denying without prejudice Site Plan No. S.P.A.-152-64.~~

Said motion was carried by the following vote:

AYES:
NOES:
ABSENT:

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

Chairman Wilde instructed the Staff to prepare the proper resolution for the denial without prejudice of S.P.A.-152-64 (RESOLUTION NO. 1809)

10

10

SITE PLAN NO. S.P.A.-152-64

ITEM NO. 11

INITIATED BY:

FRED C. SPROUL

REQUEST:

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION OF 166 DWELLING UNITS AND REZONING FROM R-1 TO R-3 OR A MORE RESTRICTIVE ZONE AND SEVERAL VARIANCES FROM THE MUNICIPAL CODE.

LOCATION:

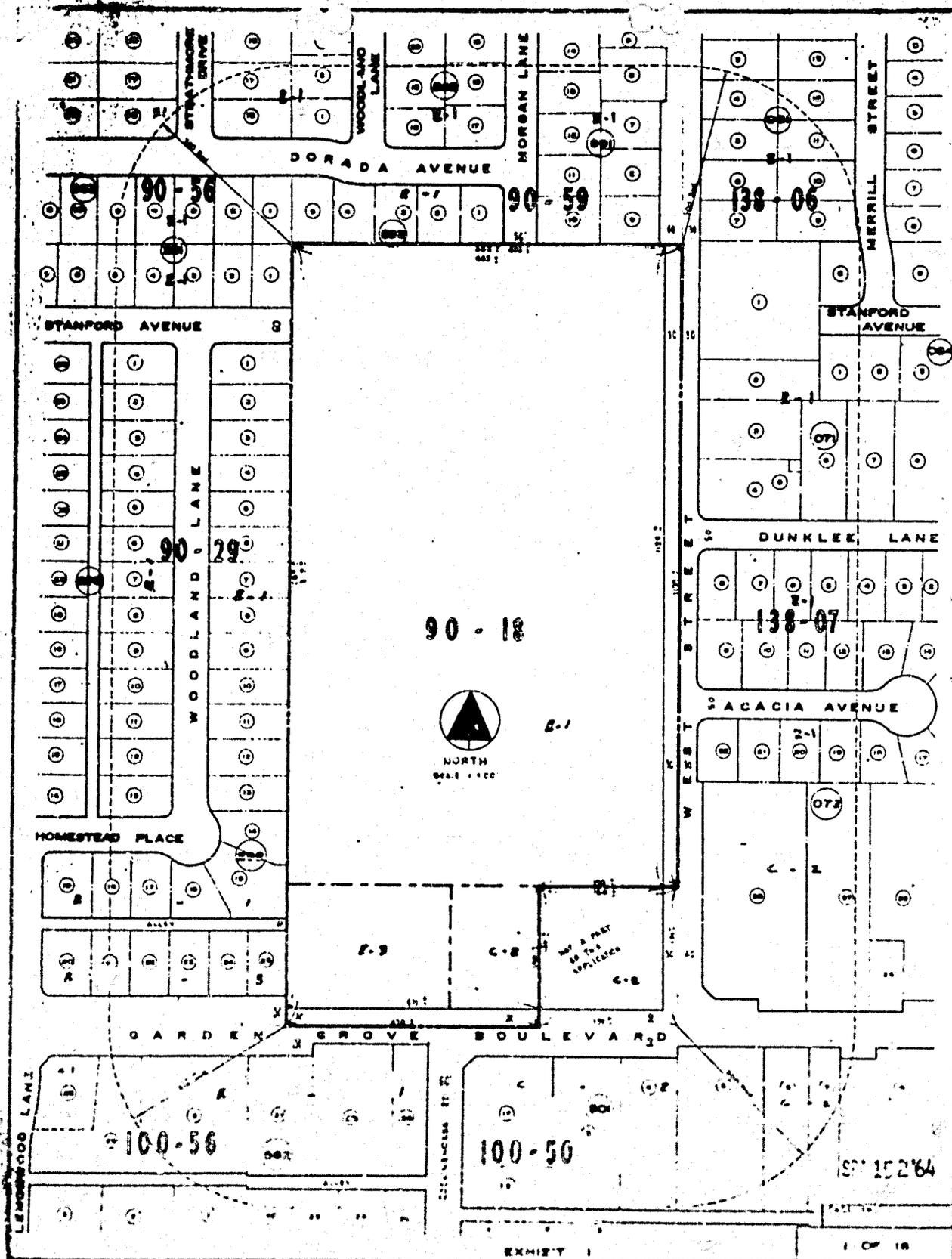
18 ACRES AT THE NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND WEST STREET.

DATE:

MARCH 11, 1965

APPLICANT'S REASON FOR REQUEST:

"Applicant desires to construct for sale a planned community of single family residences on smaller than normal sized lots, designed for and restricted to adult living."



90-18



NORTH
SCALE 1:100

E-1

STANFORD AVENUE

DORADA AVENUE

STANFORD AVENUE

DUNKLEE LANE

SACACIA AVENUE

STANFORD DRIVE

WOOD LANE

MORGAN LANE

MERRILL STREET

LEMONWOOD LANE

100-56

100-50

102'64

EXHIBIT 1

1 OF 18

OTHER MATTERS:

TIME:

DATE:

**MONTHLY REPORT
FEBRUARY 11, 1965**

It was suggested by Commissioner Woolley that S.P.A. 152-64 (Fred C. Sproul) be put on the calendar for consideration in March.

Commissioner Foshee suggested that a special work session be held to consider the report of the Committee on Commission Functions. It was decided that this be an evening meeting after March 15th.

PUBLIC HEARING:
INITIATED BY:
REQUEST:

SITE PLAN NO. S.P.A.-152-64
FRED C. SPROUL
APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION
OF 166 DWELLING UNITS AND REZONING FROM R-1
TO R-3 OR A MORE RESTRICTIVE ZONE AND SEVERAL
VARIANCES FROM THE MUNICIPAL CODE.
LOCATION: 18 ACRES AT THE NORTHWEST CORNER OF GARDEN GROVE BLVD.
AND WEST STREET.
DATE: NOVEMBER 12, 1964

Mr. Casper stated correspondence from the applicant has been received requesting that the hearing be deferred to the next regular meeting; it was brought to the Commission's attention, however, that it is a City policy from some years back that whenever this occurs the case not be considered until the applicant is willing to have it placed back on the agenda. This is the recommendation of the Staff.

It was moved by Commissioner Foshee, seconded by Commissioner Movius, that S.P.A.-152-64 be removed from the agenda until such time as the applicant request the case be heard at which time it will be readvertised.

Said motion was carried by the following vote:

AYES: COMMISSIONERS: BAIR, FOSHEE, FURP, MERCADO, MOVIUS, WILDE, WOOLLEY
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

SITE PLAN NO. S.P.A. -152-64

ITEM NO. 5

INITIATED BY:

FRED C. SPROUL

REQUEST:

APPROVAL OF A SITE PLAN FOR THE
CONSTRUCTION OF 166 DWELLING UNITS AND
REZONING FROM R-1 TO R-3 OR A MORE
RESTRICTIVE ZONE AND SEVERAL VARIANCES
FROM THE MUNICIPAL CODE.

LOCATION:

18 ACRES AT THE NORTHWEST CORNER OF GARDEN
GROVE BOULEVARD AND WEST STREET.

DATE:

NOVEMBER 12, 1964

APPLICANT'S REASON FOR REQUEST:

"Applicant desires to construct for sale a planned community of
single-family residences on smaller than normal sized lots, designed for and
restricted to adult living."

Anaheim, California
November 5th, 1964

Planning Commission
City of Garden Grove
11391 Acacia,
Garden Grove, California

Subject: Sun Village Project
West Street and Garden Grove Blvd
Garden Grove, California

Gentlemen:

On October 19th we requested a postponement, to your next regular meeting on November 12th 1964 for the purpose of further studies of the proposed project and particularly, plans for the permanent drainage of the site.

Due to the fact that the feasibility of the project is predicated on solution of the drainage problem and we were unable to arrive at a tentative solution to this problem until November 2, we will not have time to make a study of the overall project with the planning department before your November 12 meeting, as suggested at your September 22, meeting.

We therefore request a continuance of the hearing until your next regularly scheduled meeting.

Respectfully yours



Fred C. Bernal
1844 South Western Street
Space 111
Anaheim, California

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

SITE PLAN NO. S.P.A.-152-64

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

*SEPTEMBER 24, 1964
1:30 O'CLOCK P.M.

SITE PLAN NO.
S.P.A.-152-64

Proceedings initiated by Fred C. Sproul, as applicant, requesting approval of a site plan for the construction of 166 dwelling units and rezoning from R-1 to R-3 or a more restrictive zone on approximately 18 acres located at the northwest corner of Garden Grove Boulevard and West Street. Subject site plan also requests variances from the following sections of the Municipal Code:

Section 9206.2(c) - Front Yard Setback.
Section 9206.4a(2) - Placement of Buildings on Interior Lots.
Section 9206.3(h) - Side Street Side Yard.
Section 9206.5(c) - Minimum Lot Area.
Section 9206.7(c) - Lot Width.
Section 9217.2 - Parking Spaces Required.
Section 9111.(e) - Sidelines of Lots.

DATE: SEPTEMBER 11, 1964

PUBLISH: SEPTEMBER 14, 1964

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

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

GARDEN GROVE CITY PLANNING COMMISSION

PUBLIC HEARING:
INITIATED BY:

SITE PLAN NO. S.P.A.-152-64
FRED C. SPORN

REQUEST:

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION OF 166 DWELLING UNITS AND REZONING FROM R-1 TO R-3 OR A MORE RESTRICTIVE ZONE AND SEVERAL VARIANCES FROM THE MUNICIPAL CODE. 18 ACRES AT THE NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND WEST STREET.
OCTOBER 22, 1964

LOCATION:

DATE:

Mr. Casper stated the applicant has addressed a letter to the Planning Commission requesting the subject case be continued to the next regular meeting.

It was moved by Commissioner Furr, seconded by Commissioner Woolley, that the public hearing of S.P.A.-152-64 be continued to the meeting of November 12, 1964, at the request of the applicant.

Said motion was carried by the following vote:

AYES:
NOES:
ABSENT:

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

October 19, 1964

Planning Commission
City of Garden Grove
11391 Acacia
Garden Grove, California

Subject: Sun Village Project
West & Garden Grove
City of Garden Grove

Gentlemen:

In accordance with the conditions imposed at the Planning Commission Meeting of September 22, 1964, for the subject project, we are proceeding with engineering studies and planning revisions.

We feel that the problems can be overcome and a solution acceptable to the City of Garden Grove and this office can be accomplished.

In order to accommodate the foregoing, we require more time and respectfully request that your honorable body continue this matter to the next regularly scheduled Planning Commission Meeting.

Sincerely yours,


Fred C. Spraul, Sr.

FCS/d

O O

Full Sprawl SPA 15264

CITY OF
GARDEN GROVE
CALIFORNIA



City Hall • 11391 Acacia Street • Jefferson 7-4200

October 21, 1964

Fred C. Sproul Homes
P. O. Box 1038
Oceanside, California

ATTENTION: Mr. Richard J. Toal

Gentlemen:

Pursuant to your request the Engineering Division has the following comments concerning the drainage solution presented by your Engineering Department:

1. Storm water must be picked up further north than indicated on your tentative plans (across from cross-gutter that crosses West Street).
2. Proposed storm channel must be lined with concrete rather than asphalt.
3. Friction factor "n" = .014 should be used for design when applying Manning's Equation to an open concrete channel.
4. Right Angle Bends in the storm drain alignment must be eliminated.
5. Entrance Structure and Exit Structure must be designed (for hydraulics only at this time).
6. Capacities of the storm drain must be increased.
7. The proposed 2" dam and 8" drain are undesirable and at this time are not acceptable.
8. No portion of the sidewalk area on West Street may be utilized for drainage purposes.
9. West Street shall be constructed to City standards (no warped section).

Final plans for this development (street and drainage) are subject to the approval of the Director of Public Works.

If there are any further questions, please do not hesitate to call this office at 537-4200, Extension 37.

Very truly yours,

Charles P. Handy
Director of Public Works

By
Robert C. Howe
City Engineer

RCH:EG:llac

cc: Mr. Irwin Berman SPA 152-64 file
Mr. Cline Martin

C
O
P
Y

SITE PLAN NO. S.P.A. -152-64

ITEM NO. 1

INITIATED BY:

FRED C. SPROUL

REQUEST:

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION
OF 166 DWELLING UNITS AND REZONING FROM R-1
TO R-3 OR A MORE RESTRICTIVE ZONE AND
SEVERAL VARIANCES FROM THE MUNICIPAL CODE.

LOCATION:

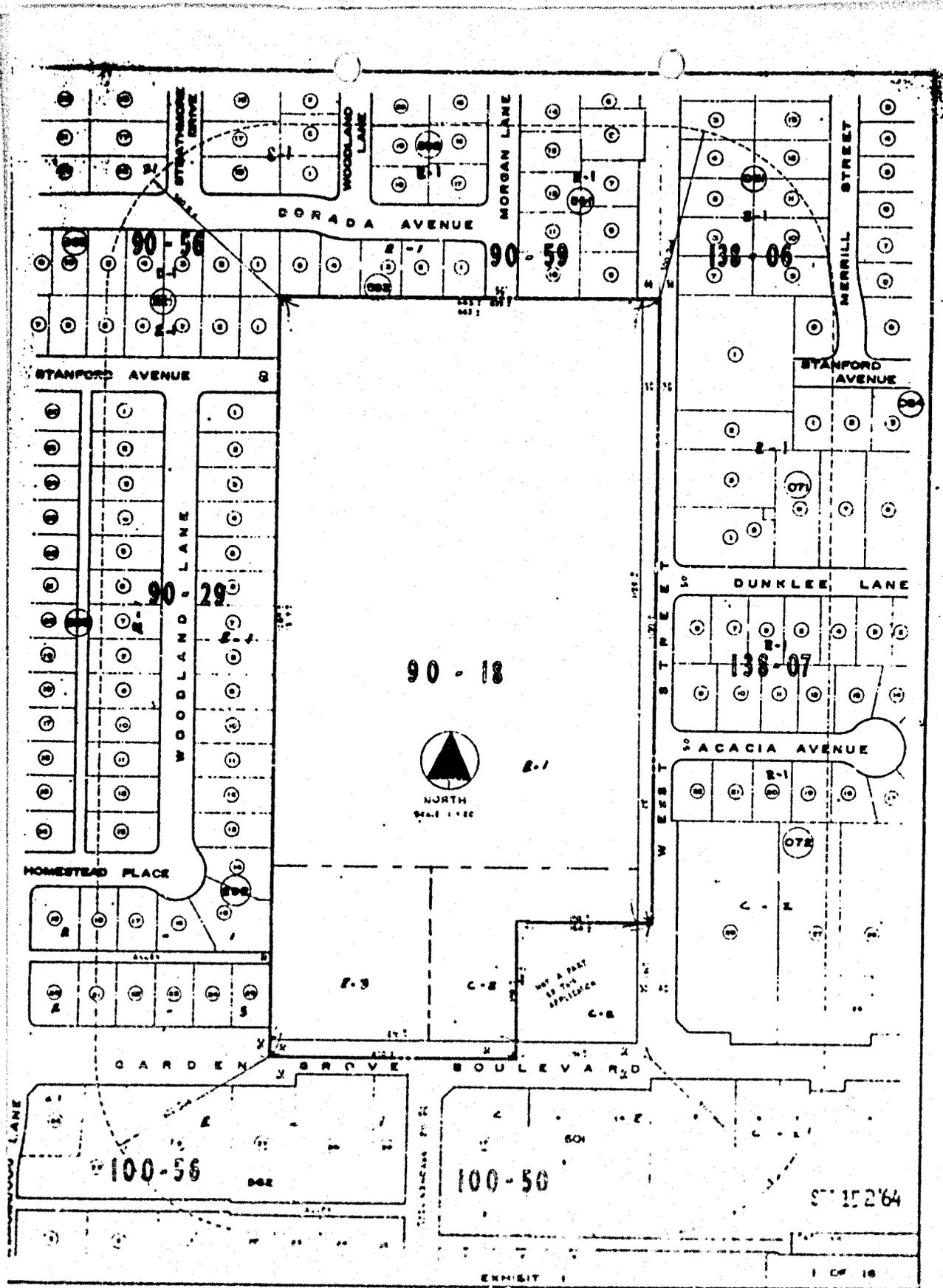
18 ACRES AT THE NORTHWEST CORNER OF GARDEN
GROVE BOULEVARD AND WEST STREET.

DATE:

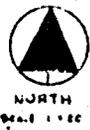
OCTOBER 22, 1964

APPLICANT'S REASON FOR REQUEST:

"Applicant desires to construct for sale a planned community of
single family residences on smaller than normal sized lots, designed for and
restricted to adult living."



90 - 18



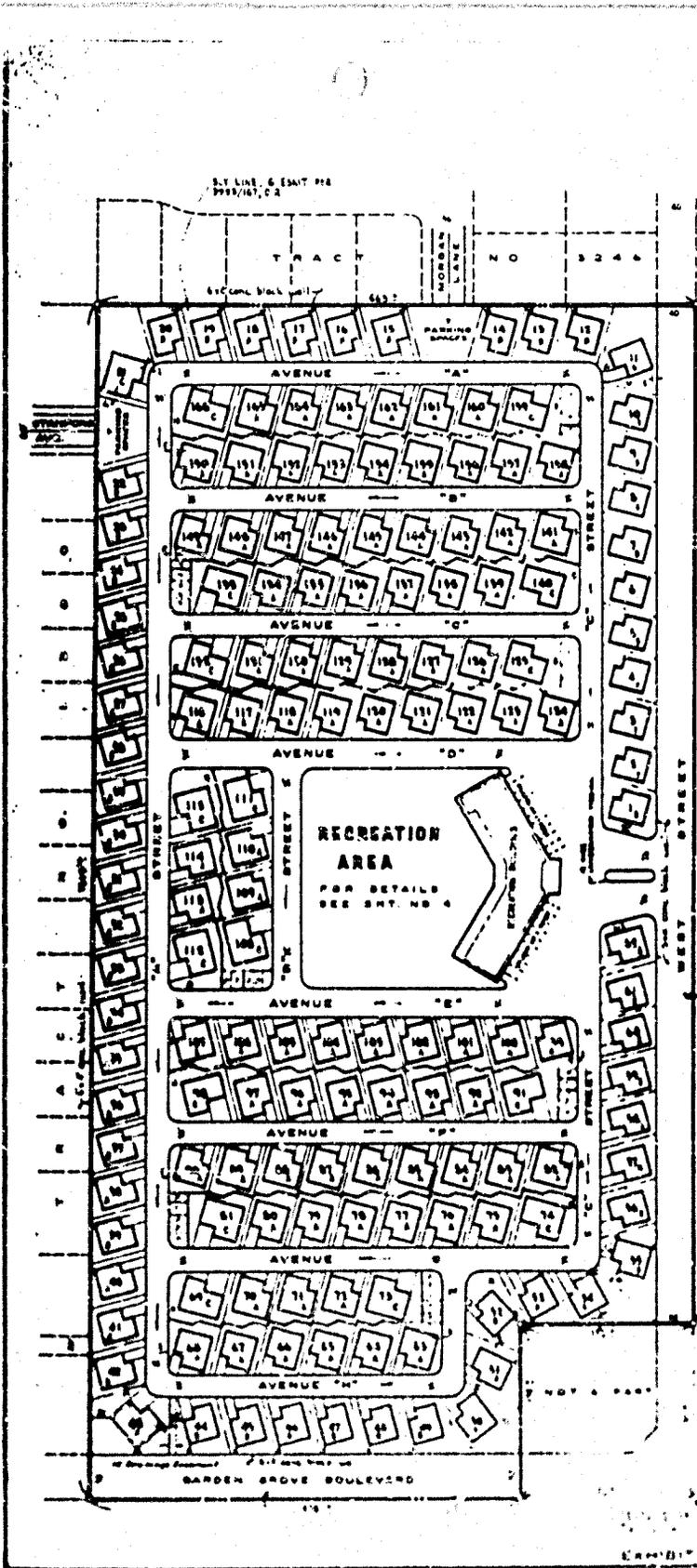
E-1

NOT A PART OF THE REFERENCE

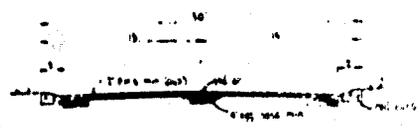
100-56

100-50

ST 112'64



TYPICAL SECTION
20' DRIVE



TYPICAL SECTION
30' DRIVE

NOTES:

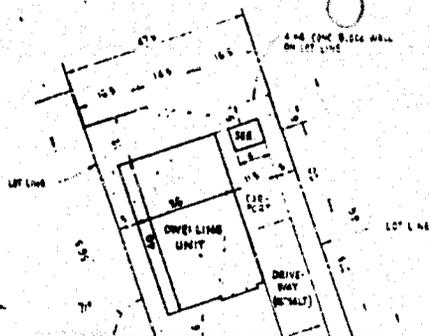
1. ALL PARKING SPACES TO BE MINIMUM 10' X 20' ASPHALT PAVED, MAINTAINED & LIMPED.
2. 10' INDICATED GUEST PARKING SPACES (SEE PLAN).
3. 10' INDICATED TRASH COLLECTION AREAS (SEE PLAN).
4. MINIMUM RATE OF GRADE OF DRIVEWAYS TO BE MAINTAINED.
5. ALL SIGHTING TRIANGLES TO BE MAINTAINED.
6. SPECIFIC DIMENSIONS SHOWN ON THIS PLAN. ALL OTHER TYPICAL DIMENSIONS SHOWN ON SHEET NO. 3.



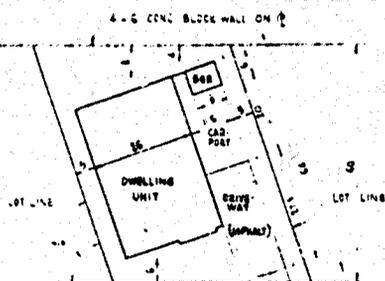
SPA 15-2764

PLOT PLAN
SUN VILLAGE

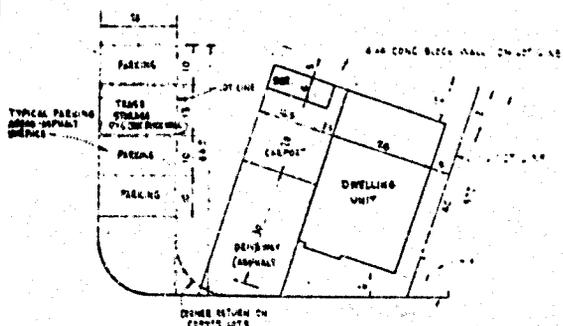
DATE: 1964
DRAWN BY: [Name]
CHECKED BY: [Name]



DETAIL "A"



DETAIL "B"



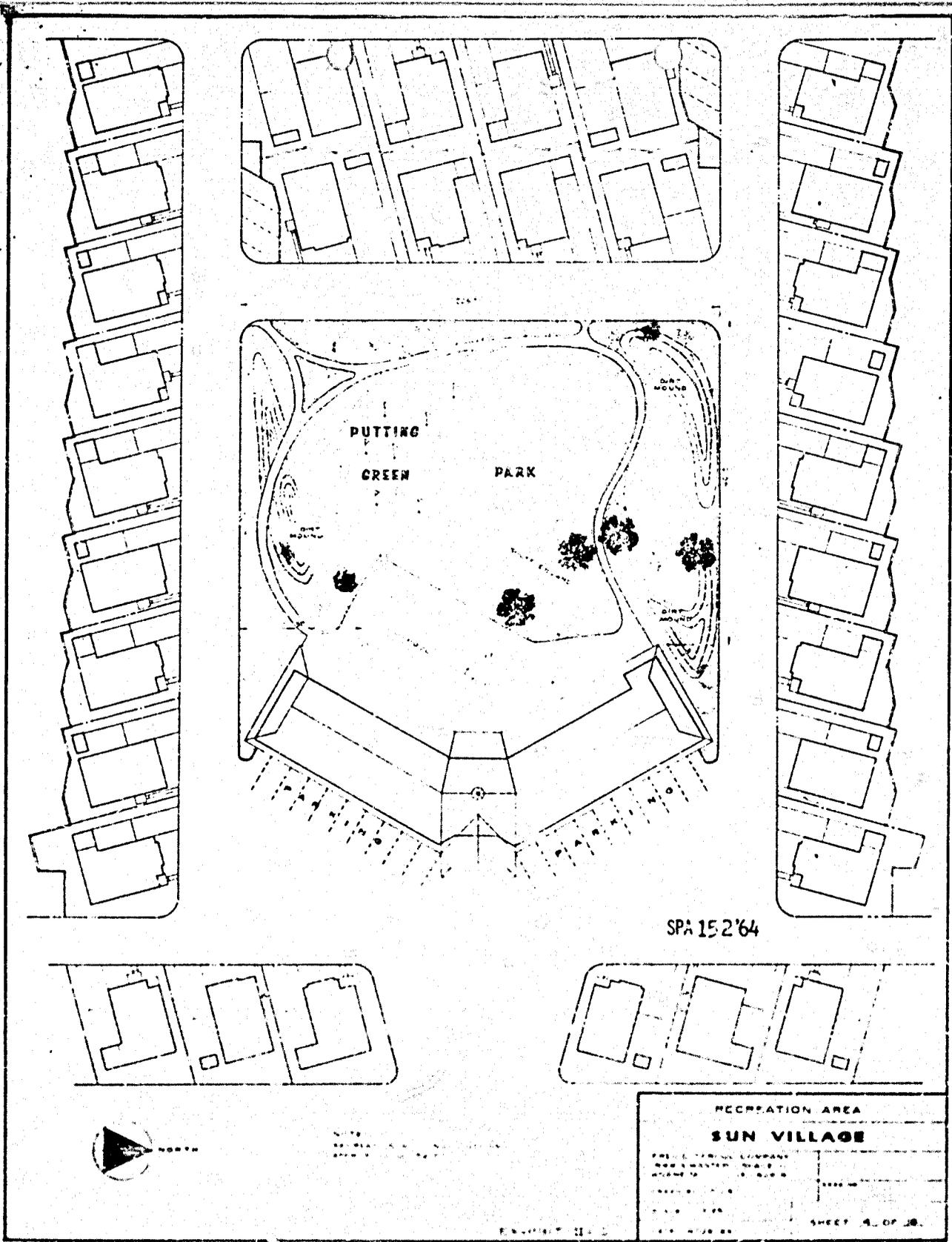
DETAIL "C"

NOTES:

1. LETTERED TYPES INDICATE GENERAL BUILDING RELATIONSHIPS TO LOT & PROPERTY LINES. ALL OTHER DIMENSIONS MAY VARY DUE TO IRREGULAR SHAPED LOTS, REFER TO SHEET 2.
2. LETTERED TYPES DO NOT INDICATE BUILDING TYPES. BUILDINGS SHOWN INDICATE LARGEST BUILDING - SEE FLOOR PLANS.

SP: 152'64

TYPICAL BUILDING RELATIONSHIP	
SUN VILLAGE	
PREPARED BY: [REDACTED]	DATE: [REDACTED]
DESIGNED BY: [REDACTED]	DATE: [REDACTED]
CHECKED BY: [REDACTED]	DATE: [REDACTED]
SCALE: [REDACTED]	SHEET 2 OF 12



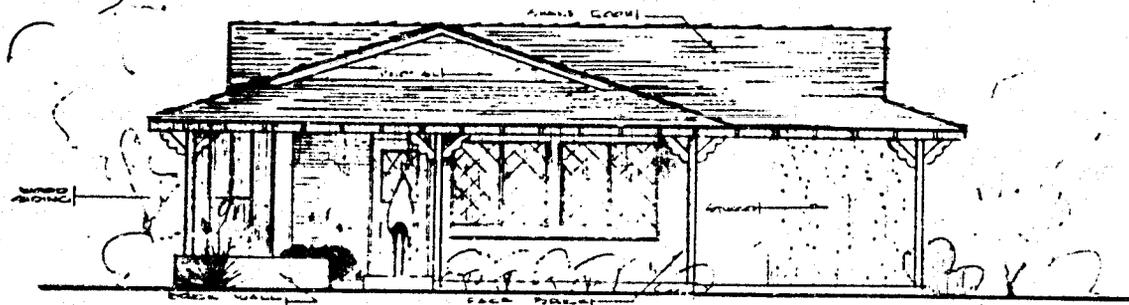
SPA 152'64

RECREATION AREA

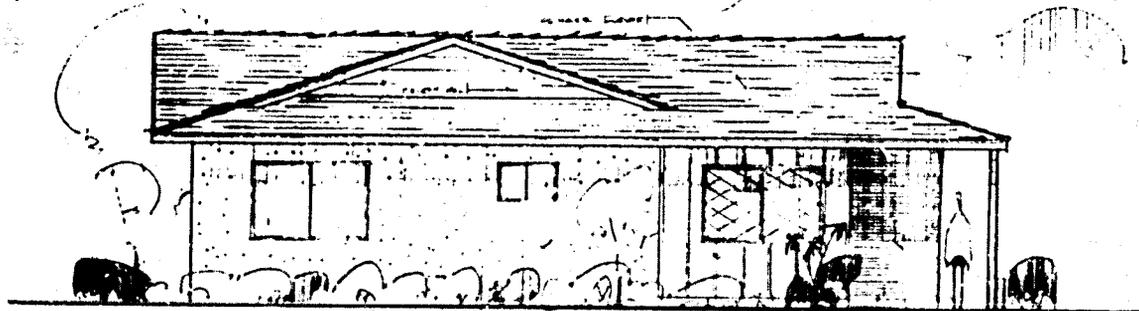
SUN VILLAGE

PREPARED BY COMPANY
 FOR SUBMITTER, DATE
 PROJECT NO.

SHEET 4 OF 10



FRONT ELEVATION



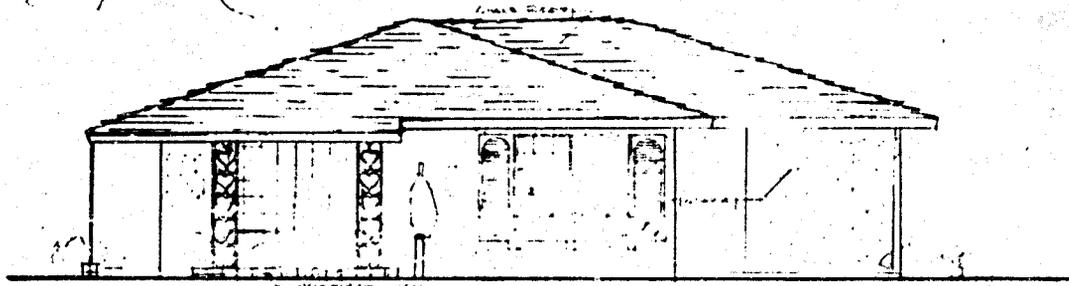
LEFT SIDE ELEVATION

15264

ELEVATION - PLAN II	
SUN VILLAGE	
DATE	BY
1964	...
...	...
...	...

EXHIBIT III-A

8 OF 18



FRONT ELEVATION

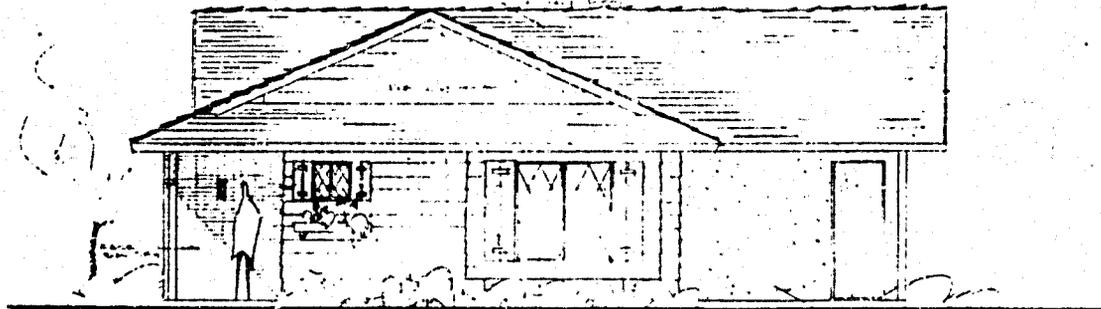


LEFT SIDE ELEVATION

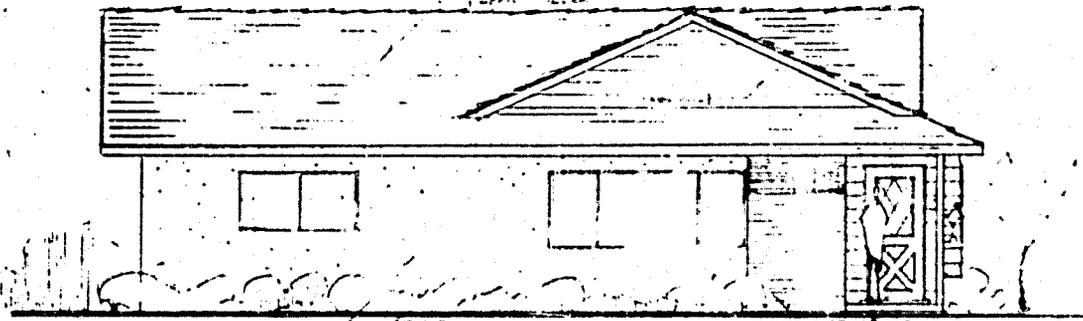
11/2/64

ELEVATION - PLAN 11A	
SUN VILLAGE	
DATE: 11/2/64	SCALE: 1/8" = 1'-0"
PROJECT: SUN VILLAGE	DATE: 11/2/64
BY: [Signature]	DATE: 11/2/64
NO. 10/64	6 OF 18

EXHIBIT III-B



FRONT ELEVATION

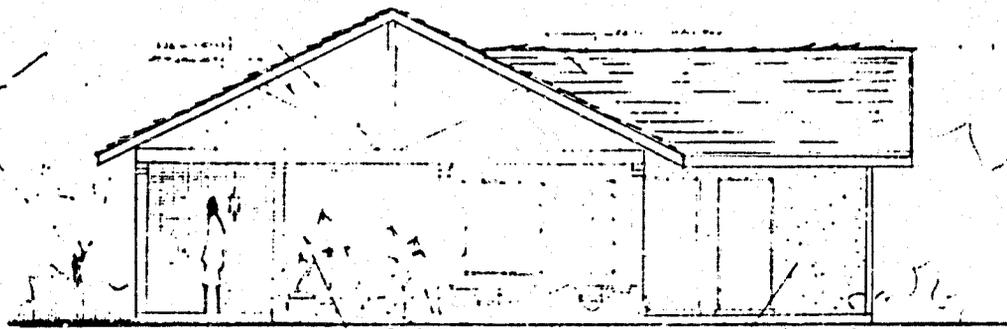


LEFT SIDE ELEVATION

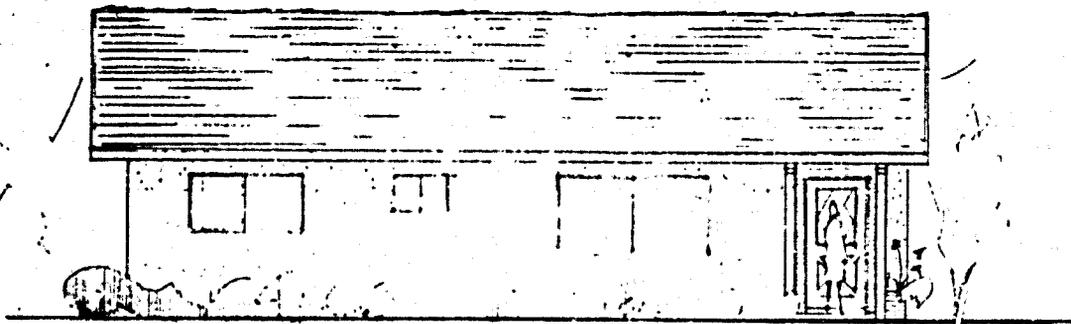
15264

ELEVATION - PLAN 21	
SUN VALLEY	
DATE	1964
BY	15264
NO.	7 OF 16

EXHIBIT III - C



FRONT ELEVATION

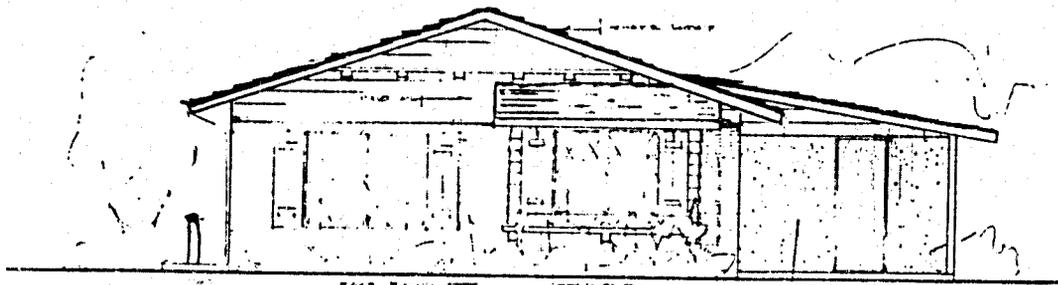


LEFT SIDE ELEVATION

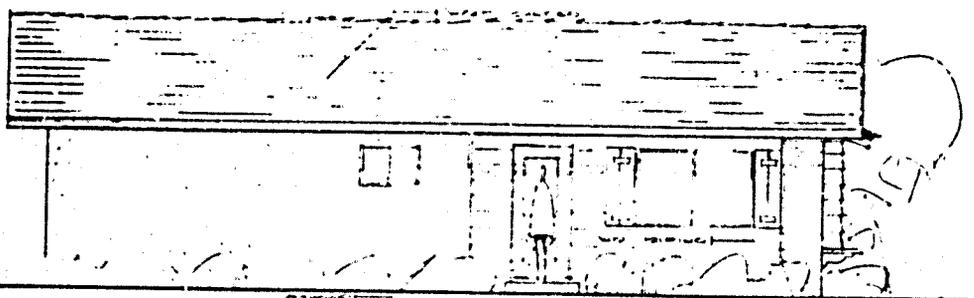
11284

ELEVATION - PLAN 21A	
SUN VILLAGE	
<small> S. J. L. COMPANY 1111 1/2 AVENUE ST. LOUIS, MO. 63103 </small>	
<small> DRAWN BY: E. G. ... CHECKED BY: ... </small>	
<small> 9, 21, 64 </small>	<small> 8 OF 10 </small>

EXHIBIT III-D



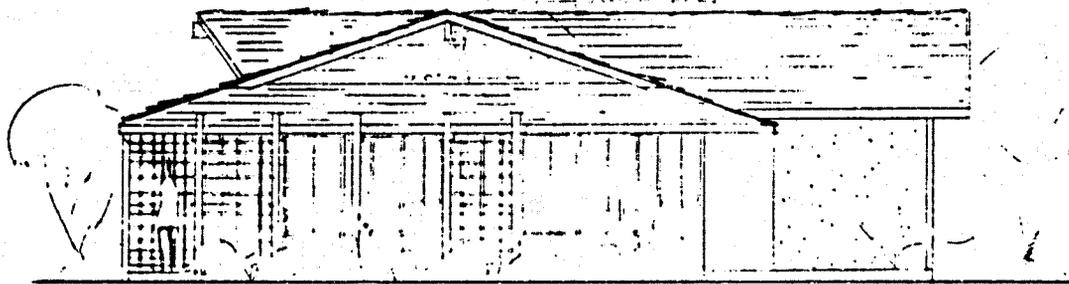
FRONT ELEVATION



LEFT SIDE ELEVATION

11/2/64

ELEVATION - PLAN 21B	
SUN. HOUSE	
DATE: 11/2/64	SCALE: 1/4" = 1'-0"
PROJECT NO. 21B	1/4" = 1'-0"
EXHIBIT III-F	9 OF 16



FRONT ELEVATION

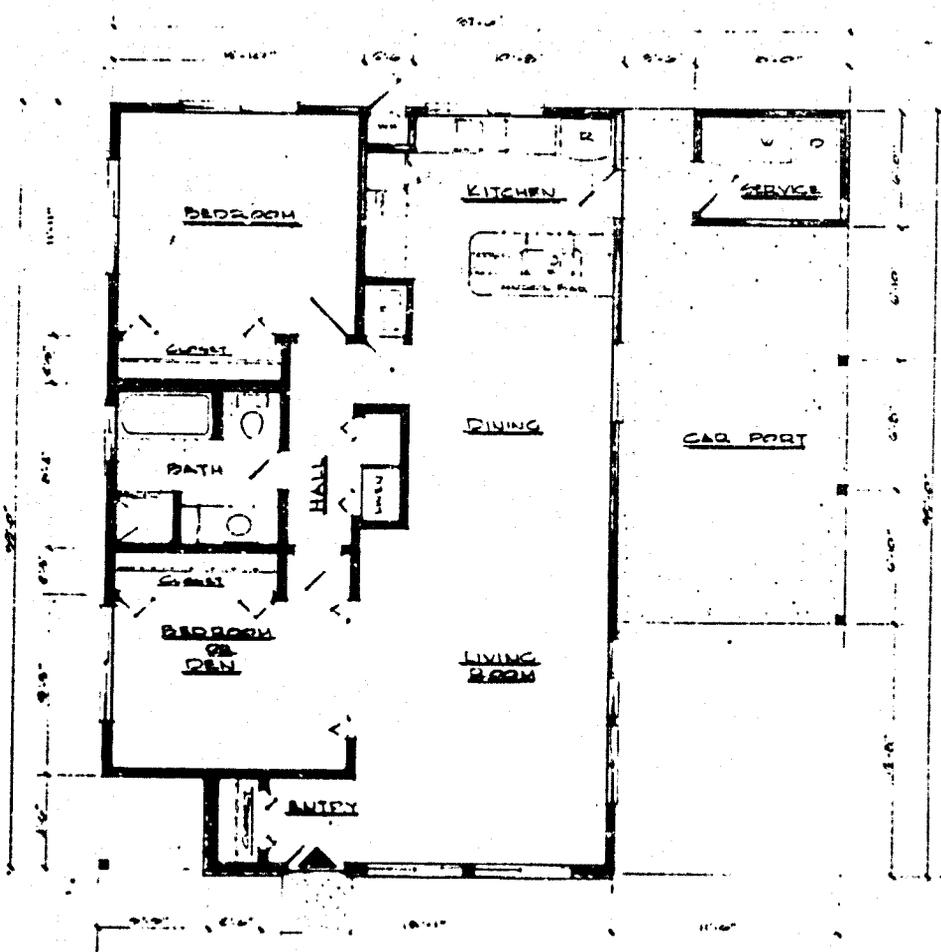


LEFT SIDE ELEVATION

15264

EXHIBIT 112-F

ELEVATION - PLAN 26	
200 VILLAGE	
DATE	SCALE
1964	1/4" = 1'-0"
10 OF 18	

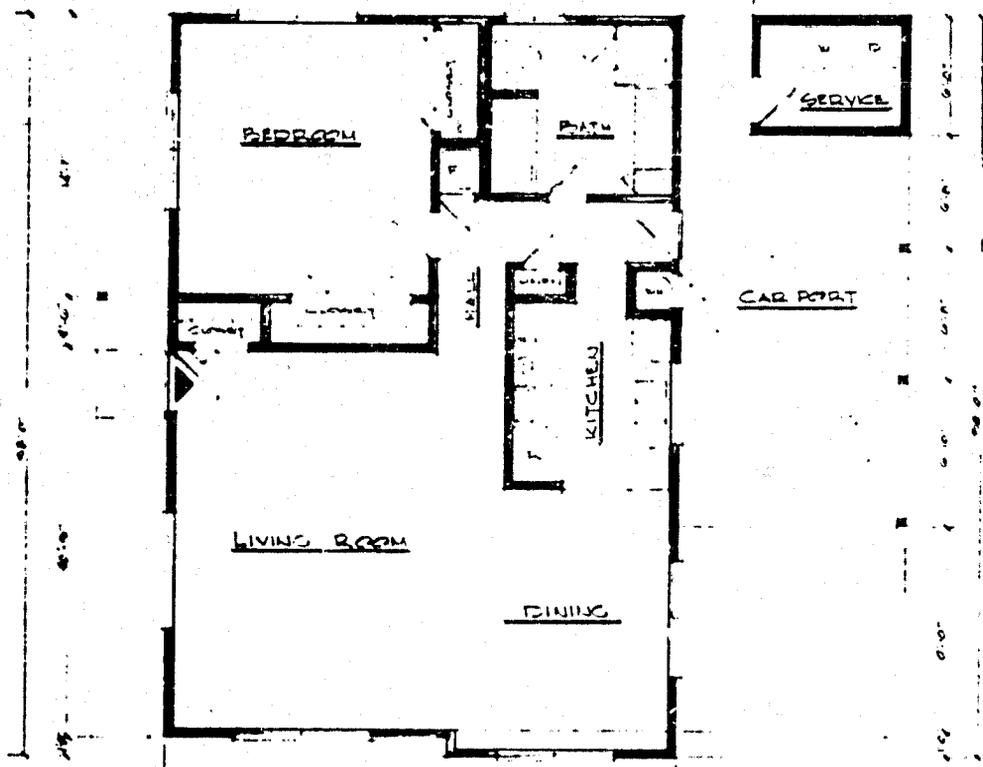


FLOOR PLAN - 1963
 PLAN NO 11 - 1963

15264

FLOOR PLAN - No 11	
SUN VILLAGE	
Drawn by: G. G. G. G.	Scale: 1/4" = 1'-0"
10/2/64	11 OF 14

EXHIBIT IV - A

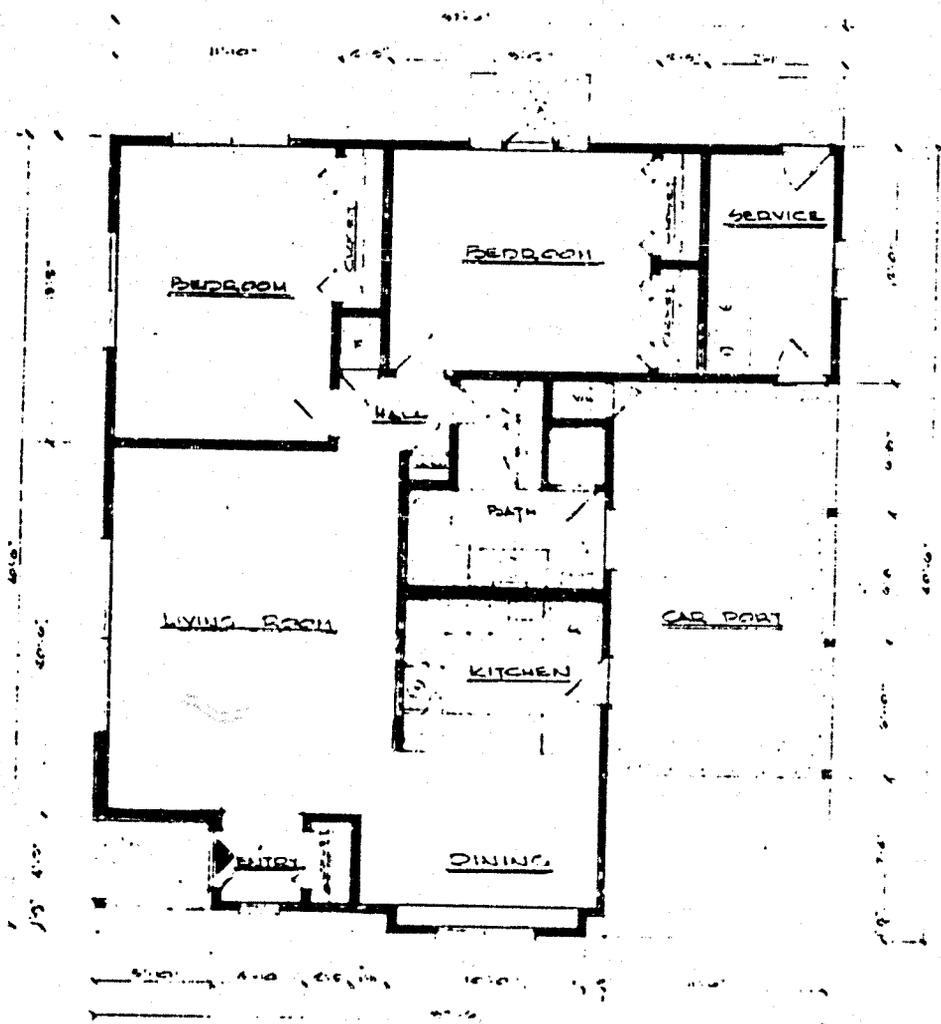


FLOOR PLAN - size
PLAN NO 11A - 11.10.64

11.10.64

FLOOR PLAN - No 11A	
GUN VILLAGE	
DATE: 11.10.64	SCALE: 1/4" = 1'-0"
DESIGNED BY: G. P. M. S.	DATE: 11.10.64
PROJECT NO: 11.10.64	12 OF 18

EXHIBIT IV-B

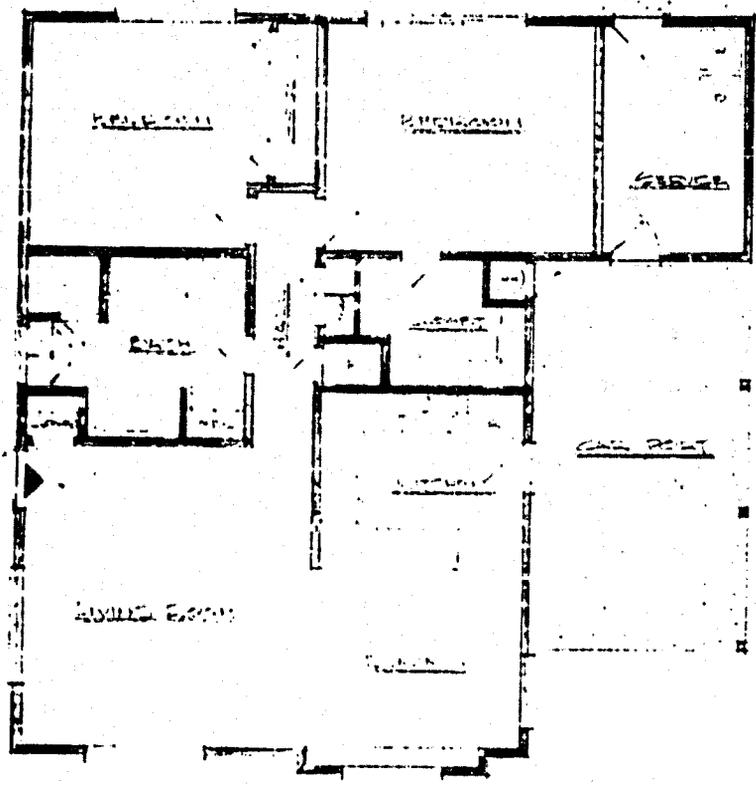


FLOOR PLAN - NO. 21
PLAN NO. 31, 32, 33

15264

FLOOR PLAN - NO. 21	
SUN VILLAGE	
DATE: 1/15/64	SCALE: 1/8" = 1'-0"
BY: [Signature]	CHECKED: [Signature]
1 OF 1	15 OF 16

EXHIBIT IV-C



FLOOR PLAN
 15264

15264

FLOOR PLAN - 15264	
DATE: 1/15/64	
SCALE: 1/4" = 1'-0"	
BY: [Signature]	
NO. OF SHEETS: 18	18 OF 18

EXHIBIT D-E

EXHIBIT NO. 5

SUN VILLAGE

SEA 15 2'64

DENSITY

Net size in square feet (exclusive of streets)		576,635 sq. ft.
Number of Units Proposed		166 units
Number of square feet of net land area per unit:		
Not including recreation area	3,064	
Recreation area, 410 sq. ft./unit	<u>410</u>	
Total		3,474 sq. ft.

OPEN SPACE

Total site area covered by buildings	183,076	
Carport and Storage areas	<u>51,625</u>	
Total		234,701 sq. ft.
Total site area in uncovered asphalt or cement (driveways, open parking, etc. but not including recreation areas.)		59,480 sq. ft.
Total Streets		166,890 sq. ft.
Total site area landscaped		115,564 sq. ft.

BUILDINGS

Number of heights - all single story	166
Number of types - all single unit detached	166

DWELLING UNITS

Number of one bedroom units and size, 29 units @	1,048 sq. ft.
Number of two bedroom units, 142 @	1,114 sq. ft. (avg.)

PARKING

Number of enclosed spaces (carports)		176
Number of open spaces:		
Driveways	176	
Guest Parking	<u>56</u>	
	Total	232

TRAFFIC

Access - entrance on West Street

Relationship to exterior facilities - Bounded by arterial highways on East and South and by existing subdivisions on North and West. Located in general residential area with nearby shopping facilities.

RECREATION AREA - PROPOSED FACILITIES

1. Recreation Building, 10,000 square feet Ranch Type Building (to cost approximately \$250,000), containing a meeting room wing, center mall and kitchen area, and a library and recreation wing.
 - A. Meeting Room Wing -- 40' x 90' meeting room with small stage and facilities to seat 350 people. Mens and Womens restrooms, storage area for chairs, tables and stage facilities.
 - B. Center Mall -- Large well decorated foyer and office. Kitchen with all equipment, facilities and storage required to serve 350 people.
 - C. Recreation Wing -- Library and Lounge fully equipped, ladies card room, ladies sewing and hobby room, mens card room, mens billiard and game room, ladies and mens restrooms, storage facilities for swimming pool and recreational equipment.
2. Swimming Pool - 1,800 square surface feet with all pool equipment. Large deck area for sunning and visiting.
3. Shuffle Board Courts - These courts completely equipped.
4. Putting Green - 18 hole putting green.
5. Picnicking, Barbequing, and Visiting area sufficient in size for group outdoor gatherings and events.

NEIGHBORHOOD COMPATABILITY

1. The single family character of the proposed development would not conflict with adjoining single family uses, and the area would be screened by a block fence from commercial areas on Garden Grove Boulevard.
2. The area would also be screened by a block wall from adjoining residential properties so as to preserve the community aspect of the proposed development containing its private recreational facilities.

CONFORMANCE TO GENERAL PLAN

The area buffers existing commercial and single family uses and it conforms to residential medium to high density for transitional uses.

SUMMARY AND COMMENTS

1. **ADULT LIVING SURVEY** - In the past several years we have inspected many Senior Citizen projects, adult living-mobile home projects, and adult apartment rental projects, and we have interviewed hundreds of residents of these projects in an effort to gather all possible information necessary for a well planned project. Much of this information can be analyzed as follows:
 - A. **Location:** Most preferred to be located in an adult project in the suburbs of a metropolitan complex rather than in the city center or in small complete senior citizen communities. This provides the advantages of group adult living and the proximity to metropolitan center, friends and relatives without the disadvantages of congested traffic and extensive travel. Walking or nearby access to shopping and Churches was another principal requirement, as was a quiet limited traffic neighborhood setting. All of the above are ideally provided in the site we have chosen and the design with narrow streets and off-street parking should keep traffic noise to a minimum.
 - B. **Site Planning:** Most of all those interviewed expressed a desire for complete privacy, but an opportunity to participate in community recreation and activity. A majority indicated disapproval of common walls or multi-family construction, considering such an infringement on privacy. Also, most wanted some private grounds for patio and private garden area but not large amounts of ground area which could become a burden on their time and energy. The great majority expressed a preference, provided it were within reasonable walking distance, for a large indoor-outdoor completely equipped recreational center, rather than scattered green areas and partially equipped recreational centers. Some stated that scattered green areas would be fine for neighborhood

children play centers where costly facilities would not be required, but that for adult living more could be gained by encouraging community spirit and participation in a complete center. We believe the plan presented will accomplish as best as possible these desired ends. You will note from the plot plans that no main building wall of any home is nearer than 17 feet to any neighbor's wall. The recreational activities are concentrated in a large area which has complete facilities.

- C. Building types and Sizes: The great majority of such residents indicated a preference for two bedroom units, although there was a significant number which seemed to prefer one bedroom units. There was almost no preference for larger units. The housewives wanted smaller units which would be easier to care for, but most all expressed a desire for an adequate service area. Again, the great preference was for attached garages or carports, as most, especially older citizens, did not want to walk any distance carrying heavy packages or bundles. Most all expressed a preference for single story. We believe the building plans enclosed will satisfy most requirements of the adult citizens.
- D. Recreational Activities: Those interviewed indicated a preference in activities as follows: (1) card playing, (2) group activities, and participation, (3) sewing and hobbies, (4) other games, (5) club and civic activities, and (6) swimming. All of these activities can and will be adequately provided.

2. DENSITY

- A. Unit per Gross Acre Density: The unit per gross acre density is 11.2. This compares with the 4 to 5 density of single family, the 10 to 15 density of the two-story townhouses, and the 20 to 25 density of garden apartments.
- B. Population per Gross Acre: The population at an average of 1.9 per unit or 18.43 per acre compares favorably with the 16 to 20 per acre in single family development, the 15 to 30 per acre in townhouses projects, and the 40 to 75 in garden apartments.
- C. Building Coverage: There is an average building coverage of 10,860 square feet per acre of land in the project as compared with 7,000 square feet of coverage in a normal single family project. Though this building coverage is greater, it is not as great as the first analysis of density would indicate.

3. AMENITIES

The diagonal layout of the lot in relation to the controlled traffic streets should create an appearance of spaciousness, and the large spaces between houses should further emphasize this effect. The narrower streets, with complete and adequate off-street parking, together with minimal tract access should reduce unnecessary traffic, slow the traffic, and result in less traffic noise; all without having an adverse effect on neighboring areas or city traffic patterns. The single family character of the development should provide the maximum of privacy, ventilation, and air and the sensibly sized and well designed homes, to be built with good workmanship and materials, with a substantial variety of floor plans and elevations, should combine for truly comfortable living. In usual single family developments large spaces at the rear of the lot are invaluable for use as childrens playground areas and location for swimming pools, but for adult living these areas are surplus and the smaller well defined lots of the proposed project are not only adequate but more desirable with their block wall rear yard screening and 1,200/square feet of planting area. The community spirit encouraged by such a project results in a greater feeling of security, especially for widows living alone; the stranger is more quickly recognized and police protection becomes more efficient. The underground utilities, tight residential control on additions and maintenance, and association maintenance of the recreational or public areas, should preserve the character and appearance of the area and prevent the thoughtless homeowner from depreciating the value of neighborhood properties as so often happens in typical single family subdivisions.

4. ADVANTAGES TO CITY

- A. Tax Consideration: The project will add substantially to the tax rolls without the usual proportionate increase of government operating expense.
- (1) This all-adult community will place no burden on the schools of the area and the community-contained recreational facilities should prevent the area from becoming a burden on the city parks and recreational facilities.
 - (2) The fact that the streets and utilities within the tract are maintained by the development rather than the City should result in further savings.
 - (3) Police commitments for or because of the project should be at a minimum.

CONCLUSION

We feel that many cities, by failing to provide for the needs and wants of adult living, are driving the elder citizens from their community to locations and projects where they are provided, and we feel that this is a precious waste of one of a city's greatest assets, its senior citizen. We feel that the proposed plan will provide for these needs, as our survey has indicated, and that the City of Garden Grove has the opportunity to become a leader in providing for their own senior citizens.

SITE PLAN NO. S.P.A. -152-64

STAFF REPORT
SEPTEMBER 24, 1964

1. GENERAL OBSERVATIONS:

1. Subject case was initiated by Fred C. Sproul, as applicant.
2. The applicant requests the approval of a site plan for the construction of 166 dwelling units and rezoning from R-1 to R-3 or a more restrictive zone on approximately 18 acres located at the northwest corner of Garden Grove Boulevard and West Street. Subject site plan also requests variances from various sections of the Municipal Code.
3. The subject property is presently zoned R-1, R-3 and C-2 and is improved with a single-family dwelling, a citrus grove and barns.
4. Existing land use and zoning of property in the vicinity of the subject property is as follows:
 - a. North: Zoned R-1 and is improved with single-family dwellings.
 - b. South: Zoned C-2 and R-1 and is partially improved with a single-family dwelling, a service station, two restaurants and a laundry and cleaners.
 - c. East: Zoned R-1 and C-2 and is partially improved with single-family dwellings, commercial uses and a contractor's storage yard.
 - d. West: Zoned R-1 and R-3 and is improved with single-family dwellings.
5. Past cases affecting the subject property include:
 - a. A-120-58, a proposal to rezone the subject property from R-1 to C-1, was approved in part by the City Council. The present R-3 zoning, on a portion of the subject site has resulted from this case.
 - b. A-183-59, rezoning a portion of the subject property from C-1 to C-2, was approved by the City Council on November 10, 1959.
 - c. P.P.S. -107-58, a precise plan which provided a 60 foot street extending 300 feet into the subject property from Garden Grove Boulevard separating the R-3 and C-2 zones, was approved by the City Council on June 10, 1958.

6. This plan proposes to erect 166 dwelling units on land that would be subdivided into 166 lots with a common recreation area. The land is presently zoned R-1, R-3 and C-2 but except for the southeast corner, R-3 zoning is requested for the whole property. This plan also requests variances from the Garden Grove Municipal Code as follows:

a. Section 9206.2(c) requires a 15 foot front yard - this plan provides 6 foot front yards.

b. Section 9206.4a(2) requires a 5 foot rear yard - this plan provides 4 foot rear yards on some lots.

c. Section 9206.3b requires a 10 foot side yard on corner and reverse corner lots - this plan provides 5 feet on some lots.

d. Section 9206.5(c) requires a 7200 square foot minimum lot size - this plan provides an average of approximately 3064 square feet per lot.

e. Section 9206.7(c) requires a minimum interior lot width of 60 feet and minimum corner lot width of 65 feet - this plan provides 47.5 feet on most of the interior lots while many of the corner parcels have less than the required width.

f. Section 9217.2 requires two parking spaces for each unit - this plan provides an average of 1.5 spaces per unit.

g. Section 9111(e) requires that lot lines on straight streets be approximately at right angles to the street line - this plan proposes lot lines at 71 degree angles to the street.

II. CONCLUSIONS:

1. Aside from the above enumerated variances, all of which the Staff takes exception to, the applicant also proposes 25 and 30 foot streets with just one point of ingress and egress for the development. The Staff feels that serious traffic and fire protection problems are inherent with the proposed circulation system.

2. This plan ignores the fact that some logical terminations of Stanford

S.P.A. -152-64 (continued)

Avenue and Morgan Lane should be provided.

3. The density requested is not, in the Staff's opinion, in keeping with the character of the surrounding neighborhood.

4. While the Staff is cognizant of the fact that senior citizens' housing needs are somewhat extraordinary, it is not felt that a subdivision of this type, one designed to trailer park standards, will benefit either senior citizens or the City. The City has, in fact, no assurance at this time that this project will be restricted exclusively to senior citizens.

5. The Staff feels that this project poses a serious threat to the standards by which much of this city was developed. Approval of this case would set a most regrettable precedent.

11. Water supply shall be from the City of Garden Grove. The developer shall submit on site and off site water plans with a copy of calculations to the Water Division, Public Works Department, City of Garden Grove. All design shall be to City standards. (WATER)
12. An Assessment of \$700 per acre shall be paid prior to water service installation in accordance with Article VII, Chapter 3, of the Municipal Code. The area is calculated to be 17.623 Acres, per area map dated 4-14-64. (WATER)
13. The developer should be aware of the change in fire protection requirements which will result if this Site Plan is approved. The developer may be required to provide increased water transmission facilities to the property and additional fire hydrants both on and off site in accordance with Article VII, Chapter 3, of the Municipal Code. (WATER)

g60

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

1. The developer is to be informed that a divider may someday be built in the center of Garden Grove Boulevard. (TRAFFIC)
2. The developer is to be made aware that a substantial drainage problem exists in this area. (ENGR.)

TC RUA H

October 12, 1964

Fred C. Sproul
1844 South Master, Space 111
Anaheim, California

Site Plan No. S.P.A.-152-64

Dear Sir:

October 22, 1964.

applicant notified

PUBLIC HEARING:
INITIATED BY:
REQUEST:

SITE PLAN NO. S.P.A.-152-64
FRED C. SPROUL

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION OF
166 DWELLING UNITS AND REZONING FROM R-1 TO R-3
OR A MORE RESTRICTIVE ZONE AND SEVERAL VARIANCES
FROM THE MUNICIPAL CODE.

LOCATION:

18 ACRES AT THE NORTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND WEST STREET.

DATE:

SEPTEMBER 24, 1964

Upon confirmation that proper public notice had been given, Chairman Wilde requested the reading of correspondence relative to the subject case.

Mr. Casper indicated three letters in favor of the subject development had been received.

There being no further correspondence, the public hearing was opened and the applicant or his representative requested to appear at this time.

Mr. Fred C. Sproul, 1844 S. Haster, Anaheim, appeared as applicant and representing his two sons who are builders in the area. Mr. Sproul submitted copies to the Commission and read the following prepared statement:

"After many years of being actively engaged in the land development and house building business with my two sons, in the late 1950's I decided to retire; and my wife and I, after serious consideration of our situation, decided to dispose of our single family residence and move to a completely maintained apartment. Although this type of living released us from the heavy burdens of maintaining our home and grounds, it did not provide us with the companionship, recreation and interests necessary to fill our new-found free time; and we found that the lack of privacy, noise, and extremely confined area resulted in very unsatisfactory living conditions. At the suggestion of a retired friend, to whom I had voiced my objections concerning apartment living, we purchased a 10' x 34' mobile home and we have since that time lived

in a mobile home. One year later we purchased a larger mobile home and have in addition added a large 12' x 34' cabana to provide sufficient living space. We have found this type of community living, with the excellent recreation center, congenial neighbors in circumstances similar to ours, small private grounds which give us room for private garden areas and putting, but which do not become a burden on our time and energy, to be what we consider an ideal way of life. However, we do not like the mobile home units themselves for several reasons:

1. The design, which stresses compactness, not comfort or architectural beauty;
2. The cheap, thin wall construction which provides poor insulation and allows for excessive noise transmission;
3. The poor plumbing and electrical layout, again designed to be compact rather than comfortable;
4. The great annual depreciation which in some instances can exceed the total housing cost for a normal single family house;
5. And the stigma which attaches to the mobile home occupant in the eyes of the public and assumes that he is living in such accommodations only because they are cheap.

Although I have been retired for some time I have continued to serve as a counsellor and advisor to my sons and for the past five years I have been actively engaged in developing a plan of housing for the semi-retired person in circumstances similar to mine. In this effort I have traveled many thousands of miles and spent countless hours visiting with hundreds of people and viewing hundreds of garden and high-rise apartments, cluster housing projects (be they rental, cooperative or condominium), large and small senior citizen projects, and mobile home courts. I have also visited with many experts in the fields of land planning, engineering, architecture and club management and I have sought advice from the foremost legal experts on condominium development.

The plan you have before you for Sun Village represents, in my estimation, the most ideal plan for housing the people that it will be intended to serve, and I am absolutely convinced that it will be such a significant success that similar projects will be built elsewhere.

The site plan before you incorporates the most desirable features to be found in the finer mobile home parks but our construction program should completely eliminate the objectionable features of the mobile homes themselves. Let me list what I consider to be the outstanding amenities of our proposal:

1. The recreation building which contains a meeting room and kitchen facilities sufficient to serve the entire community, a library, foyer, lounge, ladies' card room, ladies' sewing and hobby room, men's card room, men's billiard and game room, and adequate storage facilities, contains more square footage per housing unit served than any adult living project which we have ever before visited.
2. The recreation park is much larger than that required by the City of Garden Grove in a planned unit development and contains a large swimming pool, with about 1800 square surface feet, shuffle board courts, putting green, barbeque pits, and landscaped areas which should make it a real showplace.
3. The deluxe one and two bedroom units have been architecturally designed to provide for the comforts and needs of adults whose children have been raised and they should attract solid middle-class citizens from within and without the City of Garden Grove.

4. The fifteen degree diagonal layout of the lot in relation to the controlled traffic street should create an appearance of spaciousness and the large living space (at least 22 feet between living areas) between the houses should further emphasize this effect.
5. The narrower streets complete with off-street parking should reduce unnecessary traffic, slow the traffic, result in less traffic noise and make the streets safer for bicycling residents; all without having an adverse effect on neighboring areas or city traffic.
6. The single family character of the development should provide the owners with a maximum of privacy, ventilation and air and the smaller but well-defined lots should provide the residents with planting and putting areas without becoming a burden.
7. The underground utilities, tight residential control on additions and maintenance, and association maintenance of the recreational and common areas, should preserve the character and appearance of the area and prevent the thoughtless homeowner from depreciating the value of the neighborhood properties as so often happens in typical single family subdivisions.
8. The 11-1/2 feet wide carports attached to the kitchen side of the home with front tandem parking for an additional car should provide each unit with very adequate parking located most conveniently for the home owner for unloading packages, groceries, etc. (It is our observation that only about 10% of those living in adult projects own two cars, and about 10% of our units will be provided with double carports.) Also, the guest parking spaces, much greater than the normal provided in mobile home parks, should provide more than adequate guest parking facilities.
9. The legal structure of the Association, to be established by experts in the field, will provide the residents with a private governing elective body with adequate power and authority to assure continued desirable operation of the project.
10. Last, but most important, the total effect of all of the above together with the comparatively small size of the project should produce a true neighborhood and community atmosphere, will occupy happily the free time of the adult residents, and take the community to the people rather than the people to the community.

Although we recognize that the mention of mobile home courts conjures in the mind of the public visions of squalor, we have done so purposely for this type of living has become a very important factor in housing in America.

1. One out of every twelve housing units being built in the U.S. today is a mobile home.
2. Although many of the buyers of this type are looking for mobility, the greater percentage of the purchasers do so to take advantage of the convenience and community spirit developed in this type housing. This spirit, in our opinion, is the outgrowth of home ownership and the layout of the site rather than the physical construction of mobile units. The well-designed mobile home sites, on a nationwide basis, are enjoying ever increasing success.

3. *The average investment by mobile home buyers in finer parks, on rented land with no ownership whatsoever, is in excess of \$10,000. Our plan, while adhering somewhat to the project concept of the mobile home park, provides much better housing with better financing, less depreciation, less upkeep, better libeability, and less cost than comparable mobile homes.*
4. *The so-called mobile home being 10' to 20' wide and 50' to 65' long ceases to be mobile and is in reality a permanent structure; and for comparable cost, is greatly inferior to the houses proposed in this development.*

The advantages and desirability from the viewpoint of the buyer has been expressed in the preceding paragraphs. A few of the advantages from the City's standpoint are as follows:

1. *Tax Consideration: The project will add substantially to the tax rolls without the usual proportionate increase of Government operating expense.*
 - a. *This all-adult community will place no burden on the schools of the area and the community-contained recreational facilities should prevent the area from becoming a burden on the City parks and recreational facilities.*
 - b. *The fact that the streets and utilities within the tract are maintained by the development rather than the City should result in further savings.*
 - c. *Police commitments for, or because of, the project should be at a minimum.*
2. *Economic Considerations: Many of the adult owners in the community will be retired senior citizens and should add substantially to the consumption of goods and services without decreasing available jobs in the community. This should further somewhat stimulate the economy of the City and create new employment."*

Mr. Sproul introduced several people in the audience who have worked with the preparation of the proposed development. Several renderings of the project were shown to the Commission.

Mrs. Luther J. Tucker, 11751 Stanford, appeared in favor of the subject case. She stated she was present at a meeting of surrounding property owners at which this project was explained. She stated there were no objections to the plan expressed at that meeting and everyone was very pleased that such a project was proposed. There is an unimproved orange grove at this location now which has not been satisfactory.

Mr. Norman Smedegaard appeared before the Commission and stated he is the personal attorney of the applicant. He stated the total number of homes in this project is significant; the maximum number of units allowed under the present zoning is 186 units; this project proposes 166 homes. The size of the lot which is proposed is not new in Orange County and has been very successful in the beach areas. It is important to consider what people want and are willing to buy. People want less maintenance and care and he feels this project would be a success.

Mr. Arthur Hurlbut appeared before the Commission and stated he has lived in the same mobile park with the applicant for five years. They have discussed this project all this time and because he has been thoroughly familiar and sold on the project, and after the applicant took an option on the subject property, Mr. Hurlbut contacted all the adjacent property owners and explained the development and answered all of their questions. Everyone received this proposal favorably.

Mr. H. E. Farrow, 11936 Dorado, appeared before the Commission and stated he purchased this property a year and a half ago. He stated he favors the proposed development and prefers this project over any multiple units. He has discussed this with many of the residents in the area and everyone seems to be wholeheartedly in favor of the project.

Mrs. Andree Ruyffelaere, 12011 Acacia, appeared before the Commission and questioned if only one means of access is proposed, the size of the lots and whether the property is being purchased.

Mr. Sproul replied that he has cooperated with the City and if an emergency exit is required, he would be happy to provide it; he would, however, like to confine the access to one main entrance. The proposed lots are 3,000 square feet and the property is being leased for 75 years.

Mrs. Merle T. Codey, 11894 Dorado, appeared before the Commission and questioned what provisions would be made for drainage if this project is approved. There is a serious health hazard in this area because of the drainage problem.

Mr. Howes stated in this development, as in any other development of this type, the developer is required to adequately care for any drainage.

Mrs. Milo Woodworth, 12711 Morgan Lane, appeared before the Commission and stated she is very much in favor of this project and feels the adult development will alleviate the load on the schools; if Morgan Lane can be maintained as a deadend street, it would alleviate the traffic problem that exists on this street at the present time.

At the request of a woman in the audience, a show of hands was taken which indicated fifteen people in favor of the project and five in opposition.

Mrs. Roy N. Harkins, 12041 Dunklee, appeared before the Commission and stated her principle objection is with the drainage which the property owners have opposed for years. Every time there has been any development they have asked about the drainage and have been informed that the developer must provide adequate drainage. There is still a drainage problem, however, and not only during the rainy season but every time anyone waters his lawn. She does not know how this developer can drain water up hill. The speed of traffic on West Street is considerable and the ingress and egress for this project would be approximately where Dunklee Lane would intersect West; she would hate to think of anyone trying to turn onto West, particularly elderly people. She also feels it is poor planning for only one means of ingress and egress in case of fire. She stated she represents the property owners east of West Street and she did not bring any lawyers to represent her. She stated she has lived here for about ten years and has seen her dreams for Garden Grove fade as if the City is trying to live up to its nickname, 'Garbage Grove'. She stated she does not know what effect this project would have on the resale of homes in the area but the property owners are concerned about it. If the applicant can satisfy the objections to the drainage and the fire hazard, she would be comparatively satisfied.

Mr. Robert E. Garstang, 11841 Garden Grove Boulevard, appeared before the Commission and stated he has been a realtor for 27 years and it has always been his opinion and theory that a boulevard should be used for businesses rather than residences. His personal objection is to the downgrading of the zoning on the Garden Grove Boulevard frontage. He would have no objection to a senior citizen development in this location if the frontage remained C-2. He feels the individual property owners should be protected; if the frontage remains C-2, he would not oppose the subject proposal.

Mr. George B. Downs, 12001 Acacia, appeared before the Commission and stated he is concerned because the entrance to this development would be directly across the street from his home. He feels this should not be considered until the drainage problem has been eliminated. A sheet of water usually exists on the orange grove and backs up to Acacia. He feels the development of the property will increase the drainage problem.

Mr. Roy D. Schoonover, 12932 West, appeared before the Commission and stated he does not feel this is a good location for this type project. There is no signal at West and Garden Grove Boulevard and traffic will be a problem, as is the drainage in the area.

In rebuttal, Mr. Dick Toll, engineer for the Sproul Development Co., appeared before the Commission. He stated it is their intention to provide drainage that will be approved by the City Engineer and will relieve the condition to the east. They are reasonably sure that they can relieve some of the flooding on West. This development will be luxury permanent dwelling units.

Chairman Wilde declared the public hearing closed.

In response to questions by Commissioner Furr, Mr. Iliff, attorney for the applicant, stated the C.C.&R.'s are carefully drawn and are regulated by two State agencies and the local authorities. Permanent residence will be limited to persons over 18 years of age. This condition is frequently found in planned developments and is enforceable by the courts. It is also stipulated in the C.C.&R.'s that any of the conditions can be amended by a 75% vote of the association, but the City may be included as a party whose approval would be necessary before certain conditions can be changed and before the character of the project could change from that which it was designed. Management of the project is provided by an association consisting of all the owners who elect a board of directors and conduct their affairs very much like a non-profit organization. With regard to street dedication, he stated it can be required that unanimous approval of the owners must be obtained before there is ever an attempt to dedicate these streets or it can be provided in the C.C.&R.'s that there be a reversion of title of the streets which would prevent the people from ever changing the character of the streets.

Secretary Martin stated Mr. Iliff has discussed the possibility for limiting or controlling the future occupants of this project to persons over 18 years of age. He questioned if it is the intent of the developer to permit young families to occupy these units in the first instance.

Mr. Sproul stated families will be limited to three persons to each unit, with no more than one teen-ager.

In response to a question by Mr. Reavis, Mr. Iliff stated the method of ownership proposed will be leasehold condominium which has the means of insuring that the character of the project will not change. Everything must go through the Division of Real Estate and Division of Corporations, which are very strict. In addition, they must satisfy the title insurance company.

Secretary Martin questioned what method would be used to control the matter of parking on streets.

Mr. Iliff stated this is a use restriction and they do not anticipate any problem because they have provided more than the minimum off-street parking that the City requires. They recognize that on-street parking would have to be controlled because of the width of the streets. He is not in a position to say exactly what will be inserted in the C.C.&R.'s specifically but if the City Attorney is not satisfied with the provisions they make, they will certainly change them to meet the City's satisfaction.

Mr. Furr stated that this development should not be compared with the usual 7200 square foot subdivision.

In response to a question by Commissioner Furr about the type of project this proposal represents, Secretary Martin stated there are a lot of subdivisions in Orange County on leasehold land where a 7200 square foot minimum applies. In this instance this plan is put together in such a way that it intimates that a buyer of a building will have some rights to the land around the building.

Mr. Iliff stated the association will have complete authority and control over the recreation and entire common area outside of what he terms the postage stamp lots, and everybody who purchases in the project will receive a composite interest consisting of the parcel and an undivided fractional interest in the entire common area. This makes it close to being a condominium.

Commissioner Furr stated this development is a step better than the average condominium.

Chairman Wilde stated that regardless what type of project it is termed, this development is in direct violation of the Code in many instances. If it is to be a condominium or planned development, it is still in violation of what a condominium is intended to accomplish. There are still certain minimum ground rules, such as the private streets, and this plan does not meet those ground rules. Minimum setbacks are required and this is in violation of reasonable standards for any type of development. It is asking too much on too little ground. The ingress and egress for emergency vehicles is inadequate. The recreational area does not alleviate the condition that this plan does not meet the current legislation in Garden Grove.

Commissioner Mercado stated he has discussed certain drainage in the area with the applicant's engineer. Some of the problems with this property have been brought out and he would like to reiterate that, knowing of the problems that are inherent with the land, he feels that pre-session conferences should be held with the developer and the City Staff. He feels this is particularly important where the City has a storm drainage plan which will affect the design of this project. He feels that this particular project lacks a particular feature which should be included in a senior citizen project. If several of the residents owned campers or boats, there are no provisions allowed for them to park. Another problem would be that in Garden Grove there are two trash pickups a week and these trucks would have to circulate throughout the project. He feels that the concept of this project may be good but there are problems which should have been worked out prior to submission to the Planning Commission. He doesn't particularly blame the applicant in this respect.

Commissioner Bair stated he feels this project is a step in the right direction and will serve a long felt need. More of this type of living will be needed; he is concerned, however, about a few things other than what has already been discussed. First, the termination of Stanford Avenue which would be poor planning. If the new post office is to be located on Stanford Avenue, all the through traffic on that street that can be provided will be needed, now that Garden Grove Boulevard and Lampson Avenue are reaching capacity. He feels it should be requested of the applicant that he resolve in some manner to plan Stanford as a through street. He is also concerned about the incompatibility and erosion of the C-2 frontage on Garden Grove Boulevard and if that could be alleviated and the C-2 retained as it was for a depth of 300 feet, he thinks this would be acceptable to the Commission.

Chairman Wilde stated he has no objection to this type of development and believes that the concept is good; he appreciates the attempt to provide housing for individuals on an individual house basis. Most condominiums are thought of in regard to lumping units together. This is unique because it attempts to give each family an individual dwelling unit and piece of property and can still be developed as a condominium. He feels, however, that there are very elementary requirements that should be met and perhaps with further work with the Staff, the applicant could come up with something agreeable.

Commissioner Furr questioned if a month's time would be sufficient to work out the problems involved.

Mr. Casper stated the Staff has been meeting with the applicant since March 1964 and have suggested other alternatives and the project always comes out the same; he does not think deferral would accomplish anything.

Mr. Smedegaard stated the applicant would be most happy to meet with the Staff and discuss the problems. In the past the problem has been that the Planning Staff has said they did not want anything like this. The applicant is convinced that this should be done in this way. When you bunch these units together, you just have another bunch of apartments. The applicant has spent thousands of dollars on this project and he would like to have it carefully considered. He is determined that it should be built with separate units and not in clusters.

Commissioner Furr stated if these people would meet with an open mind, he feels the problems discussed could be worked out. Some things may not be up to standard in this development, but he likes the project.

Mr. Wilde stated that if our present legislation does not permit this concept, steps should be taken to change it.

Commissioner Woolley stated apparently there has been some effort on the part of the Staff to work with the applicant and something acceptable has not been forthcoming. There are seven variances requested in this case.

Mr. Furr stated it is a mistake for the City to block this type of development.

Mr. Movius stated that compromise on both sides should be sought.

In response to a question by Chairman Wilde, Mr. Sproul stated this project has been presented and approved by the cities of Anaheim, Westminster and Oceanside, if the land was available. He stated he will meet with the Planning Staff and try to work out the solution to the problems.

Commissioner Furr moved, seconded by Commissioner Bair, that the public hearing of S.P.A.-152-64 be reopened and the case continued to the meeting of October 22, 1964.

Said motion was carried by the following vote:

AYES:
NOES:
ABSENT:

COMMISSIONERS: BAIR, FURR, MERCADO, MOVIVS, WILDE, WOOLLEY
COMMISSIONERS: NONE
COMMISSIONERS: FOSKEE

CDW

September 21, 1964

12711 Morgan Lane
Garden Grove, California

Re: Site Plan No. S.P.A
152-64. Fred C. Sproul

Garden Grove Planning Commission
11391 Acacia Street
Garden Grove, California

Gentlemen:

We the undersigned property owners being profoundly interested in the future of our residential area have studied the proposed development of Mr. Fred C. Sproul and heartily endorse his plan for a deluxe, single-story adult community.

We feel that his development will not only enhance the desirability of our own property, but that of the surrounding residential area.

Mr. Sproul's plan is also desirable to us in that it will allow Morgan Lane to remain a dead-end, preventing it from becoming more heavily traveled than it is at present. The corner of Morgan Lane and Dorado already constitutes a safety hazard which would be greatly increased by thru traffic.

Sincerely

Mr + Mrs. Miss D. Woodward

Mr. D. Woodworth
12711 Morgan Lane
Garden Grove, California

RECEIVED
CITY OF GARDEN GROVE
SEP 22 9 35 AM '64

GARDEN GROVE CITY PLANNING COMMISSION
11391 Acacia Street
Garden Grove, California

RECEIVED
CITY OF GARDEN GROVE
SEP 22 9 31 AM '64

GARDEN GROVE
SEP 22 4 PM '64
CALIF.



September 10 1964
Site Plan No S.P.A.
152-64

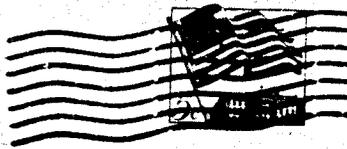
Gentleman: --

I am a property owner
directly in back of Mr. Spauld
proposed development and very
much in favor of the single
story adult community
development.

Specifically no apartments.
I feel this development will
be a very desirable project.

Mrs. Derrway
11922 Conde Ave.

11932 Binda
Garden Grove
Calif.



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CITY OF GARDEN GROVE

SEP 22 9 35 AM '64

Garden Grove City Planning Commission
11391 Acacia Street
Garden Grove, Calif

September 21, 1964

Mr. & Mrs. Franklin Jay Finley
12712 Morgan Lane
Garden Grove, California

Garden Grove City Planning Commission
11391 Acacia Street
Garden Grove, California

Re/ Site Plan No. S.P.A.-152-64

Dear Sirs;

This is in reply to your letter of September 14, 1964, on a proposed plan to improve approximately 18 acres located at the northwest corner of Garden Grove Boulevard and West Street.

We Franklin Jay and Katherine L. Finley, are totally in favor of the plan. We were residents next to the site plan for four years and now have owned our own home for two years, three houses from the site plan. We have experienced innumerable incidents concerning this property, both with the police department and the fire department and understand the great need to have this property improved. We are in favor of the proposed plan because:

1. We do not want our street, Morgan Lane, to be extended, as more traffic only means more danger to our children and less privacy to us as residents. If it were ever to be counted, I am sure you would discover Morgan Lane has a terrific amount of traffic as it is. We certainly do not want more.
2. We are in favor of an adult community project. We do not want apartments or any dwellings that would bring more children into our schools. The grade school our children attend now, is so overly crowded that they need more class rooms. Any housing that would allow children would only create a much larger problem than we now have.

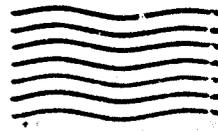
We will be present on September 24, 1964, at 1:30 P.M., for the public hearing and appreciate your consideration in giving us, as interested and concerned residents, the advanced notice of the hearing.

Sincerely,

Mr. & Mrs. Franklin Jay Finley
Mr. & Mrs. Franklin Jay Finley

Mr. & Mrs. Frank Finley
12712 Morgan Lane
Garden Grove, California

RECEIVED
CITY OF GARDEN GROVE
SEP 22 9 36 AM '64



Garden Grove City Planning Commission
11391 Acacia Street
Garden Grove, California

Re/ Site Plan No. S.P.A.-152-64

SITE PLAN NO. S.P.A. -152-64

ITEM NO. 5

INITIATED BY:

FRED C. SPROUL

REQUEST:

APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION OF
166 DWELLING UNITS AND REZONING FROM R-1 TO R-3
OR A MORE RESTRICTIVE ZONE AND SEVERAL VARIANCES
FROM THE MUNICIPAL CODE.

LOCATION:

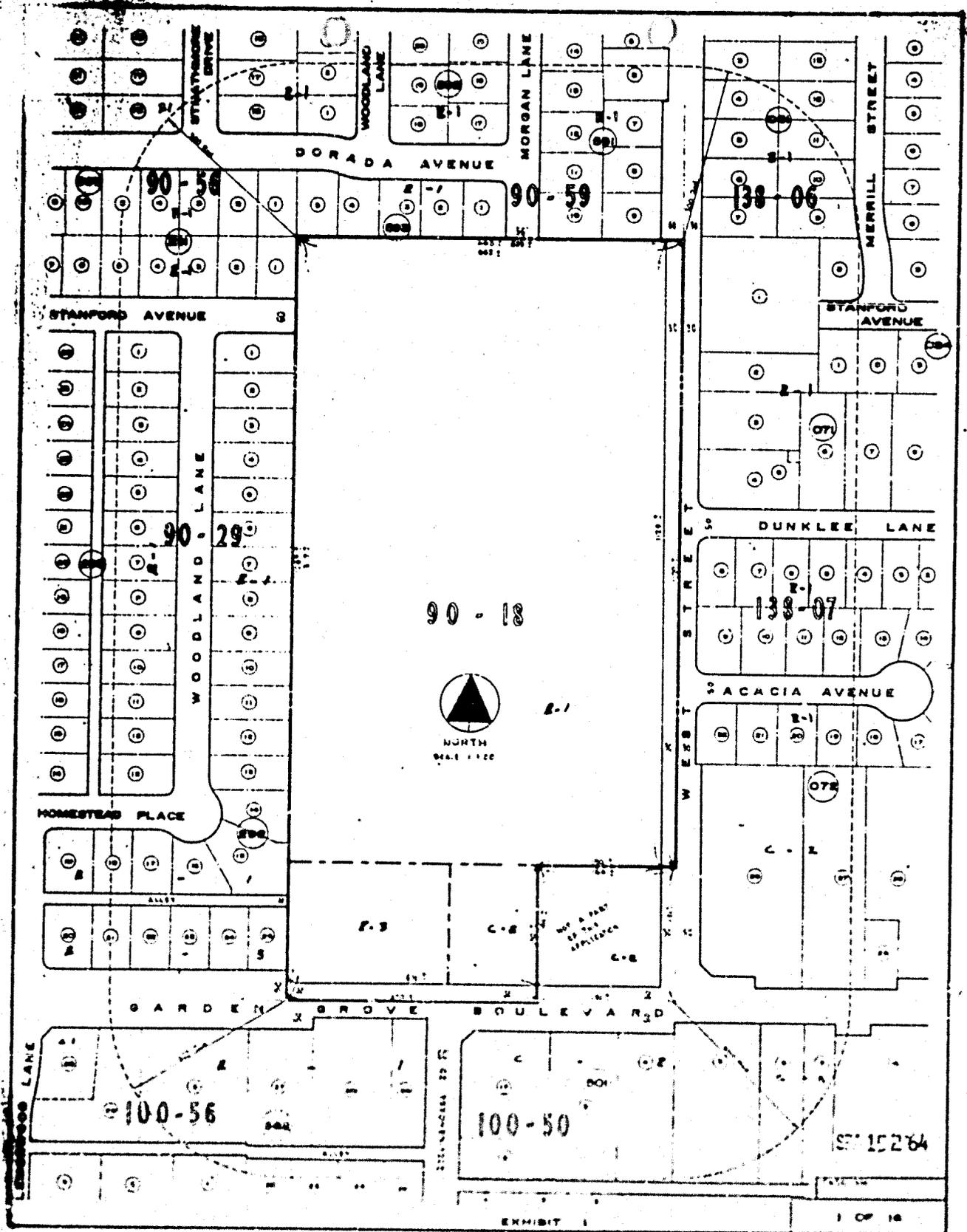
18 ACRES AT THE NORTHWEST CORNER OF GARDEN
GROVE BOULEVARD AND WEST STREET.

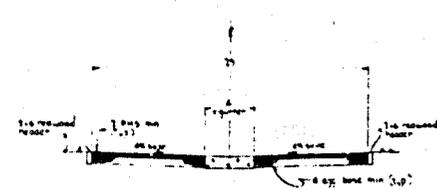
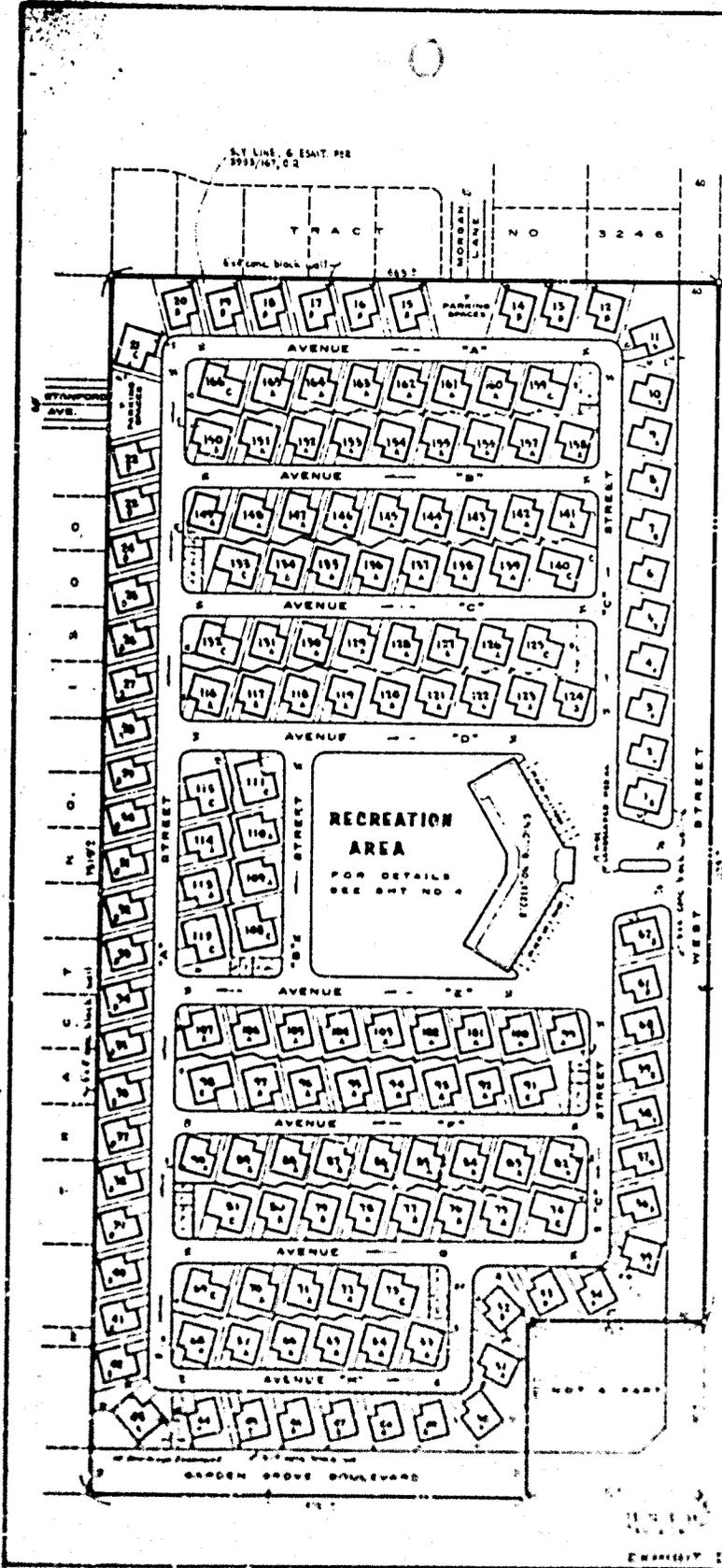
DATE:

SEPTEMBER 24, 1964

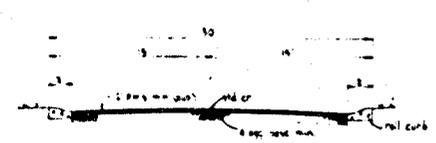
APPLICANT'S REASON FOR REQUEST:

"Applicant desires to construct for sale a planned community of
single family residences on smaller than normal sized lots, designed for and
restricted to adult living."





TYPICAL SECTION
25 DRIVE



TYPICAL SECTION
30 DRIVE

NOTES

1. ALL PARKING SPACES TO BE MINIMUM 10' x 20', ASPHALT PAVED, VENTILATED & CURBED
2. 'P' INDICATES GUEST PARKING SPACES (SEE TOTAL)
3. 'T' INDICATES TRASH COLLECTION AREAS (12' x 20' MINIMUM - 4 CORNERS)
4. MINIMUM RATE OF GRADE OF STREETS TO BE 0.2%
5. ALL EXISTING TREES TO BE REMOVED
6. SPECIFIC DIMENSIONS SHOWN ON THE PLAN. ALL OTHER TYPICAL DIMENSIONS SHOWN ON SHEET NO. 2.



SPA 152 '64

PLOT PLAN	
SUN VILLAGE	
PREPARED BY: GREEN & COMPANY	DATE: MAY 1964
PROJECT NO.: 152	SHEET NO. 1 OF 2
DATE: 5-1-64	SCALE: AS SHOWN

MEMORANDUM

TO: Planning Commission

FROM: James C. Casper

SUBJECT: S.P.A. -152-64
Fred C. Sproul, Applicant

DATE: October 19, 1964

Since the Commission hearing of October 8, 1964, the applicant has met with the departments of Public Works and Planning. The major topic of discussion has been resolving one of the basic problems with regard to the subject development and that is the problem of drainage. The applicant has been unable as yet to provide a solution to the drainage problem that will be acceptable to the Department of Public Works. No other progress has been made in changing other features of the subject development.

Anaheim, California
November 5th, 1964

Planning Commission
City of Garden Grove
11391 Acacia,
Garden Grove, California

Subject: Sun Village Project
West Street and Garden Grove Blvd
Garden Grove, California

Gentlemen:

On October 19th we requested a postponement, to your next regular meeting on November 12th 1964 for the purpose of further studies of the proposed project and particularly, plans for the permanent drainage of the site.

Due to the fact that the feasibility of the project is predicated on solution of the drainage problem and we were unable to arrive at a tentative solution to this problem until November 2, we will not have time to make a study of the overall project with the planning department before your November 12 meeting, as suggested at your September 22, meeting.

We therefore request a continuance of the hearing until your next regularly scheduled meeting.

Respectfully yours



Fred C. [unclear]
1844 South [unclear] Street
Space 111
Anaheim, California

March 25, 1964

Mr. Guy S. Greene
Chief Land Planner
Hoote, Kempa and Galloway, Inc.
1905 East 17th Street, Suite 101
Santa Ana, California

Dear Mr. Greene:

This is in regard to the development proposed by Mr. Fred C. Sproul, Jr. involving property in the vicinity of Garden Grove Boulevard and West Street. I will attempt in this correspondence to reiterate the pertinent points discussed in your presence, and to summarize the Planning Staff's general position.

Our specific criticism of the proposed development was directed toward the following areas of consideration:

1. No consideration is given to the fact that Stanford Avenue and Morgan Lane stub in to the site.
2. There is only one point of ingress and egress for the development.
3. The density requested is not, in our opinion, in keeping with the character of the surrounding neighborhood.
4. The parcels into which the site is to be divided do not meet City standards for width and area. Exceptions to our regulations may be granted when open space and recreational areas are provided in return for reducing lot sizes, widths and street standards.

Section 9216A of our Municipal Code states as follows:

"The purpose of this part is to establish regulations and standards for planned residential developments which deviate from the normal subdivision lot pattern and building to lot design arrangement in order to achieve a contemporary living environment consistent with recognized community and neighborhood values. A planned residential development is a housing development planned and designed as a unit, meeting standards of density, open space, light and air, pedestrian and vehicular access and circulation similar to the regulations of this Article for the residential zone in which it may be located, in order that it will be a stable and harmonious increment to adjacent areas."

Section 92i6A.7(a) states as follows:

"Each planned residential development shall provide landscaped, unified and usable open recreational and leisure areas equalling at least two hundred (200) square feet in area for each dwelling unit. Said areas shall be conveniently located and readily accessible to each dwelling unit."

It is the Staff's opinion that the proposed development does not warrant exceptions to the City's lot area and width requirements. A contemporary approach to living environment involving well distributed open areas is not evident and, although a central recreation area is provided, the development does not offer open recreational and leisure areas readily accessible to each dwelling unit.

5. The interior streets do not conform to City standards. Although exceptions to the standards are permitted when adequate access to each dwelling is assured along with adequate provisions for automobile storage, we do not recognize the proposed 25 foot street system as adequate assurance.

If you wish to pursue another type of development which would be more favorably received by the Staff, our suggestion is that you consider a provision of our Municipal Code which permits exceptions to lot area and width regulations if

"The total land area of the development divided by the total number of dwelling units provides an average land area per dwelling unit equal to or more than that required in the zone and area district in which the development is located. Street rights of way shall not contribute to the total land area."

In calculating site yield in this manner, the R-3 zoning existing on a portion of the property could contribute.

If we can be of further assistance to you, please call upon us.

Very truly yours,

JAMES C. CASPER
Assistant Planning Director

JCC:cmh

cc: Mr. Fred C. Sproul, Sr.
1844 S. Haster Street, Space 111
Anahelm, California

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

CITY OF GARDEN GROVE
 PLANNING DIRECTOR

State of California } ss.
 County of Orange }

197 JEROME CRON

of the said County, being duly sworn, deposes and says:
 That _____ who is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that _____ he is not a party to, nor interested in the above entitled matter; that _____ he is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following date, to-wit:

SEPTEMBER 14

ALL IN THE YEAR 1964

Subscribed and sworn to before me this

14TH day of SEPTEMBER 1964

197 AUSTIN A. REBER

Notary Public in and for said County and State.

(SEAL)

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING

LEGAL NOTICE
 NOTICE OF PUBLIC HEARING
 RELATIVE TO PETITIONS FOR
 AMENDMENTS AND SITE PLANS
 FOR CERTAIN AREAS
 NOTICE IS HEREBY GIVEN
 THAT THE CITY PLANNING COM-
 MISSION OF THE CITY OF GAR-
 DEN GROVE WILL HOLD PUBLIC
 HEARINGS IN THE CIVIC Cham-
 bers of the CITY OF GARDEN GROVE
 OF GARDEN GROVE on Thursday,
 September 24, 1964, at the hour of
 1:30 P.M. to receive and consider
 all evidence and reports of this
 HEARING as obtained previously by
 the Commission relative to the
 VERIFIED PETITIONS submitted
 by the owners of the following de-
 scribed properties and the City of
 Garden Grove.
 ZONE RECLASSIFICATION NO.
 A-124-64

- Proceedings initiated by the City of Garden Grove, as applicant, proposing reclassifying from R-3 to R-1 on the following described properties:
- (1) Six parcels of land located on the west side of Seventh Street between approximately 130 feet and 490 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 145 feet westerly from the centerline of Seventh Street.
 - (2) Four parcels of land located on the east side of Seventh Street between approximately 144 feet and 301 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 145 feet westerly from the centerline of Seventh Street.
 - (3) Four parcels of land located on the west side of Eighth Street between approximately 144 feet and 390 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 145 feet westerly from the centerline of Eighth Street.
 - (4) Five parcels of land located on the east side of Eighth Street between approximately 135 feet and 485 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 145 feet westerly from the centerline of Eighth Street.
 - (5) Three parcels of land located on the south side of Aracata Street between approximately 30 feet and 220 feet westerly from the centerline of Ninth Street and extending in depth for approximately 170 feet southerly from the centerline of Aracata Street.
 - (6) Five parcels of land located on the west side of Ninth Street between approximately 150 feet and 485 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 145 feet westerly from the centerline of Ninth Street.

SITE PLAN NO. S.P.A.-148-64
 Proceedings initiated by Dick Costantino, as applicant requesting approval of a site plan for the construction of various commercial and residential buildings and parking from R-1 to R-3, a more restrictive zone. Subject property consists of approximately 11 acres of land located on the southeast corner of Chapman Avenue and Gilbert Street. Subject site plan requests variance from the following Municipal Code provisions:
 a. Section 19B.1 (Building Front Lot Line)
 b. Section 21A.4 (1) (Distances between Accessory Buildings and Driveway Lines)
 c. Section 19B (Permitted Uses in R-3 Zone)

SITE PLAN NO. S.P.A.-149-64
 Proceedings initiated by Joseph and Assumpta Corti, as applicants, requesting approval of a site plan for the construction of single family multiple dwelling units. Subject site plan requests variance from R-1 to R-3, a more restrictive zone. Subject site plan is located on the west side of Ninth Street between approximately 130 feet and 390 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 145 feet westerly from the centerline of Ninth Street. Subject site plan requests variance from the following Municipal Code provisions:
 a. Section 19B.1 (Building Front Lot Line)
 b. Section 21A.4 (1) (Distances between Accessory Buildings and Driveway Lines)
 c. Section 19B (Permitted Uses in R-3 Zone)

CITY OF GARDEN GROVE

PLANNING DIRECTOR

State of California } ss.
County of Orange }

197 JENNINE CLARK

of the said County, being duly sworn, deposes and says:
That she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that she is not a party to, nor interested in the above entitled matter; that she is the principal clerk of the publisher of The Orange County Evening News, a newspaper of general circulation, printed and published six days per week in the City of Garden Grove, County of Orange, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the City of Garden Grove, County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to-wit:

SEPTEMBER 14

ALL IN THE YEAR 1964

Subscribed and sworn to before me this

14TH day of SEPTEMBER 1964

18/ PATRICIA A. HERRICK

Notary Public in and for said County and State.

(SEAL)

...of the CITY OF GARDEN GROVE, California, on Thursday, September 10, 1964, at the hour of 1:30 P.M., the following and consisting of all subjects and reports of the HEARING or otherwise previously by the Commission relative to the VERIFIED PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

ZONE RECLASSIFICATION NO. A-128-64

Proceedings initiated by the City of Garden Grove, as applicant, requesting reclassification from R-1 to R-2 on the following described parcels:

(1) Six parcels of land located on the west side of Seventh Street between approximately 125 feet and 400 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 100 feet westerly from the centerline of Seventh Street.

(2) Four parcels of land located on the east side of Seventh Street between approximately 144 feet and 200 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 140 feet easterly from the centerline of Seventh Street.

(3) Four parcels of land located on the west side of Eighth Street between approximately 144 feet and 200 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 100 feet westerly from the centerline of Eighth Street.

(4) Three parcels of land located on the east side of Eighth Street between approximately 155 feet and 400 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 100 feet easterly from the centerline of Eighth Street.

(5) Three parcels of land located on the south side of Arcadia Street between approximately 30 feet and 200 feet westerly from the centerline of Ninth Street and extending in depth for approximately 175 feet northerly from the centerline of Arcadia Street.

(6) Five parcels of land located on the west side of Ninth Street between approximately 55 feet and 400 feet northerly from the centerline of Garden Grove Boulevard and extending in depth for approximately 120 feet westerly from the centerline of Ninth Street.

SITE PLAN NO. S.P.A.-148-64

Proceedings initiated by Dick Caterline, as applicant requesting approval of a site plan for the construction of various commercial and residential buildings and retaining from R-1 to R-2 or a more restrictive zone. Subject property consists of approximately 11 acres of land located on the southeast corner of Chapman Avenue and Gilbert Street. Subject site plan requests variances from the following Municipal Code provisions:

- a. Section 928.1 (Building Height Limits)
- b. Section 928.1 (c) (Distances between Accessory Buildings and Dwelling Units)
- c. Section 928 (Permitted Use in the R-2 Zone)

SITE PLAN NO. S.P.A.-149-64

Proceedings initiated by Southland Amusement Corp., as applicant, requesting approval of a site plan for the construction of single story multiple dwelling units and retaining from R-1 to R-2 or a more restrictive zone. Subject property is located on the west side of Buena Street between approximately 120 feet and 300 feet northerly from the centerline of Buena Avenue and extends in depth for approximately 200 feet easterly from the centerline of Buena Street. Proposed site plan requests variances from Section 928.1(1) and Section 927.7(1) of the Municipal Code which pertain to buildings located in required yards and requirements for location of parking spaces.

SITE PLAN NO. S.P.A.-150-64

Proceedings initiated by Peter C. Served as applicant, requesting approval of a site plan for the construction of 100 dwelling units and retaining from R-1 to R-2 or a more restrictive zone on approximately 10 acres located on the northwest corner of Garden Grove Boulevard and West Street. Subject site plan requests variances from the following sections of the Municipal Code:

- Section 928.1(c) - Front yard setback
- Section 928.1(d) - Placement of buildings on interior lots
- Section 928.1(f) - Side Street Side Yard
- Section 928.1(i) - Set-back Lot Area
- Section 928.1(j) - Lot Width
- Section 917.3 - Parking Spaces Required
- Section 911.1(a) - Spacing of Lots

ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions by or appear by written assignments and file them in the Planning Department of the City of Garden Grove or by telephone 213-747-1000.

CITY OF GARDEN GROVE
PLANNING COMMISSION
DATE September 11, 1964
Patricia A. Herrick, Notary

September 11, 1964

Fred C. Sproul, Sr.
1844 South Master, Space 111
Anaheim, California

Site Plan No. S.P.A.-152-64

Dear Applicant:

September 24, 1964.

applicant notified

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CONCERNING

SITE PLAN NO. S.P.A.-152-64

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

*SEPTEMBER 24, 1964
1:30 O'CLOCK P.M.

SITE PLAN NO.
S.P.A.-152-64

Proceedings initiated by Fred C. Sproul, as applicant, requesting approval of a site plan for the construction of 166 dwelling units and rezoning from R-1 to R-3 or a more restrictive zone on approximately 18 acres located at the northwest corner of Garden Grove Boulevard and West Street. Subject site plan also requests variances from the following sections of the Municipal Code:

Section 9206.2(c) - Front Yard Setback.
Section 9206.4a(2) - Placement of Buildings on Interior Lots.
Section 9206.3(b) - Side Street Side Yard.
Section 9206.5(c) - Minimum Lot Area.
Section 9206.7(c) - Lot Width.
Section 9217.2 - Parking Spaces Required.
Section 9111.(e) - Sidelines of Lots.

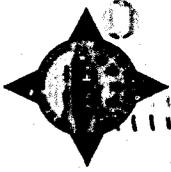
DATE: SEPTEMBER 11, 1964

PUBLISH: SEPTEMBER 14, 1964

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

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

GARDEN GROVE CITY PLANNING COMMISSION



CITY OF GARDEN GROVE
California 92723
11991 Acacia Street

40-501-04

Do not use this envelope
or stickers again



- Moved, left no address
- No such address
- Moved, new address
- Addressed incorrectly

2

RECEIVED
CITY OF GARDEN GROVE
SEP 14 9 21 AM '64

MIRRIE I. FOSTER
12002 GARDEN GROVE BLVD.
GARDEN GROVE, CALIFORNIA
SPA 152/64



City of Garden Grove
California 92640
11391 Acacia Street

90-292-22

RETURN
TO WRITER
UNCLAIMED



27

OK



MOVED CITY OF GARDEN GROVE
RECEIVED GROUND
SEP 11 9 50 AM '64
NO SUCH ADDRESS
UNCLAIMED
REFUSED

~~VILLIAM B. MOE
746 N. 77th STREET
SEATTLE 3 WASHINGTON
SPA 1E2 04~~

38
8-C



MAILED SEPT. 11, 1964
SPA 152 64
SUBJECT PROPERTY:

MARY I. THOMSON
12361 WEST ST., RT. # 1
Garden Grove, Calif.
SPA 152 64

PROPERTY OWNERS WITHIN
300' RADIUS:

LUTHER J. TUCKER
11751 STANFORD
CITY
SPA 152 64

HAROLD V. VELDMAN
11741 STANFORD AVE.
CITY
SPA 152 64

ROSCOE S. DICK
11731 STANFORD
CITY
SPA 152 64

THOMAS GARDNER
11721 STANFORD
CITY
SPA 152 64

JOHN F. SULLIVAN
11701 STANFORD AVE.
CITY
SPA 152 64

NORMAN L. KELLOGG
12772 WOODLAND
CITY
SPA 152 64

OLIVER M. HILL
12782 WOODLAND
CITY
SPA 152 64

GEORGE A. MITCHELL
12792 WOODLAND
CITY
SPA 152 64

FRED R. YOUNG
12802 WOODLAND
CITY
SPA 152 64

HARRY S. HELMS
12812 WOODLAND
CITY
SPA 152 64

JIMMIE L. THOMPSON
12832 WOODLAND LN.
CITY
SPA 152 64

DANIEL SIMAO
12842 WOODLAND
CITY
SPA 152 64

PAUL C. SPEAR
12852 WOODLAND
CITY
SPA 152 64

EDWARD W. B. KILLER
12862 WOODLAND
CITY
SPA 152 64

WALDO H. WILDER
12882 WOODLAND LN.
CITY
SPA 152 64

WILLIAM K. CAMPBELL
12892 WOODLAND
CITY
SPA 152 64

KENNETH J. SOUKUP
12902 WOODLAND
CITY
SPA 152 64

SIDNEY G. MORRISON
12912 WOODLAND
SPA 152 64

LOUIS E. ANDERSON
12922 WOODLAND
SPA 152 64

ARCHIE DARNBROUGH
11852 HOMESTEAD PL.
SPA 152 64

GARDEN GROVE, CALIF.

GARDEN GROVE, CALIF.

GARDEN GROVE, CALIF.

JOHN E. LANGIN
11832 HOMESTEAD PL.
CITY
SPA 152 64

GAROLD L. KLEPPE
11822 HOMESTEAD PL.
CITY
SPA 152 64

LOUISE E. FRIEDENBURG
11802 HOMESTEAD PL.
CITY
SPA 152 64

Harvey S. Edwards
12182 Carthy Cir.
City
SPA 152 64

Garden Grove Gas Sta.
6545 Varna Ave.
Van Nuys, Calif.
SPA 152 64

JOHN R. BULLOCK
11801 GARDEN GROVE BLVD.
CITY
SPA 152 64

ROBERT E. GARSTANG
10361 CHANEY AVE.
DOWNEY, CALIF.
SPA 152 64

JACK D. WARD
12791 WOODLAND
CITY
SPA 152 64

CALVIN D. DINGESS
12831 WOODLAND
CITY
SPA 152 64

BENJAMIN LARSON
12861 WOODLAND
CITY
SPA 152 64

ROBERT W. LAUGHLIN
12911 WOODLAND LN.
CITY
SPA 152 64

HERMAN SIEMAST
12701 WOODLAND LANE
CITY
SPA 152 64

ROBERT R. RUBIDOUX
11832 DORADA AVE.
CITY
SPA 152 64

MARGARET L. KIRKHAM
12691 WEST ST.
CITY
SPA 152 64

BYRON V. VOORHEIS
11821 GARDEN GROVE BLVD.
CITY
SPA 152 64

CLARENCE W. BARWICK
12781 WOODLAND
CITY
SPA 152 64

NORMAN H. STINGLEY
12801 WOODLAND LN.
CITY
SPA 152 64

WILLIAM R. KELSEY
12841 WOODLAND
CITY
SPA 152 64

LLOYD D. ALBERTS
12871 WOODLAND
CITY
SPA 152 64

RAYMOND F. ARCHULETA
12692 WOODLAND LANE
CITY
SPA 152 64

GEORGE DAVID
11852 DORADA AVE.
Garden Grove, Calif.
SPA 152 64

WILLIAM KELLER
11822 DORADA AVE.
CITY
SPA 152 64

TOMAS V. TOONEY
12711 WEST ST.
CITY
SPA 152 64

WILLIAM B. MCE
746 N. 77th STREET
SEATTLE 3, WASHINGTON
SPA 152 64

NOMA MARTIN
12771 WOODLAND LN.
CITY
SPA 152 64

JAY E. MARPLE
12811 WOODLAND
CITY
SPA 152 64

ROY J. SCHRODER
12851 WOODLAND
CITY
SPA 152 64

LEONARD LARSEN
12391 WOODLAND
CITY
SPA 152 64

BRUCE D. SHITH
12702 WOODLAND LANE
CITY
SPA 152 64

FRANK R. PARISI
11842 DORADO AVE.
CITY
SPA 152 64

BILLY A. STIFF
11802 DORADA AVE.
CITY
SPA 152 64

RAYMOND M. DANET
12727 WEST ST.
CITY
SPA 152 64

JOSEPH M. BETZ, JR.
12741 WEST ST.
CITY
SPA 152 64

FRANKLIN J. FINLEY
12712 MORGAN LANE
CITY
SPA 152 64

JACQUELINE J. WILLIAMS
12683 MORGAN LANE
CITY
SPA 152 64

CHURCH OF THE NAZARINE OF B.B.
13411 VERANO
CITY
SPA 152 64B

HARTMAN E. FARROW
11936 DORADA AVE.
CITY
SPA 152 64

THOMAS S. FLANARY
119 E. 42nd STREET
COVINGTON, KY.
SPA 152 64

JOHN B. THORPE
11721 BLUE JAY LN.
CITY
SPA 152 64

SIDNEY E. WASSERMAN, ET AL
2333 PACIFIC AVE.
LONG BEACH, CALIF.
SPA 152 64

ELDRED H. MEISSNER
1111 CHARWOOD LANE
SANTA ANA, CALIFORNIA
SPA 152 64

Eldred H. Meissner
1111 Charwood Lane
Santa Ana, Calif.
SPA 152 64

MERLE T. CODEY
11894 DORADA AVE.
CITY
SPA 152 64

WILLIAM R. GREENWOOD
12698 MORGAN LANE
CITY
SPA 152 64

MICHAEL PAVLICK
12697 MORGAN LANE
CITY
SPA 152 64

HERBERT E. SMITH
12692 KATHY LANE
CITY
SPA 152 64

AGNES MUNDWAY, ET AL
11922 DORADO
CITY
SPA 152 64

EDWARD J. HOULIHAN
11880 DORADA AVE.
CITY
SPA 152 64

WALTER M. BRESSEL, ET AL
12241 GARDEN GROVE BLVD.
EKE GARDEN GROVE, CALIF.
SPA 152 64

JESTER A. BYERLY
12712 WEST ST.
CITY
SPA 152 64

ARTHUR A. WHITE, ET AL
W.P. L. Wells
11681 Stuart Dr.
City
SPA 152 64

William J. Gorden
11852 Garden Grove Blvd.
City
SPA 152 64

EDWARD GOLUBIC
12726 MORGAN LANE
CITY
SPA 152 64

CORBETT CHRISTIE
12686 MORGAN LANE
CITY
SPA 152 64

MILD D. WOODWORTH, JR.
12711 MORGAN LANE
CITY
SPA 152 64

LLOYD E. GIBBENS
12682 KATHY LANE
CITY
SPA 152 64

GILBERT E. MAYFIELD
11908 DORADA AVE.
CITY
SPA 152 64

WILLIAM C. BRIGGS
9571 STAMWIN AVE
PACOMA, CALIF.
SPA 152 64

MINNIE I. FOSTER
12002 GARDEN GROVE BLVD.
EKE GARDEN GROVE, CALIFORNIA
SPA 152 64

RUSSELL A. HODGE
1823 LOMA POJA
SANTA ANA, CALIF.
SPA 152 64

Thomas A. Merrick
11791 Stuart Dr., Apt. 1
E Garden Grove, Calif.
SPA 152 64

Edward Mellbron
Foodmaster Co.
3233 Kurtz St.
San Diego 10, Calif.
SPA 152 64

RALPH F. SCHOOLS
12662 WEST ST.
CITY
SPA 152 64

JESTER A. BYERLY
12712 WEST ST.
CITY
SPA 152 64

ROBERT B. LITRICH
12701 MERRILL ST.
CITY
SPA 152 64

JAMES R. CHATFIELD
12042 STANFORD AVE.
CITY
SPA 152 64

MARJORIE REASER
P. O. BOX 551
STANTON, CALIF.
SPA 152 64

ROY N. HARKINS
12041 DUNKLEE
CITY
SPA 152 64

RONALD O. WILSON
11802 MARTHA ANN DR.
LOS ALAMITOS, CALIF.
SPA 152 64

GUSTAFF RUYFFELAERE
12011 ACACIA ST.
CITY
SPA 152 64

GILBERT B. MILLER
12042 ACACIA ST.
CITY
SPA 152 64

CHAPMAN HOMES, INC.
P. O. BOX 102
COSTA MESA, CALIF.
SPA 152 64

DALE D. POTTER
12672 WEST ST.
CITY
SPA 152 64

LYMAN W. ELVIDGE
8111 STANFORD AVE, # 132
CITY
SPA 152 64

FLOYD M. BEALE
12691 MERRILL ST.
CITY
SPA 152 64

CHARLES E. KNIGHT
12742 S. WEST ST.
CITY
SPA 152 64

DONALD R. GAUSLIN
12812 S. WEST ST.
CITY
SPA 152 64

ALTHEA A. DITTMAN, ET AL
12042 DUNKLEE LANE
CITY
SPA 152 64

ROBERT B. YOUNG
12002 DUNKLEE LANE
CITY
SPA 152 64

NORMAN C. MOCK
12031 ACACIA ST.
CITY
SPA 152 64

HARRY O. REYNOLDS
12012 ACACIA ST.
CITY
SPA 152 64

ROY D. SCHOONOVER
12922 WEST ST.
CITY
SPA 152 64

JOSEPH ZINGALI
12702 WEST ST.
CITY
SPA 152 64

DAVID PAUL PARRY
12711 MERRILL ST.
CITY
SPA 152 64

JAMES W. ECCLES
12671 MERRILL ST.
CITY
SPA 152 64

WILLIAM W. CONGER
12772 S. WEST ST.
CITY
SPA 152 64

MARJORIE REASER, ET AL
DONALD R. GAUSLIN
12812 WEST ST.
CITY
SPA 152 64

WILLIAM OLIVER PHEGLEY
12022 DUNKLEE LANE
CITY
SPA 152 64

GEORGE B. DOWNS
12001 ACACIA ST.
CITY
SPA 152 64

MALCOLM L. PECOR
ROBERT A. VIETOR
12041 ACACIA AVE.
CITY
SPA 152 64

ALICE L. SCILLY
12002 ACACIA
CITY
SPA 152 64

Mailing List
 Sept. 24, 1964.
 S.P.A. 152-64

Subject Reports:
 90-180-13
 12

- | | | | |
|-------------|-------------|---------------|--------------|
| 90-291-01 ✓ | 90-298-01 ✓ | 90-592-15 ✓ | 138-061-03 ✓ |
| 02 ✓ | 02 ✓ | 16 ✓ | 04 ✓ |
| 03 ✓ | 03 ✓ | 17 ✓ | 05 NA |
| 04 ✓ | 04 ✓ | 18 ✓ | 06 ✓ |
| 05 ✓ | 05 ✓ | 19 ✓ | 07 ✓ |
| | 06 ✓ | 20 ✓ | 08 ✓ |
| | 07 ✓ | | 09 ✓ |
| | 08 ✓ | | 10 ✓ |
| | 09 ✓ | | 11 ✓ |
| | 10 ✓ | | 12 ✓ |
| | 11 ✓ | | |
| | 12 NA | | |
| | 13 ✓ | | |
| 90-292-01 ✓ | | 90-593-01 ✓ | 138-064-01 ✓ |
| 02 ✓ | | 02 ✓ | |
| 03 ✓ | | 03 ✓ | 138-071-01 ✓ |
| 04 ✓ | | 04 ✓ | 02 ✓ |
| 05 ✓ | | 05 ✓ | 03 ✓ |
| 06 ✓ | | | 04 ✓ |
| 07 ✓ | | | 05 ✓ |
| 08 ✓ | | | 06 ✓ |
| 09 ✓ | 90-561-17 ✓ | 100-501-01 NC | |
| 10 ✓ | 18 ✓ | 02 ✓ | |
| 11 ✓ | | 03 ✓ | |
| 12 ✓ | 90-562-18 ✓ | 04 ✓ | 138-072-05 ✓ |
| 13 ✓ | | 05 ✓ | 06 ✓ |
| 14 ✓ | 90-563-01 ✓ | 06 ✓ | 07 ✓ |
| 15 ✓ | 02 ✓ | 07 ✓ | 08 ✓ |
| 16 ✓ | 03 ✓ | | 09 ✓ |
| 17 ✓ | 04 ✓ | 100-562-01 ✓ | 10 ✓ |
| 18 ✓ | 05 ✓ | 05 ✓ | 11 ✓ |
| 19 ✓ | | 06 ✓ | 12 ✓ |
| 20 ✓ | | 07 ✓ | 19 ✓ |
| 21 ✓ | | | 20 NA |
| 22 ✓ | 90-591-06 ✓ | 05 ✓ | 21 ✓ |
| 23 ✓ | 07 ✓ | 20 ✓ | 22 ✓ |
| 24 ✓ | 08 ✓ | 22 ✓ | 23 ✓ |
| 25 NA | 09 ✓ | 23 ✓ | 24 ✓ |
| | 10 ✓ | 24 ✓ | 25 ✓ |
| | 11 ✓ | 25 ✓ | 26 ✓ |
| | 12 ✓ | 26 ✓ | 27 ✓ |
| | 13 ✓ | 27 ✓ | 28 ✓ |
| | 14 ✓ | 28 ✓ | 29 ✓ |
| | | 29 ✓ | |

SPA-152-64

90-292-25

Harvey S. Edwards
12182 Carthage Cir. Gb.

90-293-12

N.A.

Wilmer D. Cossart

N.A.

100-501-01

100-501-17

Garden Grove Gas Sta

6545 Varna Ave Van Nuys

138-061-05

Robert G. Smith

N.A.

138-072-20

Joseph A. Delgado

N.A.

APPLICATION FOR SITE PLAN HEARING

SMA 152'64

FEE: \$50.00 ✓ (Please print or type) Application No. S.P. _____
\$25.00 _____ Date 9-2-64

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

Name of Applicant Fred C. Sproul, Sr. Telephone JE 4-2819

Mailing Address 1844 South Haster, Space 111, Anaheim, California

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

Name and address of the recorded owner Mary I. Thompson, c/o Rutan and Tucker, Attorneys
at Law, 401 West 8th Street, Santa Ana, California

Date of acquisition of property March 27, 1964

Subject site plan involves the property located at the Northwest Corner of Garden Grove Boulevard and West Street, Garden Grove, California, containing 17.6 acres as shown on attached plats.

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

Adoption Repeal Amendment

Proposed zoning, if rezoning is required: (Over)

REASONS FOR APPLICANT'S REQUEST: Applicant desires to construct for sale a planned community of single family residences on smaller than normal sized lots, designed for and restricted to adult living.

(For additional space, use reverse side)

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

By Fred C. Sproul
(Signature of Applicant)

PRELIMINARY PLAN CHECK (Building Department) By: _____ Date _____

Acknowledgment of Fee Payment Accepted by Planning Commission

By _____ Date _____ By Therangueli Date 9-2-64

MKG 541-2231
MID. BLOOM
RICH WOODRUFF

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

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

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

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


APPLICANT'S SIGNATURE

Evidence not presented to the Planning Commission 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 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 in the manner set forth in the Garden Grove Municipal Code.

Staff reports, and recommendations on all cases will be available for public inspection (in the office of the Planning Department) on the day preceding the Planning Commission hearing. It is recommended that you familiarize yourself with these reports before the Planning Commission meeting.

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


APPLICANT'S SIGNATURE

PLANNING COMMISSION

CITY OF GARDEN GROVE

Presented by

Fred C. Sproul, Sr.

September 24, 1964

Space 111
1844 South Haster
Anaheim, California
September 24, 1964

Planning Commission
City of Garden Grove
Garden Grove, California

Gentlemen:

After many years of being actively engaged in the land development and house building business with my two sons, in the late 1950's I decided to retire; and my wife and I, after serious consideration of our situation, decided to dispose of our single family residence and move to a completely maintained apartment. Although this type of living released us from the heavy burdens of maintaining our home and grounds, it did not provide us with the companionship, recreation and interests necessary to fill our new-found free time; and we found that the lack of privacy, noise, and extremely confined area resulted in very unsatisfactory living conditions. At the suggestion of a retired friend to whom I had voiced my objections concerning apartment living, we purchased a 10' x 54' mobile home and we have since that time lived in a mobile home. One year later we purchased a larger mobile home and have in addition added a large 12' x 34' cabana to provide sufficient living space. We have found this type of community living, with the excellent recreation center, congenial neighbors in circumstances

Planning Commission, City of Garden Grove
September 24, 1964
Page two

similar to ours, small private grounds which give us room for private garden areas and puttering, but which do not become a burden on our time and energy, to be what we consider an ideal way of life. However, we do not like the mobile home units themselves for several reasons:

1. the design, which stresses compactness, not comfort or architectural beauty;
2. the cheap, thin wall construction which provides poor insulation and allows for excessive noise transmission;
3. the poor plumbing and electrical layout, again designed to be compact rather than comfortable;
4. the great annual depreciation which in some instances can exceed the total housing cost for a normal single family house;
5. and the stigma which attaches to the mobile home occupant in the eyes of the public and assumes that he is living in such accommodations only because they are cheap.

Although I have been retired for some time I have continued to serve as a counsellor and advisor to my sons and for the past five years I have been actively engaged in developing a plan of housing for the semi-retired person in circumstances similar to mine. In this effort I have traveled many thousands of miles and spent countless hours visiting with hundreds of people and viewing hundreds of garden and high-rise apartments, cluster housing projects (be they rental, cooperative or condominium), large and

Planning Commission, City of Garden Grove
September 24, 1964
Page three

small senior citizen projects, and mobile home courts. I have also visited with many experts in the fields of land planning, engineering, architecture and club management and I have sought advice from the foremost legal experts on condominium development.

The plan you have before you for Sun Village represents, in my estimation, the most ideal plan for housing the people that it will be intended to serve, and I am absolutely convinced that it will be such a significant success that similar projects will be built elsewhere.

The site plan before you incorporates the most desirable features to be found in the finer mobile home parks but our construction program should completely eliminate the objectionable features of the mobile homes themselves. Let me list what I consider to be the outstanding amenities of our proposal:

1. The recreation building which contains a meeting room and kitchen facilities sufficient to serve the entire community, a library, foyer, lounge, ladies' card room, ladies' sewing and hobby room, men's card room, men's billiard and game room, and adequate storage facilities, contains more square footage per housing unit served than any adult living project which we have ever before visited.
2. The recreation park is much larger than that required by the City of Garden Grove in a planned unit development and contains

Planning Commission, City of Garden Grove
September 24, 1964
Page four

a large swimming pool, with about 1800 square surface feet, shuffle board courts, putting green, barbeque pits, and landscaped areas which should make it a real showplace.

3. The deluxe one and two bedroom units have been architecturally designed to provide for the comforts and needs of adults whose children have been raised and they should attract solid middle-class citizens from within or without the City of Garden Grove.
4. The fifteen degree diagonal layout of the lot in relation to the controlled traffic street should create an appearance of spaciousness and the large living space (at least 22 feet between living areas) between the houses should further emphasize this effect.
5. The narrower streets complete with off-street parking should reduce unnecessary traffic, slow the traffic, result in less traffic noise and make the streets safer for bicycling residents; all without having an adverse effect on neighboring areas or City traffic.
6. The single family character of the development should provide the owners with a maximum of privacy, ventilation and air and

Planning Commission, City of Garden Grove
September 24, 1964
Page five

and the smaller but well-defined lots should provide the residents with planting and puttering areas without becoming a burden.

7. The underground utilities, tight residential control on additions and maintenance, and association maintenance of the recreational and common areas, should preserve the character and appearance of the area and prevent the thoughtless homeowner from depreciating the value of the neighborhood properties as so often happens in typical single family subdivisions.
8. The 11-1/2 feet wide carports attached to the kitchen side of the home with front tandem parking for an additional car should provide each unit with very adequate parking located most conveniently for the home owner for unloading packages, groceries, etc. (It is our observation that only about 10% of those living in adult projects own two cars, and about 10% of our units will be provided with double carports.) Also, the guest parking spaces, much greater than the normal provided in mobile home parks, should provide more than adequate guest parking facilities.
9. The legal structure of the Association, to be established by experts in the field, will provide the residents with a private

Planning Commission, City of Garden Grove
September 24, 1964
Page six

governing elective body with adequate power and authority to assure continued desirable operation of the project.

10. Last, but most important, the total effect of all of the above together with the comparatively small size of the project should produce a true neighborhood and community atmosphere, will occupy happily the free time of the adult residents, and take the community to the people rather than the people to the community.

Although we recognize that the mention of mobile home courts conjures in the mind of the public visions of squalor, we have done so purposely for this type of living has become a very important factor in housing in America.

1. One out of every twelve housing units being built in the U. S. today is a mobile home.
2. Although many of the buyers of this type are looking for mobility, the greater percentage of the purchasers do so to take advantage of the convenience and community spirit developed in this type housing. This spirit, in our opinion, is the outgrowth of home ownership and the layout of the site rather than the physical construction of mobile units. The well-designed mobile home sites, on a nationwide basis, are enjoying ever increasing success.

Planning Commission, City of Garden Grove
September 24, 1964
Page seven

3. The average investment by mobile home buyers in finer parks, on rented land with no ownership whatsoever, is in excess of \$10,000. Our plan, while adhering somewhat to the project concept of the mobile home park, provides much better housing with better financing, less depreciation, less upkeep, better liveability, and less cost than comparable mobile homes.
4. The so-called mobile home being 10' to 20' wide and 50' to 65' long ceases to be mobile and is in reality a permanent structure; and for comparable cost, is greatly inferior to the houses proposed in this development.

The advantages and desirability from the viewpoint of the buyer has been expressed in the preceding paragraphs. A few of the advantages from the City's standpoint are as follows:

1. Tax Consideration: The project will add substantially to the tax rolls without the usual proportionate increase of Government operating expense.
 - a. This all-adult community will place no burden on the schools of the area and the community-contained recreational facilities should prevent the area from becoming a burden on the City parks and recreational facilities.
 - b. The fact that the streets and utilities within the tract are maintained by the development rather than the City should result in further savings.

Planning Commission, City of Garden Grove
September 24, 1964
Page eight

- c. Police commitments for, or because of, the project should be at a minimum.
2. Economic Considerations: Many of the adult owners in the community will be retired senior citizens and should add substantially to the consumption of goods and services without decreasing available jobs in the community. This should further somewhat stimulate the economy of the City and create new employment.

Sincerely yours,

Fred C. Sproul, Sr.

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City of Garden Grove
11391 Acacia
Garden Grove, California

Gentlemen:

This letter will serve to confirm the fact that the undersigned, as owner of that certain real property located in the City of Garden Grove, State of California, more particularly described below, has authorized Fred C. Sproul, or his agents and employees, to apply for a change of zoning or conditional use permit or zoning variance on the subject property, and, in connection therewith, to prepare and submit tentative and final tract maps on the subject property.

Said property is located at the northwest corner of West Street and Garden Grove Boulevard, and more particularly described as follows:

The east half of the south half of the east half of the southeast quarter of section 33, Township 4 South, Range 10 West, in the Rancho Las Boissas, City of Garden Grove, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 10 of Miscellaneous Maps, in the office of the county recorder of said County.

EXCEPT any part thereof within Tract No. 3246, as per map recorded in Book 98, Page 14 of said Miscellaneous Maps.

Subscribing Witness
Rudy Woodruff

Very truly yours,
Mary I. Thomson
MARY I. THOMSON

STATE OF CALIFORNIA
COUNTY OF Orange

On August 5, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rudy Woodruff personally known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposed and said: That he resides in County of Orange that he was present and saw Mary I. Thomson personally known to him to be the same person..... described in and who executed the said within instrument, as a party thereto, sign, seal and deliver the same and Rudy Woodruff

Form 3000 — (WITNESS)
First American Title Company

LORRAINE A. EASTERWOOD
NOTARY PUBLIC - CALIFORNIA
I do hereby acknowledge the presence of said affiant, that he executed the same, and in the presence of the said affiant, thereupon at request, subscribed his name as witness thereto.
WITNESS my hand and official seal.
(Seal) *Lorraine A. Easterwood*
LORRAINE A. EASTERWOOD, Notary Public in and for said County and State.
My Commission Expires April 28, 1968

54 2613

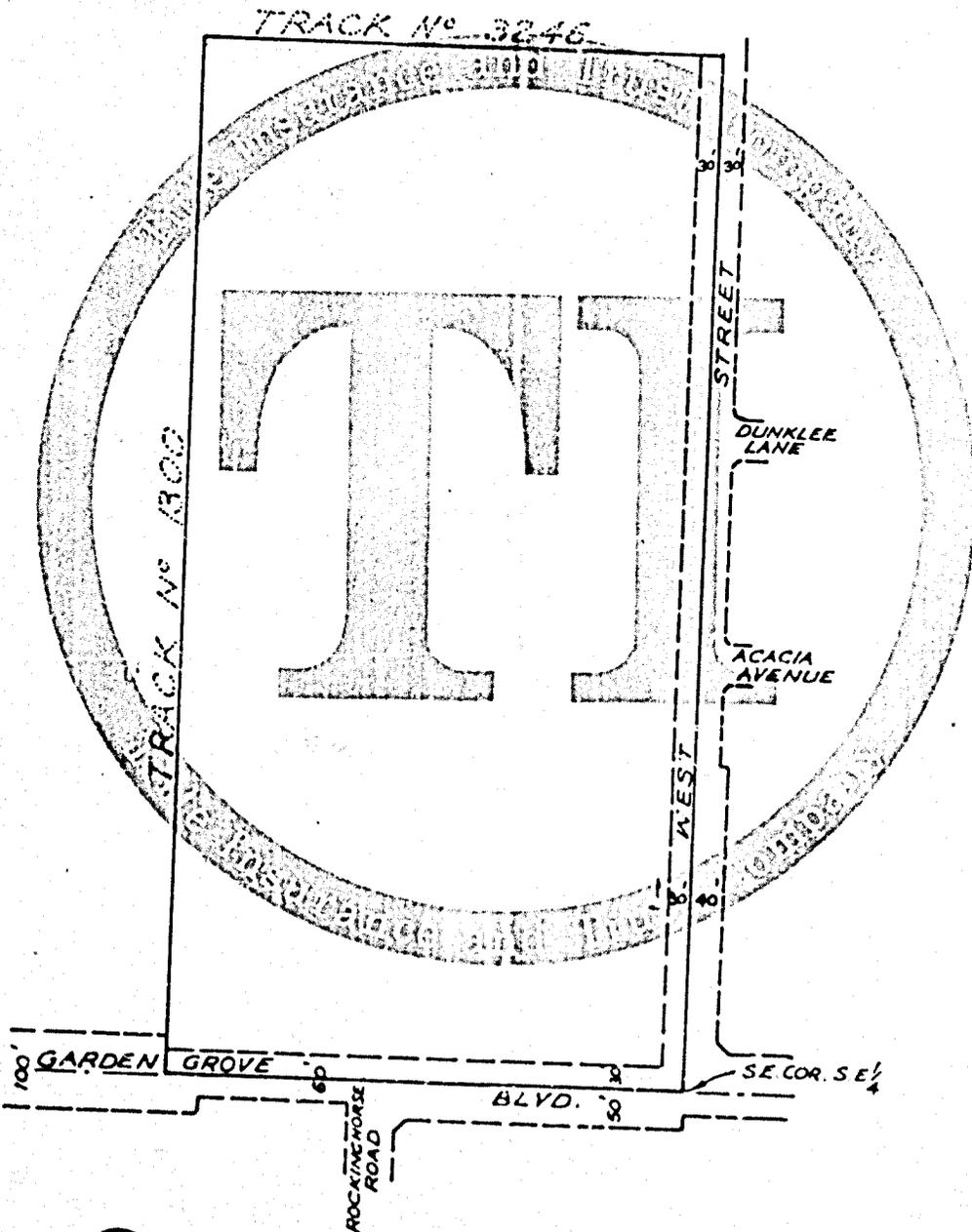
377727-RRS

The east half of the south half of the east half of the southeast quarter of section 33, Township 4 South, Range 10 West, in the Rancho Las Bolsas, city of Garden Grove, county of Orange, state of California, as said section is shown on a map recorded in book 51 page 10 of Miscellaneous Maps, in the office of the county recorder of said county.

EXCEPT any part thereof within Tract No. 3246, as per map recorded in book 98 page 14 of said Miscellaneous Maps.

TD 238 VC

$E\frac{1}{2}$ $S\frac{1}{2}$ $E\frac{1}{2}$ $S.E.\frac{1}{4}$ SEC. 33 T. 4 S. R. 10 W.



1470 1-1-44 2-1-44



This is not a survey of the land but is compiled for information by the Title Insurance and Trust Company from data shown by the official records.