

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. CUP-36A 97 Case Planner Sal
 Related Case File Nos. _____

Date Filed _____ Application Det. Complete _____ Hearing Date 11/5 Hearing Body _____

* * * * *

Applicant <u>Chang Hwa Suh</u>	Property Owner <u>Hughes GC Associates</u>
Address <u>9877 Chapman Ave.</u>	Address <u>13 Corporate Plaza # 150</u>
City <u>Gardena, CA</u>	City <u>Newport Beach, CA 92660</u>
Phone <u>(714) 963-8031</u>	Phone <u>(714) 759-9531</u>

* * * * *

Site Address <u>9877 Chapman Ave.</u>	Assessor Parcel No(s) <u>132-402-06</u>
Site Location <u>13 Chapman, up Brookhurst</u>	General Plan <u>LC</u>
Flood Zone <u>X</u>	Current Zone <u>BCC</u>
Map & Panel No. _____	Proposed Zone <u>BCC</u>

Processing Information

	<u>DATE</u>		<u>DATE</u>
Application Submitted	_____	Site Inspection	_____
Application Correction Notice	_____	Resumes Dist.	_____
Application Acceptance Letter	_____	Legals Faxed to Paper	_____
Fees Sent to Cashier	_____	Mailed Legals Sent Out	_____
P.C.C. Technical Review	_____	Final Staff Report	_____
P.C.C. Environmental Review	_____	Staff Report Delivered	_____
Prepare Mailing List	_____		
Final Legal Notice	_____		

Identification No. CUP-364-97

Hearing Date 11/5/97

DEVELOPMENT SERVICES DEPARTMENT
PUBLIC HEARING NOTICE WORKSHEET

Subject Site: (See Attached Map-Red Circles)

1. Total Subject Site _____

300 Foot Radius (See Attached Map-Yellow Circles)

()* <u>132-402-02</u>	() <u>132-387-01</u>	() <u>133-111-35</u>
() <u>04</u>	() <u>↓</u>	() <u>43</u>
() <u>05</u>	() <u>22</u>	() <u>47</u>
() <u>06</u>	() <u>132-386-01</u>	() <u>132-413-16</u>
() <u>07</u>	() <u>↓</u>	() <u>38</u>
() <u>09</u>	() <u>11</u>	() <u>132-412-12</u>
() <u>↓</u>	() <u>133-111-04</u>	() <u>↓</u>
() <u>16</u>	() <u>20</u>	() <u>16</u>
() <u>18</u>	() <u>27</u>	() <u>132-423-02</u>
() <u>20</u>	() <u>29</u>	() <u>↓</u>
() <u>31</u>	() <u>35</u>	() <u>19</u>
() <u>32</u>	() <u>47</u>	() <u>24</u>
() <u>33</u>	() <u>↓</u>	() <u>26</u>
() <u>132-392-02</u>	() <u>133-091-01</u>	() <u>27</u>
() <u>↓</u>	() <u>02</u>	() <u>29</u>
() <u>16</u>	() <u>03</u>	() <u>29</u>
() <u>132-382-01</u>	() <u>14</u>	() <u>30</u>
() <u>↓</u>	() <u>17</u>	() <u>↓</u>
() <u>07</u>	() <u>18</u>	() <u>↓</u>
() <u>↓</u>	() <u>19</u>	() <u>↓</u>
() <u>07</u>	() <u>133-111-20</u>	() <u>↓</u>

Total to be notified (1+2) _____

Total parcels on map _____

Total parcels on printout _____

Date Planning Supervisor Date

2. Total 300' Radius _____

* () indicates total number of parcels in range

Attachments (in order) Parcel Map - Computer Printout - Returned Mailings

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARINGS: CONDITIONAL USE PERMIT NO. CUP-364-97
APPLICANT: CHANG HWA SUH
LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET AT 9877 CHAPMAN AVENUE
DATE: NOVEMBER 5, 1997

Staff announced that the request is to operate under an Alcoholic Beverage Control Type "41" (On Sale Beer & Wine, Eating Place) license for a restaurant named Toyko Box. The site is located in the BCC (Brookhurst/Chapman Commercial) zone.

The staff report was reviewed.

Chairman Heskett opened the public hearing to receive testimony in favor of or in opposition to the request.

Other than the applicant no one spoke in favor or opposition to the item. There being no comments, the public portion of the hearing was closed.

Commissioner Hutchinson asked the applicant if he understands the conditions of the Conditional Use Permit. The applicant acknowledged that he does.

Commissioner Freze questioned the hours of operation and at what hours alcohol will be served. The applicant noted that alcohol will only be sold after lunch time.

Commissioner Wilkins moved, seconded by Commissioner Schild, to approve CUP-364-97 pursuant to the facts and reasons contained in Resolution No. 4805 and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES: COMMISSIONERS: HESKETT, BUTTERFIELD, FREZE,
HUTCHINSON, ROSEN, SCHILD,
WILKINS

NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

RESOLUTION NO. 4805

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-364-97 FOR A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9877 CHAPMAN AVENUE, SUITE "E", PARCEL NO. 132-402-12

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 5, 1997, does hereby approve Conditional Use Permit No. CUP-364-97.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-364-97, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Chang-Hwa Suh.
2. The applicant requests approval of a Conditional Use Permit to allow an existing restaurant (Tokyo Box) to operate under a State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine, Public Eating Place) license.
3. The City of Garden Grove has determined that this action is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).
4. The property has a General Plan designation of Light Commercial and is zoned BCC (Brookhurst/Chapman Commercial). The site is improved with a commercial center.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject site have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, a public hearing was held on November 5, 1997, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 5, 1997; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.24.030, are as follows:

FACTS:

The site is improved with a commercial center.

The existing restaurant is located within a commercial building and has operated at this location since September 1997.

Restaurants selling alcoholic beverages are conditionally permitted uses in the BCC (Brookhurst/Chapman Commercial) zone.

The applicant is requesting approval of this CUP in order to operate under an ABC Type "41" (On-Sale Beer and Wine, Public Eating Place) License.

Title 9 requires that any use that engages in the sale of alcoholic beverages obtain approval of a Conditional Use Permit.

The CUP request has been reviewed by the Community Development and Police Departments, who support the request subject to certain conditions of approval.

FINDINGS AND REASONS:

1. The use is consistent with Title 9 zoning regulations, and the City's adopted General Plan.

The site has a General Plan designation of Light Commercial and is zoned BCC (Brookhurst/Chapman Commercial). Establishments selling alcoholic beverages are conditionally permitted uses in the BCC zone. The establishment has been operating in compliance with Title 9 zoning regulations. No complaints have been filed by adjoining property owners.

2. The proposed use will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project.
3. The proposed use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site provided the conditions of approval are met. Therefore, the establishment, as conditioned, will be compatible with the surrounding area.
4. Through the recommended conditions of approval, the establishment will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT:

In addition to the forgoing, the Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

Conditional Use Permit No. CUP-364-97 does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.

In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to CUP-364-97:

CONDITIONS OF APPROVAL:

- A. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all other requirements of the Garden Grove Municipal Code shall apply.
- B. All modifications shall be submitted to the Planning Commission. If other than minor changes are proposed, a new Conditional Use Permit, containing all proposed revisions, shall be required.
- C. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan without the approval of the Community Development Department (Planning Services Division). Any change in the approved floor plan which has the effect of expanding or intensifying the present use shall require a new Conditional Use Permit.
- D. The establishment shall be operated under a Type "41" Alcoholic Beverage Control license as an "On-Sale Beer and Wine, Eating Place" which is regularly used and kept open for the serving of meals to guests. The establishment shall contain sufficient space and equipment to assure a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. "Meals" means the usual assortment of food commonly ordered at various times of the day; the serving of such food and victuals only as sandwiches or salads shall not be deemed in compliance with this requirement.

- E. At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
- F. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the sale of food.
- G. The owner of the establishment shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
- H. There shall be no live entertainment, dancing, karaoke, sports bar or disc jockey entertainment permitted on the premises at any time. Amplified music may be permitted but the sound emitted from the premises shall not be audible outside of the establishment.
- I. There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and .050 on the premises at any time.
- J. There shall be no pool tables on the premises at any time.
- K. There shall be no amusement devices on the premises at any time.
- L. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths which would limit or decrease the visibility of the interior of the business from any location within the business.
- M. The exit doors of the premises shall be kept closed at all times during the hours of operation of the premises except in case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City code requirements.
- N. Hours of operation shall be between the hours of 8:00 a.m. and 11:00 p.m., seven (7) days a week.
- O. There shall be no deliveries from or to the premises before 8:00 a.m. and after 11:00 p.m., seven (7) days a week.
- P. The applicant/property owner shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-364-97, and his/her agreement with all conditions of approval.
- Q. The applicant/property owner shall be responsible for maintaining free from graffiti, debris and litter, those areas of the site which are adjacent to the premises over

which he/she has control. The applicant/property owner shall be responsible for keeping the private sidewalk continuously maintained in a clean and orderly condition.

- R. A copy of the resolution approving Conditional Use Permit No. CUP-364-97 shall be kept on the premises at all times.
- S. The applicant/property owner, at his/her own expense, shall provide a California-licensed, uniformed security guard(s) on the premises during the operation of the establishment, at the request of the Police Department, in the event security problems occur.
- T. The applicant/property owner shall comply with all requirements of the City of Garden Grove and State of California regarding parking accessibility of the physically handicapped, including the installation of one vertical identification sign at one (1) designated handicapped parking space and, if not already provided, a wheelchair ramp at the front and rear entrance of the establishment.
- U. The applicant/property owner shall be responsible for providing adequate parking area lighting in compliance with City regulations.
- V. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Development Services Department. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- W. All signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
- X. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign shall be determined by the Department Of Alcoholic Beverage Control.
- Y. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 120 hours of application.
- Z. The applicant shall apply for review of the CUP by the Planning Commission in three (3) years from the date of this resolution's approval and conditions may be added and/or modified at that time.

- AA. The sale of alcoholic beverages for consumption off of the premises is prohibited.
- BB. There shall be no separate bar or lounge area upon the licensed premises.
- CC. The applicant/property owner shall keep and maintain on the property one (1) standard refuse storage enclosure to accommodate a trash bin for use by the restaurant. Trash enclosure doors shall be kept closed and secured except during trash disposal or pickup. Trash pick up shall be at least three (3) times a week.
- DD. The applicant is advised that the establishment is subject to the provisions of State Law AB 13, which prohibits smoking inside of the establishment as of January 1, 1995.
- EE. No satellite dish antennas shall be installed on said premises unless and until plans have been submitted to and approved by the Community Development Department. No advertising material shall be placed thereon.

ADOPTED this 5th day of November 1997.

/s/ EDWARD HESKETT
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on November 5,, 1997, by the following votes:

AYES: COMMISSIONERS: HESKETT, BUTTERFIELD, FREZE, HUTCHINSON, ROSEN,
SCHILD, WILKINS

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

/s/ JULIE PROPP
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is November 26, 1997.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D. 1.	SITE LOCATION: 9877 Chapman Avenue, w/o Brookhurst Street, n/s Chapman Avenue
HEARING DATE: November 5, 1997	GENERAL PLAN: Light Commercial
CASE NO.: Conditional Use Permit No. CUP-364-97	ZONE: BCC (Brookhurst/Chapman Commercial)
APPLICANT: Chang-Hwa Suh	
OWNER: Hughes Garden Grove Associates	CEQA DETERMINATION: Exempt

REQUEST:

Conditional Use Permit approval to allow an existing 1,480 square-foot restaurant (Tokyo Box) to operate under an ABC Type "41" (On-Sale Beer and Wine, Public Eating Place) License.

BACKGROUND:

On February 8, 1996, Conditional Use Permit No. CUP-275-96 was approved by the Planning Commission (Planning Commission Resolution No. 4624), which permitted the restaurant (Dr. Chicken) to operate under an ABC Type "41" (On-Sale Beer and Wine, Public Eating Place) License. Dr. Chicken ceased business on June 1, 1996. On May 22, 1997, the Planning Commission revoked CUP-275-96.

DISCUSSION:

The site is located on the north side of Chapman Avenue, west of Brookhurst Street in the BCC (Brookhurst/Chapman Commercial) zone and is improved with a commercial center. The restaurant is located in a free-standing building on the south side of the commercial center.

The restaurant has been in operation since September 1997, and is approximately 1,480 square feet in size with an approximately 700 square foot dining area. The kitchen and restroom facilities are located along the westerly portion of the restaurant. The dining area has a seating capacity for approximately 47 persons.

CASE NUMBER CUP-364-97

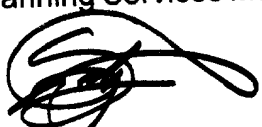
Conditional Use Permit:

The applicant is requesting approval of this CUP in order to operate an ABC Type "41" License. The establishment is required to serve meals all hours the establishment is open. All standard conditions of approval for a Type "41" license will apply. The CUP request for the ABC license has been reviewed by the Police and Community Development Departments, who support the request with conditions. The request is consistent with the policy of the City Council regarding beer and wine licenses in conjunction with family restaurants. The establishment proposes to operate between the hours of 8:00 a.m. and 11:00 p.m., seven (7) days a week. The proposed hours of operation are consistent with other establishments previously approved by the Planning Commission.

RECOMMENDATION:

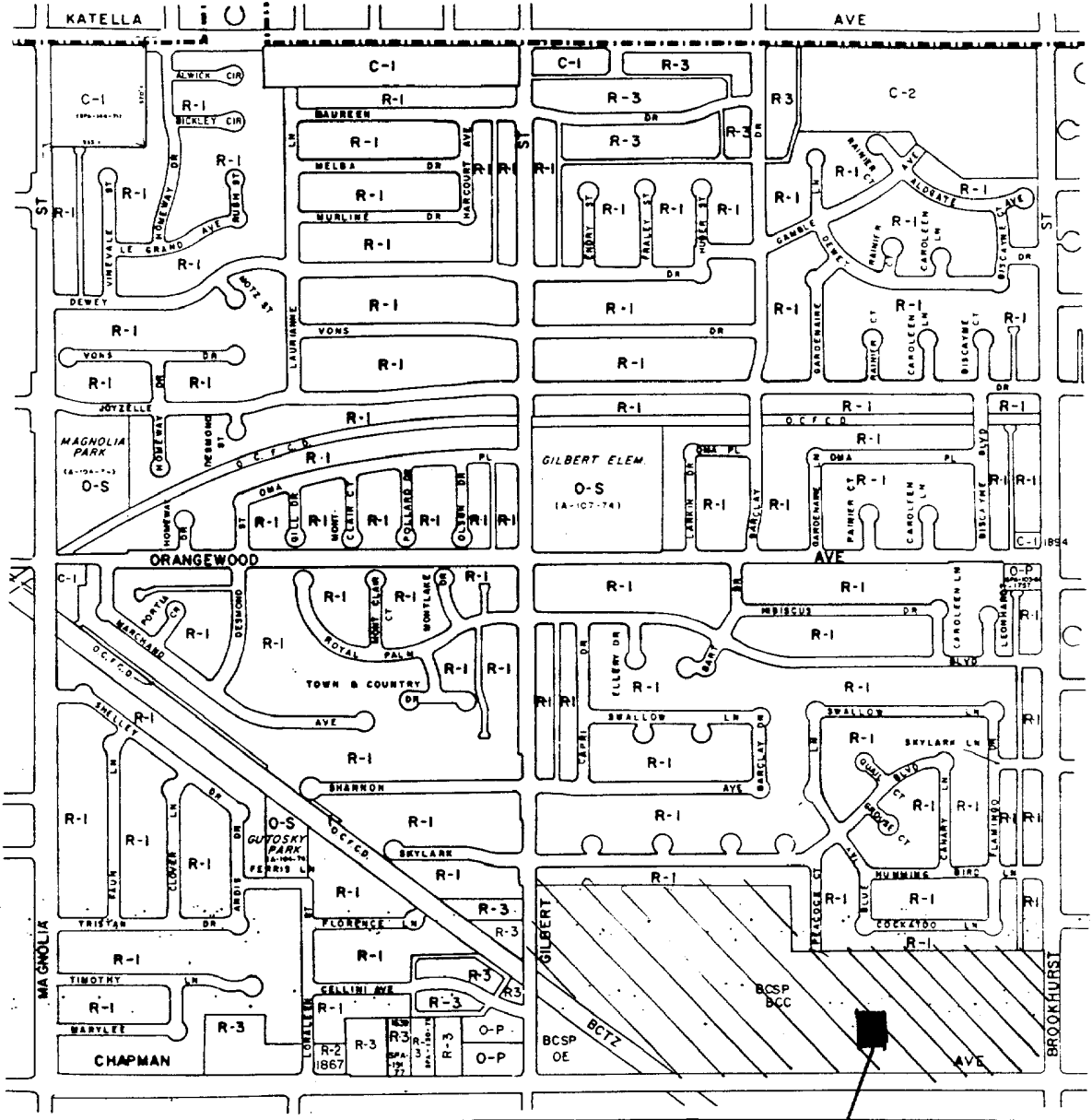
Staff recommends that the Planning Commission approve Conditional Use Permit No. CUP-364-97, subject to the recommended conditions of approval.

MILLIE J. SUMMERLIN 
Planning Services Manager



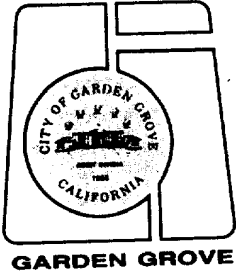
JK By: Salvador M. Salazar
Associate Planner

VICINITY MAP



CITY OF GARDEN GROVE
CALIFORNIA
 ZONING MAP PART B-8

SUBJECT SITE
 CUP-364-97.



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5312

October 23, 1997

CERTIFIED MAIL

Chang Hwa Suh
9877 Chapman Avenue
Garden Grove, CA 92841

SUBJECT: For Public Hearing Before the Planning Commission
Case Number: Conditional Use Permit No. CUP-364-97
Date and Time: November 5, 1997, 7 p.m.

The Planning Commission of the City of Garden Grove will consider the referenced application at its meeting on the date and time stated above.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting, please have someone represent you. A representative must have your written authorization to speak and to agree to any conditions of approval on your behalf.

Sincerely,

Millie J. Summerlin
Planning Services Manager

c: Hughes Garden Grove Assoc.

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4, 5, 6, 7, 8, 9, and 10.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. I also wish to receive the following services (for an extra fee):

2. Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to: 00P-367-99
 Hughes Garden Grove Assoc
 13 Corporate Plaza #150
 Newport Beach, CA 92660

4a. Article Number P210254910

4b. Service Type
 Registered
 Certified
 Express Mail
 Return Receipt for Merchandise

5. Signature (Addressee)
Donna Brown

6. Signature (Agent)

7. Date of Delivery 10-27-97

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 U.S. EPS 1991-228-714

DOMESTIC RETURN RECEIPT

P 210 254 910

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail.

Hughes Garden Grove Assoc
 13 Corporate Plaza #150
 Newport Beach, CA 92660

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	<u>10-24-97</u>

Fold at line over top of envelope to the right of the return address

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4, 5, 6, 7, 8, 9, and 10.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. I also wish to receive the following services (for an extra fee):

2. Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to: 00P-367-99
 Chang Hwa Suh
 9877 Chapman Ave.
 Garden Grove, CA 92841

4a. Article Number P210254909

4b. Service Type
 Registered
 Certified
 Express Mail
 Return Receipt for Merchandise

5. Signature (Addressee)
Chang Hwa Suh

6. Signature (Agent)

7. Date of Delivery 10-24-97

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 U.S. EPS 1991-228-714

DOMESTIC RETURN RECEIPT

P 210 254 909

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail.

Chang Hwa Suh
 9877 Chapman Ave.
 Garden Grove, CA 92841

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	<u>10-24-97</u>

Fold at line over top of envelope to the right of the return address



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5312

October 30, 1997

CERTIFIED MAIL

Chang Hwa Suh
9877 Chapman Avenue
Garden Grove, CA 92841

SUBJECT: For Public Hearing Before the Planning Commission
Case No.: Conditional Use Permit No. CUP-364-97
Date & Time: November 5, 1997, 7 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312..

Sincerely,

A handwritten signature in cursive script that reads 'Millie J. Summerlin'.

Millie J. Summerlin
Planning Services Manager

Enclosure

c: Hughes Garden Grove Association

CUP-364-97

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Hughes Garden Grove Assoc
13 Corporate Plaza #150
Newport Beach, CA 92660

4a. Article Number
P210 254 949

4b. Service Type

Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
11-3

5. Received By: (Print Name)
[Signature]

6. Signature: (Addressee or Agent)
[Signature]

8. Addressee's Address (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Domestic Return Receipt

P 210 254 948

P 210 254 949

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
 Chang Hwa Suh
 9877 Chapman Ave.
 Garden Grove, CA 92841

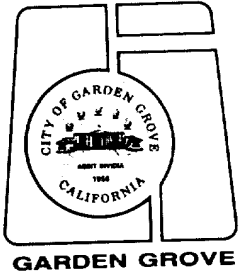
US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
 Hughes Garden Grove Assoc
 13 Corporate Plaza #150
 Newport Beach, CA 92660

PS Form 3800, April 1995

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5312

November 7, 1997

Chang Hwa Suh
9877 Chapman Avenue
Garden Grove, CA

REFERENCE: Conditional Use Permit No. **CUP-364-97**

Your request as referenced above has been provisionally approved. The final granting is contingent upon your complying with all of the conditions of approval listed in the enclosed Resolution.

Provided that you do comply with all conditions of approval and no appeals of the Planning Commission's decision are filed with the City Clerk, the earliest effective date will be November 27, 1997.

Should you have any questions or need assistance with obtaining any required permits, please call the staff of the Community Development Department at (714) 741-5312.

Sincerely,

Millie J. Summerlin
Planning Services Manager

Enclosure

c: Hughes GG Associates

Sal

pn-text CUP-364-97
 PRISCILLA PRISCILLA 10/01/97 13:33 5 03/03/98 PRISCILLA 10/01/97 13:33 5 03/03/98
 USER
 1 THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC
 2 HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,
 3 GARDEN GROVE, ON WEDNESDAY, NOVEMBER 5, 1997, AT 7 P.M.
 4 TO CONSIDER CONDITIONAL USE PERMIT NO. CUP-364-97,
 5 A REQUEST TO OPERATE UNDER AN ALCOHOLIC BEVEAGE CONTROL
 6 TYPE "41" (ON SALE BEER & WINE, EATING PLACE) LICENSE
 7 FOR A RESTAURANT NAMED TOKYO BOX. THE SITE IS LOCATED
 8 IN THE BCC (BROOKHURST/CHAPMAN COMMERCIAL) ZONE ON THE
 9 NORTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST ST.
 10 AT 9877 CHAPMAN AVENUE. THE CITY OF GARDEN GROVE HAS
 11 DETERMINED THIS ACTION IS EXEMPT PURSUANT TO CEQA.
 12 FOR INFORMATION, PLEASE CALL (714) 741-5312 OR INQUIRE
 13 AT THE PLANNING DIVISION IN CITY HALL, 11222 ACACIA PKY.

[405] 1 items listed out of 1 items.

Legals/PN's approved by:

Planner *CS* Date *10/1/97*
 Glen *CS* Date *10/1/97*
 Millie *CS* Date *9-2-97*

CONDITIONAL USE PERMIT

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE, ON WEDNESDAY, November 5, 1997 AT 7 P.M. TO CONSIDER CONDITIONAL USE PERMIT NO. CUP-364-97.

A REQUEST to operate under an ABC type "41"
(On Sale Beer & wine, eating place) license for
a restaurant named "Tokyo Box"

THE SITE IS LOCATED IN THE BCC (Brookhurst/Chapman)
Commercial ZONE
ON the N/S Chapman Avenue, w/o Brookhurst St
AT 9877 Chapman Ave.

THE CITY OF GARDEN GROVE RECOMMENDS A NEGATIVE DECLARATION BE ADOPTED PURSUANT TO CEQA.

OR

THE CITY OF GARDEN GROVE HAS DETERMINED THIS ACTION IS EXEMPT PURSUANT TO CEQA.

FOR INFORMATION, PLEASE CALL (714) 741-5312 OR INQUIRE AT THE PLANNING DIVISION IN CITY HALL, 11222 ACACIA PKY.
5/6/97

Garden Grove Journal

PROOF OF PUBLICATION (2015.5. C.C.P.)

This space is for the County Clerk's Filing Stamp

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a part or interested in the above title matter. I am the principle clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number A124641; that the notice, of which the annexed is a printed copy, has been published in regular and entire issue of said newspaper and not run in supplement there of on the following date, to wit:

10-16, 1997

I certify (or declare) under penalty of perjury that the forgoing is true and correct. Executed at Garden Grove, California.

Date 10-19-1997

Carol Lewis
Signature

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON WEDNESDAY, 11300 STANFORD AVENUE, 7 P.M., TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATIONS DESCRIBED BELOW:

SITE PLAN NO. SP-200-97; AMENDMENT NO. A-180-97 AND TENTATIVE TRACT MAP NO. TT-15547

A REQUEST TO REZONE A SITE TO THE MP (INDUSTRIAL PARK) ZONE, DEVELOP THE SITE WITH A 99,260 S.F. INDUSTRIAL BUILDING COMPLEX A SUBDIVIDE IT INTO 12 PARCELS OF LAND, THE SITE IS APPROX. 5 ACRES AND LOCATED IN THE CCSP-BC (COMMUNITY CENTER SPECIFIC PLAN BUSINESS CENTER DIST.) ZONE AT THE NORTH-EAST CORNER OF GARDEN GROVE BL. OF GARDEN GROVE BL. AND NUTWOOD ST. AT 10511 GARDEN GROVE BL. THE CITY OF GARDEN GROVE RECOMMENDS A NEGATIVE DECLARATION BE ADOPTED PURSUANT TO CEQA.

CONDITIONAL USE PERMIT NO. CUP-356-97

A REQUEST TO OPERATE A 54-BED COMMUNITY RESIDENTIAL CARE FACILITY. THE SITE IS LOCATED IN THE OP (OFFICE PROFESSIONAL) ZONE ON THE SOUTH SIDE OF KATELLA AVE., WEST OF MAGNOLIA ST. AT 8912 KATELLA AVE. THE CITY OF GARDEN GROVE HAS DETERMINED THIS ACTION IS EXEMPT PURSUANT TO CEQA.

CONDITIONAL USE PERMIT NO. CUP-364-97

A REQUEST TO OPERATE UNDER AN ALCOHOLIC BEVERAGE CONTROL TYPE "41" (ON SALE BEER & WINE, EATING PLACE) LICENSE FOR A RESTAURANT NAMED TOKYO BOX. THE SITE IS LOCATED IN THE BCC (BROOKHURST/CHAPMAN COMMERCIAL) ZONE ON THE NORTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST ST. AT 9877 CHAPMAN AVENUE. THE CITY OF GARDEN GROVE HAS DETERMINED THIS ACTION IS EXEMPT PURSUANT TO CEQA.

CONDITIONAL USE PERMIT NO. CUP-367-97

A REQUEST TO CONSTRUCT A 636 S.F. SECONDARY DWELLING UNIT ON A 14,758 S.F. LOT. THE SITE IS LOCATED IN THE R-1 (SINGLE FAMILY RESIDENTIAL ZONE) AT 9095 BESTEL AVE. THE CITY OF GARDEN GROVE HAS DETERMINED THIS ACTION IS EXEMPT PURSUANT TO CEQA.

CONDITIONAL USE PERMIT NO. CUP-368-97 AND VARIANCE NO. V-216-97

A REQUEST TO OPERATE A DAY CARE CENTER WITH A VARIANCE TO DEVIATE FROM THE MINIMUM NUMBER OF PARKING SPACES. THE SITE IS LOCATED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF NEWLAND STREET AT 8752 GARDEN GROVE BLVD. THE CITY OF GARDEN GROVE RECOMMENDS A NEGATIVE DECLARATION BE ADOPTED PURSUANT TO CEQA.

Copies of the Negative Declaration, including the initial study and the documents used in the preparation of the initial study, and all documents referenced in the Negative Declaration are available for public review at the Garden Grove City Hall 11222 Acacia Parkway.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposals as outlined above. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to, the public hearing.

Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: OCTOBER 7, 1997
PUBLISH: OCTOBER 16, 1997

Publish Oct. 16, 1997
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Garden Grove Journal

12602 Scandia St., Garden Grove, CA 92845
Tel: (714)520-0399 Fax: (714)892-7052

parcel..	notice#.....	owner.....	owner.address.....	o.csz.....	cnt.
13238201	CUP-364-97	EVANS, BARBARA B	9722 Skylark Blvd	GARDEN GROVE, CA 92841	1
13238202	CUP-364-97	RODRIGUEZ, JON & GLORIA	9732 Skylark Blvd	GARDEN GROVE, CA 92841	1
13238203	CUP-364-97	SCHEUERMANN, LILLY W	9742 Skylark Blvd	GARDEN GROVE, CA 92841	1
13238204	CUP-364-97	SWOBODA, MICHAEL & DEBORAH	11811 Peacock Ct	GARDEN GROVE, CA 92841	1
13238205	CUP-364-97	ALSPAUGH, EUNICE L	11831 Peacock Ct	GARDEN GROVE, CA 92841	1
13238206	CUP-364-97	STONER, DORA A	11841 Peacock Ct	GARDEN GROVE, CA 92841	1
13238207	CUP-364-97	POLI, NEVIO	11851 Peacock Ct	GARDEN GROVE, CA 92841	1
13238601	CUP-364-97	KUMP, MARY F	9822 Hummingbird Ln	GARDEN GROVE, CA 92841	1
13238602	CUP-364-97	ASHLEY, ELISE VIRGINIA	1221 Cabrillo Park Dr	SANTA ANA, CA 92701	1
13238603	CUP-364-97	HAMMON, CHARLES W	9852 Hummingbird Ln	GARDEN GROVE, CA 92841	1
13238604	CUP-364-97	LAVINE, ROBERT E	9862 Hummingbird Ln	GARDEN GROVE, CA 92841	1
13238605	CUP-364-97	ATWOOD, JOHN & ROCHELLE	9872 Hummingbird Ln	GARDEN GROVE, CA 92841	1
13238606	CUP-364-97	WRIGHT, MICHAEL D	9882 Hummingbird Ln	GARDEN GROVE, CA 92841	1
13238607	CUP-364-97	WOLF, KENNETH H	9902 Hummingbird Ln	GARDEN GROVE, CA 92841	1
13238608	CUP-364-97	NELSON, KENNETH R	11801 Flamingo Dr	GARDEN GROVE, CA 92841	1
13238609	CUP-364-97	DATU, NAZARIO	11821 Flamingo Dr	GARDEN GROVE, CA 92841	1
13238610	CUP-364-97	ROJAS, MAIRA & ROBERTO	11831 Flamingo Dr	GARDEN GROVE, CA 92841	1
13238611	CUP-364-97	HERNANDEZ, SILVIA	9901 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238612	CUP-364-97	CORDOVA, JOSE ROLANDO & NORMA	9881 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238613	CUP-364-97	NGUYEN, NO VAN	9871 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238614	CUP-364-97	BAIK, YOUNG SUN & SOO OK	9861 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238615	CUP-364-97	MULLINS, JOHN M	9851 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238616	CUP-364-97	ALVAREZ, FELICIANO	9841 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238617	CUP-364-97	KRAMER, MICHAEL J	9821 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238701	CUP-364-97	POWELL, ROGER & LUPE	11852 Peacock Ct	GARDEN GROVE, CA 92841	1
13238702	CUP-364-97	BALCOM, JAMES E	11842 Peacock Ct	GARDEN GROVE, CA 92841	1
13238703	CUP-364-97	HYDOCK, JOSEPH J	11832 Peacock Ct	GARDEN GROVE, CA 92841	1
13238704	CUP-364-97	FIEDLER, LAWRENCE E	11822 Peacock Ct	GARDEN GROVE, CA 92841	1
13238705	CUP-364-97	PAPARAZO, CARL N	9761 Hibiscus Dr	GARDEN GROVE, CA 92841	1
13238706	CUP-364-97	MARTIN SR., FRANK W	11792 Peacock Ct	GARDEN GROVE, CA 92841	1
13238707	CUP-364-97	HAMMARSTRON, ROBERT C & SANDY M	11771 Blue Jay Ln	GARDEN GROVE, CA 92841	1
13238708	CUP-364-97	ROBINSON, VICTOR A	11791 Blue Jay Ln	GARDEN GROVE, CA 92841	1
13238709	CUP-364-97	SQUIRES, LARRY K & NANCY	11702 Blue Jay Ln	GARDEN GROVE, CA 92841	1
13238710	CUP-364-97	SQUIRES, LARRY K	11702 Blue Jay Ln	GARDEN GROVE, CA 92841	1
13238711	CUP-364-97	CARROLL, DENNIS & PATRICIA	PO Box 401	TUSTIN, CA 92781	1
13238712	CUP-364-97	LILLARD, MILDRED CAROL	11841 Blue Jay Ln	GARDEN GROVE, CA 92841	1
13238713	CUP-364-97	LOPEZ, JULIO & BENITA	9812 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238714	CUP-364-97	TRIA, ALICIA	9822 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238715	CUP-364-97	KAY, FRANCIS JOHN	9842 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238716	CUP-364-97	MARKLEY, CRAIG & GARY ANDERSON	9852 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238717	CUP-364-97	QUADROZZI, LAURA R & PETE	2341 W Lincoln Ave	ANAHEIM, CA 92801	1
13238718	CUP-364-97	RECTOR, GARY L	508 E Lancaster Blvd #D	LANCASTER, CA 93535	1
13238719	CUP-364-97	ARAUJO, JESUS	9882 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238720	CUP-364-97	YOON, JONG	9902 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13238721	CUP-364-97	HUMPHREYS, PATSY R	21946 Erie Ln	LAKE FOREST, CA 92630	1
13238722	CUP-364-97	VUITTONETT, REYNALDO & GLORIA	9932 Cockatoo Ln	GARDEN GROVE, CA 92841	1
13239202	CUP-364-97	NEWPORT, FRANK E	9522 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239203	CUP-364-97	LESTER, VAL M	11292 Garden Dr	GARDEN GROVE, CA 92840	1
13239204	CUP-364-97	NGUYEN, HUNG V & MY	9552 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239205	CUP-364-97	WALTON, JOYCE J	9562 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239206	CUP-364-97	LESTER, GREG & KANDACE	9582 Skylark Blvd	GARDEN GROVE, CA 92841	1

parcel..	notice#.....	owner.....	owner.address.....	o.csz.....	cnt.
13239207	CUP-364-97	EADS, JAMES J	9592 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239208	CUP-364-97	MAYS JR., EUGENE D	9612 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239209	CUP-364-97	GLENN JR., CHARLES R	9622 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239210	CUP-364-97	CAMPBELL, ROBERT M	9642 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239211	CUP-364-97	CANNON, FRANK A	9652 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239212	CUP-364-97	ROBERT, DANIEL & SONDERA K	6199 Del Mar Ave	GARDEN GROVE, CA 92841	1
13239213	CUP-364-97	NETTLETON, RAYMOND E	9682 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239214	CUP-364-97	MURRAY, THOMAS E & KATHLEEN M	9702 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239215	CUP-364-97	BANUELOS, JUAN & JUANITA	9712 Skylark Blvd	GARDEN GROVE, CA 92841	1
13239216	CUP-364-97	ZINDA, DONALD & GRETA	1030 Yukonite Pl	OXNARD, CA 93030	1
13240202	CUP-364-97	GARDEN GROVE AGENCY FOR COMMUN	11391 Acacia Pkwy	GARDEN GROVE, CA 92840	1
13240204	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240205	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240206	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240207	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240209	CUP-364-97	HARRY JUNG ENTERPRISES INC OK	13183 Manzanita Rd NE	SEATTLE, WA 98110	1
13240210	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240211	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240212	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240213	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240214	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240215	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240216	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240218	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13240220	CUP-364-97	GARDEN GROVE AGENCY FOR COMMUN	11391 Acacia Pkwy	GARDEN GROVE, CA 92840	1
13240231	CUP-364-97	WOMANS CIVIC CLUB OF GARDEN GR	9501 Chapman Ave	GARDEN GROVE, CA 92841	1
13240232	CUP-364-97	GARDEN GROVE AGENCY	11391 Acacia Pkwy	GARDEN GROVE, CA 92840	1
13240233	CUP-364-97	HUGHES & LYON GARDEN GROVE ASS	PO Box 8700	NEWPORT BEACH, CA 92658	1
13241212	CUP-364-97	HART, FRANK	13572 Carroll Way	TUSTIN, CA 92780	1
13241213	CUP-364-97	WARD, SYLVIA	2659 N Kennedy St	ORANGE, CA 92865	1
13241214	CUP-364-97	WARD, SYLVIA	2659 N Kennedy St	ORANGE, CA 92865	1
13241215	CUP-364-97	GOLDEN STATE HUMANE SOCIETY IN	11901 Gilbert St	GARDEN GROVE, CA 92841	1
13241216	CUP-364-97	ORANGE COUNTY TRANSIT DIST	PO Box 3005	GARDEN GROVE, CA 92841	1
13241316	CUP-364-97	GOLDEN STATE HUMANE SOCIETY IN	11901 Gilbert St	GARDEN GROVE, CA 92841	1
13241338	CUP-364-97	MAURYA LIMITED PARTNERSHIP	11921 Gilbert St	GARDEN GROVE, CA 92841	1
13242302	CUP-364-97	RENTZ, GARY W	9431 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242303	CUP-364-97	MESLOVICH, THOMAS M	9421 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242304	CUP-364-97	GLASER, JOHN A	9411 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242305	CUP-364-97	GRANADOS, DANIEL & NORMA	9391 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242306	CUP-364-97	SOWELL JR., JAMES LEWIS	9381 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242307	CUP-364-97	LI, JAMES & KENG	9361 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242308	CUP-364-97	OLSON, NANCY BETH	9351 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242309	CUP-364-97	HARMON, JERRY W	1 Warmspring	IRVINE, CA 92614	1
13242310	CUP-364-97	LISENBY, JOHN MARK	9331 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242311	CUP-364-97	SMITH, MARK JONATHAN	9362 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242312	CUP-364-97	NGUYEN, PETER & HONGMAI	9382 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242313	CUP-364-97	LEJAMES	9392 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242314	CUP-364-97	LANGLEY, LORRAINE M	9412 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242315	CUP-364-97	SIKORA, RICHARD C	9422 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242316	CUP-364-97	HARDMAN, WILLIAM	9432 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242317	CUP-364-97	CLEUGH, MARY	9452 Skylark Blvd	GARDEN GROVE, CA 92841	1

parcel..	notice#.....	owner.....	owner.address.....	o.csz.....	cnt.
13242318	CUP-364-97	HERNANDEZ, WILLIAM A & MINA	9462 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242319	CUP-364-97	CITY OF GARDEN GROVE	11391 Acacia Pkwy	GARDEN GROVE, CA 92840	1
13242324	CUP-364-97	HICKEN, SCOTT D & DARSI	9451 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242326	CUP-364-97	OPTION ONE MORTGAGE CORPORATIO	PO Box 25060	SANTA ANA, CA 92799	1
13242327	CUP-364-97	ROJAS, VICTOR	9461 Skylark Blvd	GARDEN GROVE, CA 92841	1
13242329	CUP-364-97	WYNN, DENNIS G	5460 E El Parque St	LONG BEACH, CA 90815	1
13242330	CUP-364-97	CARPENTER, KENNETH M	21365 Autumnwood	LAKE FOREST, CA 92630	1
13309101	CUP-364-97	OVIATT, JOEL & VIRGINIA	4812 Hermanson Cir	HUNTINGTON BEACH, CA 92649	1
13309102	CUP-364-97	DURANTE, FELIX L	540 S Scout Trl	ANAHEIM, CA 92807	1
13309103	CUP-364-97	HAN, HOONJOO & KWANG	5696 Panama Dr	BUENA PARK, CA 90620	1
13309114	CUP-364-97	VANDER, BURGH VINCENT RAY	20912 Hunter Ln	HUNTINGTON BEACH, CA 92646	1
13309117	CUP-364-97	RICE, CARL E	11266 Roanoke Ct	CYPRESS, CA 90630	1
13309118	CUP-364-97	MILLER, ROGER	42052 Cole St	GARDEN GROVE, CA 92841	1
13309119	CUP-364-97	LESTER, MICKEY	PO Box 8391	RANCHO SANTA FE, CA 92067	1
13311104	CUP-364-97	SAV-ON-REALTY INC	PO Box 27447	SALT LAKE CITY, UT 84127	1
13311108	CUP-364-97	XXXXXXXXXXXX	5250 W Century Blvd	LOS ANGELES, CA 90045	1
13311127	CUP-364-97	RICHLAND, KENT & BARBARA	2230 Linda Flora Dr	LOS ANGELES, CA 90077	1
13311129	CUP-364-97	HOLMAN, HELEN I	3120 Siena Cir	LAS VEGAS, NV 89128	1
13311135	CUP-364-97	CHAPMAN PLAZA ASSOCIATES	3100 Bristol St #220	COSTA MESA, CA 92626	1
13311143	CUP-364-97	GARDEN GROVE AGENCY FOR COMMUN	11391 Acacia Pkwy	GARDEN GROVE, CA 92840	1
13311147	CUP-364-97	BARRETT, LIZA	9582 Hamilton Ave	HUNTINGTON BEACH, CA 92646	1
13311150	CUP-364-97	K G & J CORPORATION;CHAN KENNY	1610 Toledo Ave	BURLINGAME, CA 94010	1

Case No. CUP-364-97.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> Pub Serv/Water |

ATTN: Ed Lopez

From: SAL SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Suh. Date Out: 9/22/97

Request: CUP approval to operate under an ABC Type "4" License for a restaurant named Tokyo Box.

Location: W/O BROOKHURST ST., N/S CHAPMAN AVE

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

no comments
EF

Please list specific conditions of approval on reverse side.

Case No. CUP-36497.

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input checked="" type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> Pub Serv/Water |

ATTN: Dean Jenh

From: SAL SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Suh. Date Out: 9/22/97

Request: CUP approval to operate under an ABC Type "41" License for a restaurant named Tokyo Box.

Location: w/o Brookhurst St., N/S Chapman Ave

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: bcc General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

No Comments

Please list specific conditions of approval on reverse side.

Case No. CUP-36497.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> Pub Serv/Water |

ATTN: John.

From: SAL SALAZAR Return By: 9/29/97.

Applicant: Chang Hwa Suh. Date Out: 9/22/97

Request: CUP approval to operate under an ABC Type "4" License for a restaurant named Tokyo Box.

Location: W/O Brookhurst St., N/S Chapman Ave

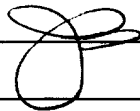
Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

None. This seems like the tenth beer & wine license to come through recently. at least everyone in GG will be happy.



Please list specific conditions of approval on reverse side.

RECEIVED

SEP 23 1997

PUBLIC SERVICES WATER

Case No. CUP-364-97.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input checked="" type="checkbox"/> Pub Serv/Water |

ATTN: Scott.

From: SAL SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Suh. Date Out: 9/22/97

Request: CUP approval to operate under an ABC Type "41" License for a restaurant named Tokyo Box.

Location: w/o Brookhurst St., N/S CHAPMAN AVE

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

NO COMMENT - UTILITY SERVICES

Please list specific conditions of approval on reverse side.

Case No. CUP-364-97.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input checked="" type="checkbox"/> Planning Super | <input type="checkbox"/> Pub Serv/Water |

ATTN: Glenn K.

From: SAL SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Suh. Date Out: 9/22/97

Request: CUP approval to operate under an ABC Type "4" License for a restaurant named Tokyo Box.

Location: W/O BROOKHURST ST., N/S CHAPMAN AVE

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

PLANNING DIVISION
 Community Development Department
 City of Garden Grove
LAND USE PERMIT APPLICATION

Project Address: _____
 Project Location: _____

Application For:

- Code Amendment
- Conditional Use Permit **\$1,000.00**
- General Plan Amendment
- Interpretation of Use
- Lot Line Adjustment
- Modification to Conditions
- Modification to Plans
- Planned Unit Development
- Site Plan
- Specific Plan
- Tentative Parcel Map
- Tentative Tract Map
- Time Extension
- Variance
- Zone Change
- Other: _____ \$ _____

Environmental Review:

- Environmental Impact Report
- Negative Declaration
- Notice of Exemption **\$75.00**

Applicant/Owner Information:

Applicant:

Name: Chang-HWA SUH
 Address: 9877 E Chapman
 City/State: Garden Grove CA 92641
 Phone: 714-963-8031

Representative:

Name: _____
 Address: _____
 City/State: _____
 Phone: _____

Property Owner:

X Name: Hughes Garden Grove Associates
 Address: 13 Corporate Plaza, Suite 150
 City/State: Newport Beach, CA 92660
 Phone: (714) 759-9531

Status of Applicant:

- Recorded Property Owner
- Purchasing/Escrow Subject to Case Approval
- Lessee
- Authorized Agent of One of The Above

AUTHORIZED SIGNATURES

Important Note: If the applicant is anyone other than the recorded owner of the property, a letter of authorization, signed by the owner, is to be notarized and submitted as a part of the application.

Owner's Signature: See Attached Signature Block Date: August 19, 1997
 Applicant's Signature: *Alvin Dub* Date: _____
 Application Accepted By: _____ Date: _____

Office Use Only					
Land Use Action	11-	\$	Land Use Action	11-	\$
Land Use Action	11-	\$	Land Use Action	11-	\$
Land Use Action	11-	\$	Land Use Action	11-	\$

100
733
8/20/07

Filing Date _____

Applicant Name Chang-HWA SUH

Address 9877 E Chapman AVE Garden Grove CA 92641

Phone (714) 963-8031

Subject Property Location 9877 E Chapman AVE

Requested Action ABC LICENSE TYPE "41"

ABC License Type (if applicable) BEER & WINE

Name of Operator(s) of Establishment Chang-HWA SUH

Telephone (714) 963-8031

Address 9877 E Chapman AVE G.G. CA 92641

Describe in detail all functions and operations of the establishment including:

- Hours of Operation 10 AM - 1:00 AM
- Days of Operation 7 DAYS
- Live or Recorded Entertainment TV - VCR

A preliminary review of your application finds that:

X Your application is complete. Your application will be heard by the PLANNING COMMISSION and is tentatively scheduled for public hearing on JULY 1997. From the filing date shown above, the City has a 30-day time limit to further review your application. The City will notify you in writing of anything incomplete. The hearing date mentioned above is, therefore, subject to change depending on application completeness, meeting date availability, work load and further staff analysis of the project.

_____ Your application is incomplete. The items which are checked and/or circled on the attached Filing Instruction sheet must be corrected or completed and the whole application package resubmitted to the Development Services Department and determined complete before processing can begin.

If you have any questions concerning this matter, please contact _____ of the Planning Division at (714) 741-5312.

COMPLETE

YES NO

 / ———

B. PLOT PLAN (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW EXISTING BUILDING LOCATIONS.
4. SHOW AND LABEL STREETS AND DRIVES, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES WITHIN 30 FEET OF THE SUBJECT PROPERTY.
6. SHOW ALL LANDSCAPED AREAS.
7. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NET SIZE OF PARCEL.
 - b. TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES.
 - c. HOURS OF OPERATION FOR THE ESTABLISHMENT (IF APPLICABLE).

C. FLOOR PLANS (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
2. TITLE BLOCK.
3. FLOOR PLAN SHALL INDICATE OVERALL SQUARE FOOTAGE AND ROOM SIZES.
4. FLOOR PLANS SHALL ALSO SHOW NUMBER AND LOCATION OF ALL EXISTING ON PROPOSED WALLS.
5. IF APPLICABLE, SHOW NUMBER AND LOCATION OF POOL TABLES AND/OR ARCADE GAMES.

Filing Date _____

Applicant Name Chang-HWA SUH

Address 9877 E Chaparral AVE Garden Grove CA 92641

Phone (714) 963-8031

Subject Property Location 9877 E Chaparral AVE

Requested Action ABC LICENSE TYPE "41"

ABC License Type (if applicable) BEER & WINE

Name of Operator(s) of Establishment Chang-HWA SUH

Telephone (714) 963-8031

Address 9877 E Chaparral AVE G. G. CA 92641

Describe in detail all functions and operations of the establishment including:

- Hours of Operation 10AM - 1:00AM
- Days of Operation 7 DAYS
- Live or Recorded Entertainment TV - VCR

A preliminary review of your application finds that:

X Your application is complete. Your application will be heard by the PLANNING COMMISSION and is tentatively scheduled for public hearing on July 1997. From the filing date shown above, the City has a 30-day time limit to further review your application. The City will notify you in writing of anything incomplete. The hearing date mentioned above is, therefore, subject to change depending on application completeness, meeting date availability, work load and further staff analysis of the project.

_____ Your application is incomplete. The items which are checked and/or circled on the attached Filing Instruction sheet must be corrected or completed and the whole application package resubmitted to the Development Services Department and determined complete before processing can begin.

If you have any questions concerning this matter, please contact _____ of the Planning Division at (714) 741-5312.

FILING INSTRUCTIONS
FOR PUBLIC HEARINGS
(CONDITIONAL USE PERMITS)

FIRST: THE APPLICANT SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ROOM 220, CITY HALL (TELEPHONE (714) 741-5312) TO DISCUSS THE REQUEST OR PROPOSAL PRIOR TO THE PREPARATION OF DETAILED PLANS.

SECOND: AFTER REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT, THE APPLICANT SHALL BRING THE EXHIBITS DESCRIBED BELOW TO THE DEVELOPMENT SERVICES DEPARTMENT, GARDEN GROVE CITY HALL, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE 92640, BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. THE CASE ANALYST OF THE DEVELOPMENT SERVICES DEPARTMENT WILL CHECK YOUR EXHIBITS AND APPLICATION FORMS. IF ALL SUBMITTALS ARE IN ORDER, THE CASE ANALYST WILL ACCEPT THE APPLICATION FOR FURTHER REVIEW OF THE PLANS AND DOCUMENTS.

As a permit granting Agency, this department is required to review permit applications to determine if they are complete and acceptable for filing. The applicant may then be notified in writing of his status. From the date of acceptance for filing, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, the applicant should work closely with the staff. The acceptance of an application as being complete does not guarantee its approval. It only indicates that there is adequate information to evaluate the project.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE APPLICATION FORMS, REQUIREMENTS, INFORMATION, AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. ONCE THIS STEP IS COMPLETED TO THE REQUIRED SATISFACTION OF THE CITY, THE APPLICATION WILL BE ACCEPTED AND THE APPLICANT WILL BE NOTIFIED OF THE PUBLIC HEARING DATE. NOTE: THE CASE ANALYST DOES NOT HAVE THE AUTHORITY TO "HOLD" AN INCOMPLETE APPLICATION NO MATTER HOW SLIGHT THE OMISSION.

THIRD: THE APPLICANT OR HIS AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING.

EXHIBITS

All of the following exhibits and the requested information for each shall be completed. If any exhibit or any requested information is missing or inadequate, the entire application package will be returned to the applicant. No partial applications will be accepted or held by the Development Services Department.

The applicant must submit twenty-five (25) sets of plans at the time of application. Each set of plans, except for the colored photographs, must be stapled together in the following order (top to bottom):

1. Area Map
2. Plot Plan
3. Floor Plan
4. Elevations (for existing establishments, color photographs mounted on an 8-1/2"x11" sheet of paper shall be used) one set
5. Preliminary Title Report (ONE)

Plans must also be folded by the applicant to a size approximately 11 inches by 14 inches and in such manner as to show the title block. Plans which are not folded will not be accepted for further processing.

COMPLETE

YES NO

X _____

I. DETAILED DRAWINGS

A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-FIVE (25) COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200' REDUCED TO 8 1/2" x 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK (APPLICANT'S NAME AND DATE DRAWN).
2. SHOW ALL THE PROPERTIES WITHIN 300' OF THE SUBJECT PROPERTY, WITH THE SUBJECT PROPERTY CLEARLY DESIGNATED.
3. SHOW ASSESSOR'S BOOK, BLOCK, AND PARCEL NUMBERS FOR THE SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 300'.
4. SHOW ALL STREETS AND THEIR NAMES.
5. SHOW ALL COUNTY AND MUNICIPAL BOUNDARIES.

COMPLETE

YES NO

X _____

B. PLOT PLAN (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW EXISTING BUILDING LOCATIONS.
4. SHOW AND LABEL STREETS AND DRIVES, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES WITHIN 30 FEET OF THE SUBJECT PROPERTY.
6. SHOW ALL LANDSCAPED AREAS.
7. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NET SIZE OF PARCEL.
 - b. TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES.
 - c. HOURS OF OPERATION FOR THE ESTABLISHMENT (IF APPLICABLE).

C. FLOOR PLANS (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
2. TITLE BLOCK.
3. FLOOR PLAN SHALL INDICATE OVERALL SQUARE FOOTAGE AND ROOM SIZES.
4. FLOOR PLANS SHALL ALSO SHOW NUMBER AND LOCATION OF ALL EXISTING ON PROPOSED WALLS.
5. IF APPLICABLE, SHOW NUMBER AND LOCATION OF POOL TABLES AND/OR ARCADE GAMES.

COMPLETE

YES NO
____ X

D. ELEVATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM SIZE)

ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-FIVE (25) COPIES OF ELEVATIONS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION OR ONE PHOTOGRAPH OF EACH SIDE OF THE EXISTING BUILDING:

1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED OR EXISTING ON THE SITE.
2. SCALE: 1/8" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
4. TITLE BLOCK.

* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER, THE APPLICANT MAY SUBMIT EITHER A SUPPLEMENTAL SHEET SHOWING BUILDING ELEVATIONS WITH THE LANDSCAPING, SIGNS OR OTHER ARCHITECTURAL FEATURES ADDED OR AN ARTIST'S RENDERING OF THE PROPOSED PROJECT.

II. OTHER EXHIBITS

THE APPLICANT SHALL SUBMIT ONE COPY OF EACH OF THE FOLLOWING FORMS AND DOCUMENTS:

A. EVIDENCE OF TITLE:

EVIDENCE OF TITLE, SECURED THROUGH A TITLE INSURANCE COMPANY VIA A PRELIMINARY TITLE REPORT, SHOWING CURRENT OWNERSHIP AND ENCUMBRANCES (MAJOR DEDICATIONS AND EASEMENTS) IS NEEDED TO SATISFY THE REQUIREMENT THAT THE RECORDED OWNER BE KNOWN AND CONSENTS TO THE FILING OF THE APPLICATION. THE REPORT MUST HAVE BEEN COMPLETED WITHIN SIX (6) MONTHS PRIOR TO FILING THE APPLICATION.

COMPLETE

YES NO

B. LETTER OF AUTHORIZATION (FORM ATTACHED TO APPLICATION)

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

C. LIST OF PROPERTY OWNERS:

THIS LIST IS TO BE SUBMITTED ONLY IN CASES WHERE PROPERTY THAT IS WITHIN 300 FEET OF THE SUBJECT PROPERTY FALLS OUTSIDE OF THE GARDEN GROVE CITY LIMITS. THE LIST SHOULD CONTAIN ONLY THOSE PROPERTY OWNERS AND ADDRESSES FOR THE PROPERTY OUTSIDE THE GARDEN GROVE CITY LIMITS. THESE PROPERTIES ARE TO BE SUBMITTED AS TYPED NAMES AND ADDRESSES ON GUMMED LABELS.

D. ENVIRONMENTAL INFORMATION FORM:

THE FORM MUST BE ACCURATELY COMPLETED, TYPED AND SUBMITTED WITH THE APPLICATION.

III. ADDITIONAL INFORMATION

THE FOLLOWING ITEMS ARE NEEDED IN ORDER TO ACCEPT YOUR APPLICATION AS COMPLETE.

A. _____

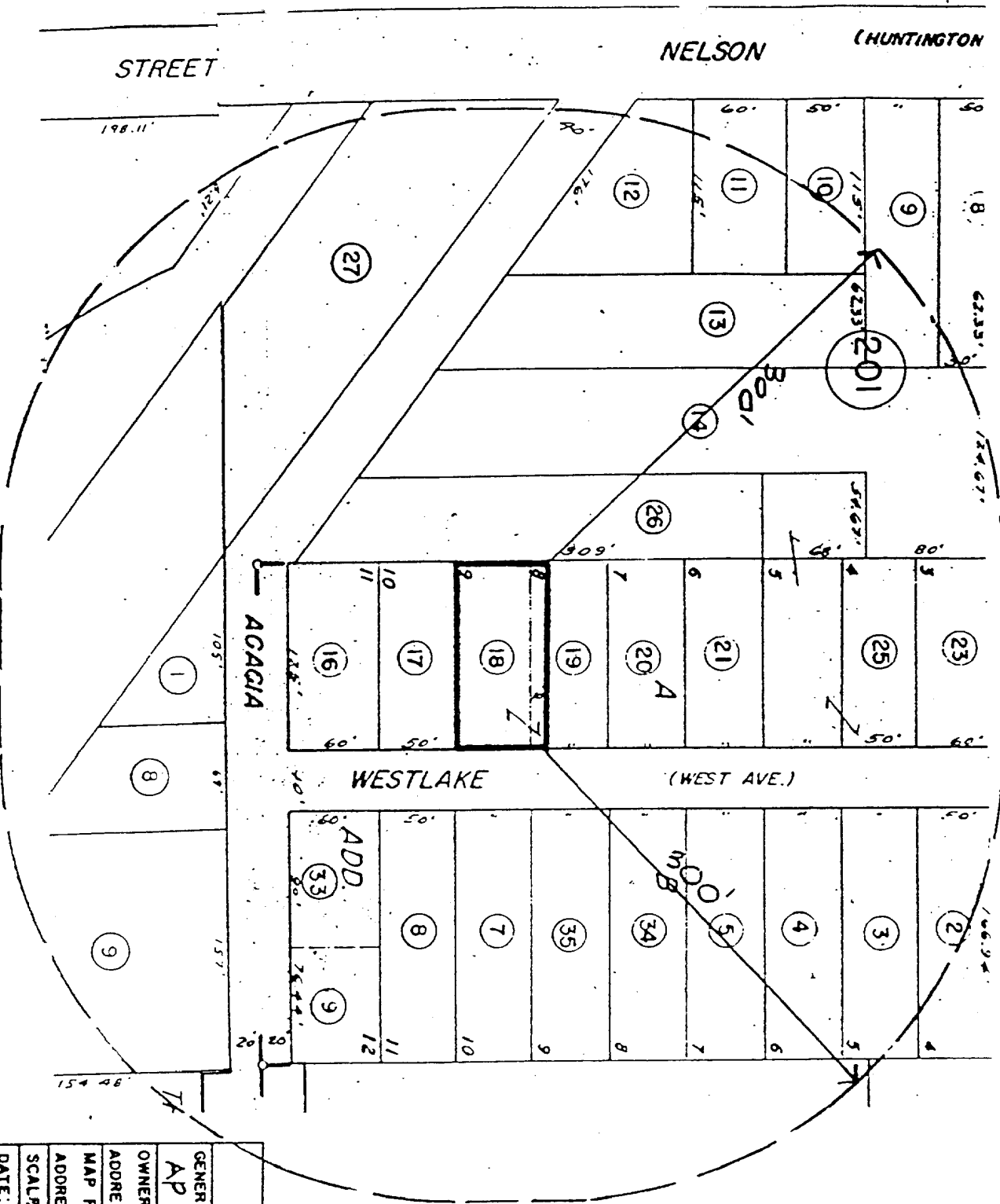
B. _____

C. _____

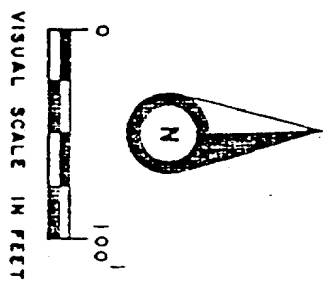
D. _____

E. _____

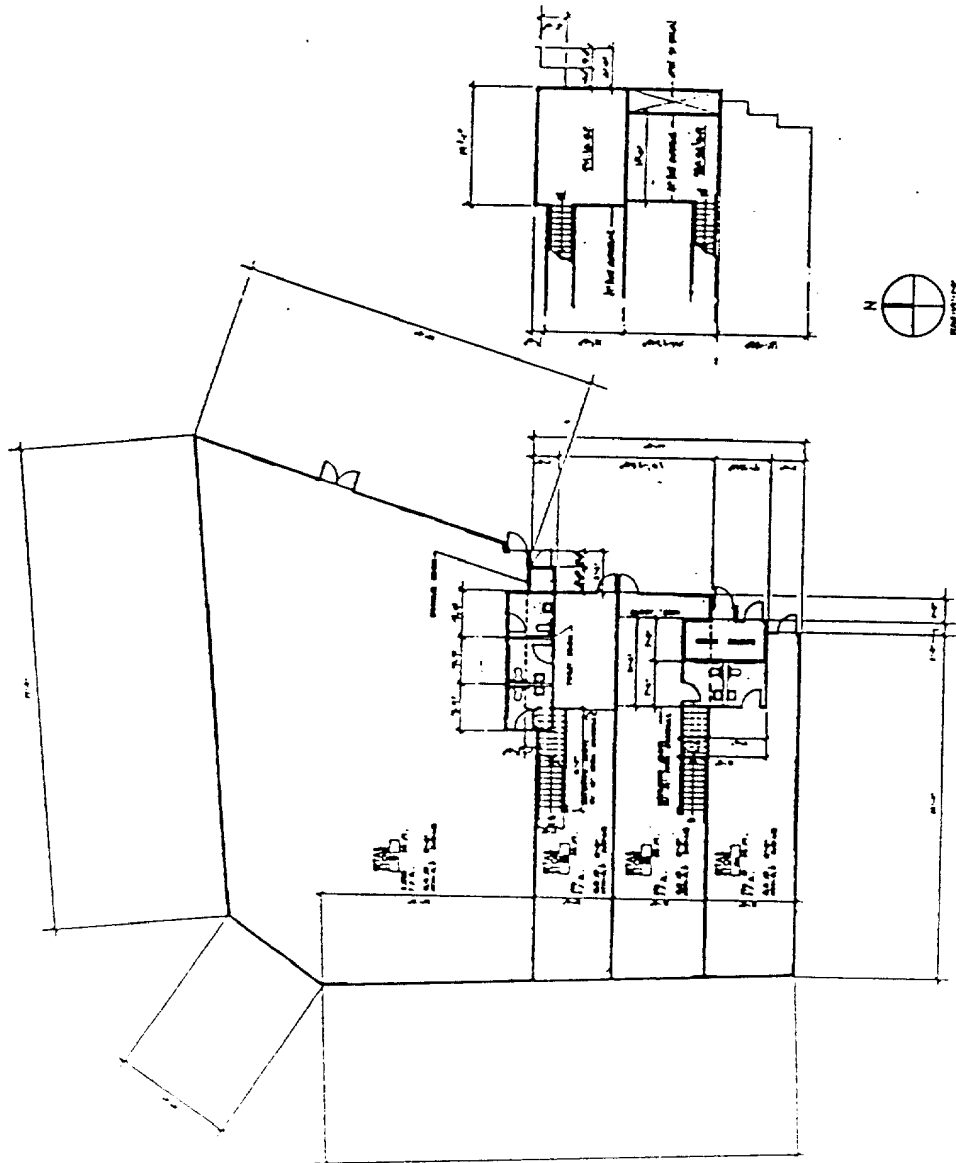
EXAMPLE OF AREA MAP



AREA MAP	
GENERAL DESCRIPTION OF PROPERTY:	
AP. N. 089-201-15	
OWNER:	TEL.
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	
SCALE: 1" = 100'	CASE NO.
DATE:	



EXAMPLE OF FLOOR PLAN



ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed August 27, 1997

I. GENERAL INFORMATION

1. Name and address of Developer or Project Sponsor: Chong-Hwa Sh
Phone: 913-8031
2. Address of project: 9877 E Chapman Ave
Assessor's Block and Lot Number: _____
3. Name and address of Project Coordinator: 9877 E Chapman Ave
Garden Grove CA 92641
Phone: _____
4. Existing zoning: BCC (Brookhurst & Chapman Commercial)
5. Proposed zoning: NONE
6. Proposed use of site: ABC LICENSE TYPE "41" (BEER & WINE)

II. PROJECT DESCRIPTION

1. Site size: 4. Acres
2. Building footprint(s): 1,499 SF
3. Number of floors in building(s): 1
4. Total floor area: 1,499 SF
5. Amount of off-street parking provided: A
6. Proposed scheduling (phasing) of current development and any anticipated future development: A
7. If residential, include the number of units, unit sizes and type of household size expected:
N/A
8. If commercial, indicate the type and square footage of sales area:
A

9. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
-
10. If institutional, indicate the major function, estimated employment per shift and estimated occupancy: N/A
-
11. If public works, indicate the kind, whether it is taking place within the existing public right-of-way, and whether it is replacing an existing system or facility: N/A
-

12. Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | <u>YES</u> | <u>NO</u> | |
|------------|--------------------|--|
| <u> </u> | <u> </u> <u>Y</u> | a. Change in existing topography (a substantial alteration of ground contours). |
| <u> </u> | <u> </u> <u>X</u> | b. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <u> </u> | <u> </u> <u>X</u> | c. Change in pattern, scale or character of general area of project. |
| <u> </u> | <u> </u> <u>X</u> | d. Significant amount of solid waste or litter. |
| <u> </u> | <u> </u> <u>X</u> | e. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <u> </u> | <u> </u> <u>X</u> | f. Change in stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <u> </u> | <u> </u> <u>X</u> | g. Substantial change in existing noise or vibration levels in the vicinity. |
| <u> </u> | <u> </u> <u>X</u> | h. Site on filled land or on slope of 10 percent or more. |
| <u> </u> | <u> </u> <u>X</u> | i. Site on 100 year flood plain. |
| <u> </u> | <u> </u> <u>X</u> | j. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| <u> </u> | <u> </u> <u>X</u> | k. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <u> </u> | <u> </u> <u>X</u> | l. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <u> </u> | <u> </u> <u>X</u> | m. Relationship to a larger project or series of projects. |

III. ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

 N/A

2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (approximate height, setback, etc.).

 N/A

VI. CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

 (Signature)

For _____

EXCERPT FROM TITLE 9 OF THE MUNICIPAL CODE
OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9.24.100.C Effective Date of Order Granting or Denying Land Use Actions.

The order granting or denying a land use action shall become final twenty-one days after the order, unless within such twenty-one day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of the appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted upon the appeal as hereafter setforth in this Chapter.

9.24.010.D. Fees Required. All applicants described in Section 9.24.030 shall require fees paid in accordance with a Resolution adopted by the City Council. A copy of the resolution and information may be obtained from the Office of the City Clerk.

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

Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in Title 9 of the Garden Grove Municipal Code.

9.24.010.E. LIMITATION OF REFILEING OF APPLICATIONS. A final action denying an application for a land use action shall prohibit the further filing of the same type application on a property until not less than one year shall have elapsed from the date of denial of any application.

9.24.160 EXPIRATION OF GRANTED LAND USE ACTIONS. Unless a time extension is granted in accordance with Section 9.24.030, any discretionary action becomes null and void if not exercised within the time specified in the approval of the discretionary action or, if not date is specified, within one year from the date of approval of said discretionary action.

9.24.030.D.10 REVOCATION. Applicability. The City Council, Hearing Body, or City Manager may initiate revocation procedures for any land use action designated by this Title. The Hearing Body may revoke or modify a land use action if any one of the following findings are made:

- The approval was obtained by fraud;
- The approved use has ceased to exist or has been suspended for one year or a lesser time as established by land use ordinance;
- That the approved use is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance or regulation;
- That the approved use was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

OWNER:

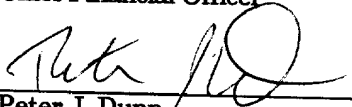
HUGHES GARDEN GROVE ASSOCIATES, a
California general partnership

By: H/D NO. 2, a California general partnership,
General Partner

By: HUGHES INVESTMENTS, a California
general partnership, General Partner

By: WWH INVESTMENTS, INC., a
California corporation, General
Partner

By: 
Marilyn A. Gutwill
Chief Financial Officer

By: 
Peter J. Dunn
Assistant Chief Financial Officer

Date: August 19, 1997

LEGAL DESCRIPTION GARDEN PROMENADE

PARCEL 2 OF PARCEL MAP NO. 86-290 AS RECORDED IN BOOK 216, PAGES 48 THROUGH 50 INCLUSIVE, PARCEL MAP RECORDS, COUNTY OF ORANGE, STATE OF CALIFORNIA.

LOT 16 AND 17 OF BERRYFIELD, AS PER MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

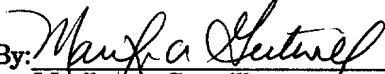
OWNER:

**HUGHES GARDEN GROVE ASSOCIATES, a
California general partnership**

**By: H/D NO. 2, a California general partnership,
General Partner**

**By: HUGHES INVESTMENTS, a California
general partnership, General Partner**

**By: WWH INVESTMENTS, INC., a
California corporation, General
Partner**

**By: 
Marilyn A. Gutwill
Chief Financial Officer**

**By: 
Peter J. Dymn
Assistant Chief Financial Officer**

Date: August 19, 1997

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

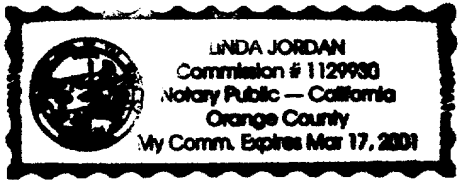
State of California

County of Orange

On August 19, 1997 before me, Linda Jordan, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Marilyn A. Gutwill and Peter J. Dunn
Name(s) of Signer(s)

personally known to me ~~OR~~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/s/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Linda Jordan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Letter of Authorization for City of Garden Grove

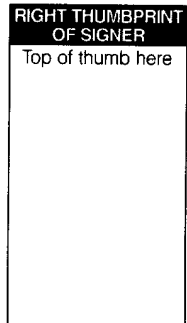
Document Date: Not dated Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Marilyn A. Gutwill

- Individual
- Corporate Officer
Title(s): Chief Financial Officer
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:
WWH Investments, Inc. for
Hughes Garden Grove
Associates

Signer's Name: Peter J. Dunn

- Individual
- Corporate Officer
Title(s): Asst. Chief Financial Officer
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:
WWH Investments, Inc. for
Hughes Garden Grove
Associates

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner of the property, notarized, and submitted as a part of the application.

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION**

**LETTER OF AUTHORIZATION
TO BE NOTARIZED**

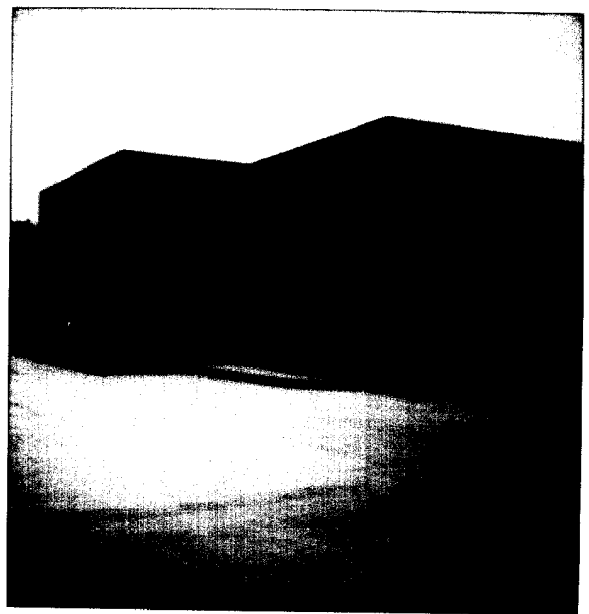
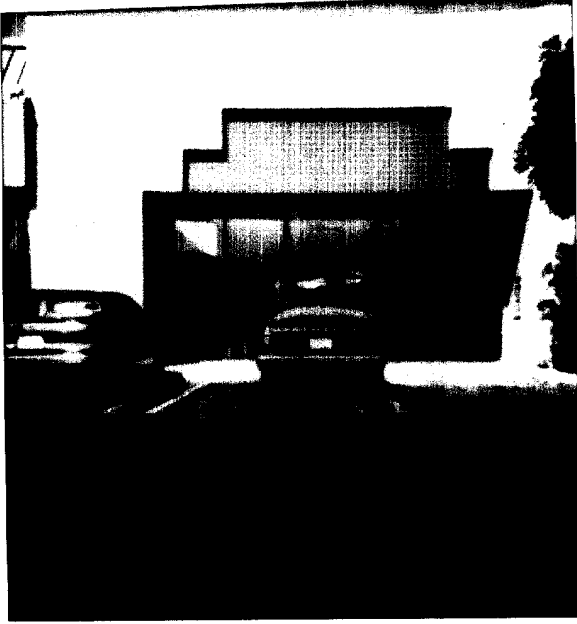
To: City of Garden Grove

Application for ABC LICENSE TYPE "41" < BEER & WINE >

I, Hughes Garden Grove Associates, owner of the below-described property, do hereby appoint Chang-Hwa Suh my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: See Attached

See Attached Signature Block
(Signature of Owner)



Case No. CUP-364-97.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input checked="" type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> Pub Serv/Water |

ATTN: George L

From: SAL SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Suh. Date Out: 9/22/97

Request: CUP approval to operate under an
ABC Type "41" License for a restaurant
named Tokyo Box.

Location: w/o Brookhurst St., N/S CHAPMAN AVE

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

No comments.

Please list specific conditions of approval on reverse side.

Case No. CUP-364-97.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input checked="" type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input checked="" type="checkbox"/> Pub Serv/Water |

ATTN: Ben Yamada

From: SAU SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Suh. Date Out: 9/22/97

Request: CUP approval to operate under an
ABC Type "41" License for a restaurant
named Tokyo Box.

Location: w/o Brookhurst St., N/S CHAPMAN AVE

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

Case No. CUP-364-97.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> Pub Serv/Water |

ATTN: Jim Smith

From: SAU SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Sch. Date Out: 9/22/97

Request: CUP approval to operate under an
ABC Type "41" License for a restaurant
named Tokyo Box.

Location: w/o Brookhurst St., N/5 Chapman Ave

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

Case No. CUP-364-97.

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Sanitary District |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Traffic Engineer |
| <input type="checkbox"/> Code Enforcement | <input checked="" type="checkbox"/> Police Department | <input type="checkbox"/> Civil Engineer |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> Pub Serv/Water |

ATTN: Bill Johnson

From: SAU SALAZAR Return By: 9/29/97.

Applicant: Chang Hua Suh. Date Out: 9/22/97

Request: CUP approval to operate under an
ABC Type "41" License for a restaurant
named Tokyo Box.

Location: W/O BROOKHURST ST., N/S CHAPMAN AVE

Address: 9877 Chapman Ave Parcel No: 132-40206.

Zone: BCC General Plan: LC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

CRIME DIST 92, CRIME COUNT 143, CITY AVE 124.
EXCEEDS CITY AVE BY 15% WHICH IS NOT HIGH CRIME
CENSUS TRACT 882.01 ALLOWS 4 ON-SOLE
LICENSES, CURRENTLY THERE ARE 2.
PD SUPPORTS w/ STANDARD "41" CONDITIONS.

Please list specific conditions of approval on reverse side.

