

APPLI CATION CHECKLIST AND CASE PROGRES. OG

Case Identification No. PUD 101-87 Case Planner PATRICK RICHARDSON
 Date Filed 1-26-87 Application Det. Complete 1-26-87 Hearing Date 3-26-87 Hearing Body PLCC

* * * * *
 Applicant Paul Kuni
 Address 4630 Campus Dr. N.B.
 Phone (714) 852-1103

* * * * *
 Owner VONG HOON CHO
 Address 1319 W. EL SEGUNDO, GARDENA
 Phone ()

* * * * *
 Site Address 10022 GARDEN GROVE BLVD.
 Site Location SKGG BLVD., E/O KERRY.
 City Map Coordinate N-13
 Zone Map Coordinate D-B

* * * * *
 Assessor Parcel No(s) 098-066-5B, & 05
 General Plan COMMERCIAL
 Current Zone C-2
 Proposed Zone PUD

PROCESSING INFORMATION

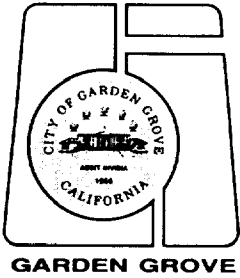
ROTEY CONSTRUCTION
(714) 881-7754
MR. CHO

Planned Actual Complete

Planned Actual Complete

Pre Application Conference XXX _____
 Committee Review _____ _____
 P.C.C. Review _____ _____
 Comments Transmitted to App. XXX _____
 Application Submitted XXX _____
 Application Correction Notice XXX _____
 Application Determined Complete _____ _____
 Case Entered in Log Book XXX _____
 Fees Sent to Cashier XXX _____
 Case Entered on Board (Hearing Date Determined) XXX _____
 Case File Prepared XXX _____
 Application Acceptance Letter XXX _____
 Initial Study for PCC _____ _____
 Negative Declaration (PCC) _____ _____
 P.C.C. Env. & Technical Review _____ _____
 Prepare Mailing List _____ _____
 Draft Legal Notice _____ _____
 Final Legal Notice _____ _____

Site Visit/Pictures _____ _____
 Resumes Distributed XXX _____
 Resumes Due _____ _____
 Facilities Engineering _____ _____
 Fire _____ _____
 Plan Check _____ _____
 Police _____ _____
 Redevelopment Agency _____ _____
 Sanitary District _____ _____
 Traffic Engineering _____ _____
 Water Services _____ _____
 Legals Delivered to Paper _____ _____
 Mailed Legals Sent Out _____ _____
 Staff Report-First Draft _____ _____
 Staff Report-Second Draft (Report Cover Sheet) _____ _____
 Final Staff Report _____ _____
 Staff Report Delivered _____ _____



file in 213
see file *Nov*

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5301

April 11, 1990

Mr. Yong Hoon Cho
Rotex Construction
8932 Katella Avenue, Suite 202
Anaheim, CA 92804

Dear Mr. Cho:

SUBJECT: Request for Restaurant Sign

In response to your letter inquiring about a restaurant sign for the Ramada Inn, please allow me to update you in that regard. As you are aware, the Planned Unit Development (PUD) that was approved by the City for the hotel did not include a restaurant sign for the hotel.

It is our opinion that a restaurant sign, as you have proposed, located across the front of the hotel would not be in keeping with the spirit and intent of the approved (PUD).

However, recognizing the need for some restaurant signage is most likely a necessity for the restaurant operator, there may be a more suitable location for the restaurant sign. The canopy above the main entrance to the hotel may be a suitable location.

After you have had the opportunity to consider our suggestion, please call for an appointment (741-5301).

Sincerely,

JERRY BLUM *JLB*
Planning Division Manager

Donald J. Butterfield
By: Donald J. Butterfield
Current Planning Supervisor

5570T



December 28, 1989

THE CITY OF GARDEN GROVE
11391 Acacia Parkway
Garden Grove, CA 92640

Attn : Mr. Jerry Blum

RE : GARDEN GROVE RAMADA INN PROJECT -
Stucco Finish on Property Walls

Dear Sirs:

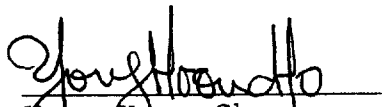
This is to respond to your verbal instruction to make stucco finish on the block wall on the east and west property lines, which we think it is not that necessary at this point of time for the following reasons:

1. The wall we constructed on the east and west premises of the property is slump stone wall which is decorative wall itself and more expensive one.
As such, we should not have gone by slump stone wall, if we were supposed to put stucco on the exterior of the decorative wall.
As you know, there has been no indication or requirement whatsoever on the approved plans regarding the stucco finish on the property wall.
2. If you still think it desirable for us to make stucco finish on the wall, we should like to hear your official opinion and position on this matter before we take due action thereon.
3. Finally, we hope this matter would not affect the process of the Certificate of Occupancy on the project.

We will appreciate your prudent reconsideration of our position in this matter.

Wishing you a very Happy New Year!

Very truly yours,


Yong Hoon Cho
ROTEX CONSTRUCTION



December 20, 1989

CITY OF GARDEN GROVE
11391 Acacia Parkway
Garden Grove, CA 92640

Attn : Mr. Jerry Blum-City Manager

RE : GARDEN GROVE RAMADA INN PROJECT
Complaints from the neighboring resident

Dear Sirs:

First of all, we would like to express our deep appreciation for your kind guidance and cooperation rendered to us for the subject project.

In the meantime, we have received some complaints from the neighboring residents and we are trying to solve the complaints as follows in our sincere wish to accomodate and take care of any such matter to keep a good relationship with our neighbors.

1. Light flooding from the parking lot lighting pole :

We will install shield behind the lighting pole to block the lighting.

2. Water soak on the block wall :

It is natural that water soaks on the surface of block wall unless water-proofing is made thereon. We will take a proper measure if water is leaking or flowing as a result of irrigation sprinklers.

3. Lighting on 4th floor stairway :

We will tint the glass.

4. Security camera :

The security camera has nothing to do with their complaints and therefore, there is nothing for us to do about this complaint.

Again, we are willing to resolve any complaints if it is reasonable one.

Such being the situation, we will appreciate your understanding and advice to the complaining resident. Thank you.

Sincerely yours,

Wonil Kim/Project Manager

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Jerry Blum
Dept: Development Services
Subject: P.U.D 101-87 - RAMADA INN

From: Terry E. Lane
Dept: Public Services
Date: December 22, 1989

All of the water conditions for the Ramada Inn project at Garden Grove Blvd west of Brookhurst have been met.

TERRY E. LANE *T*
Water Services Manager

Ben Denis

BY: BEN DENIS
Transmission/Distribution Supervisor

RM

Terry Lane
Public Services

CONDITIONS OF APPROVAL
ASSOCIATED WITH P.U.D. 101-87
(RAMADA INN)

Jerry L. Blum
Development Services
December 8, 1989

During the processing of Planned Unit Development for the Ramada Inn Project submitted by Paul Kim (P.U.D. 101-87), the subject P.U.D. required certain Conditions of Approval.

As the project is nearing completion, I would like you to review the Conditions of Approval your staff has placed on this project and inform me by memo which items have been completed, which items are remaining to be completed and if any items need to be revised or changed in any manner. Should the latter be the case, any changes would have to be presented to the Planning Commission for their consideration. The following then, is the list of the Conditions of Approval:

1. Domestic water meters are to be located within the Garden Grove Boulevard Street right-of-way.
2. All meters 1-1/2" or larger shall have a proper approved back flow device.
3. All of the above shall be performed at the developer's expense.

Your quick response to this is appreciated.

JERRY L. BLUM
Planning Division Manager

By: Donald J. Butterfield
Current Planning Supervisor

5412T

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

RECEIVED
DEC 28 1989
DEVELOPMENT SERVICES

To: Jerry Blum

From: Ed Lukas

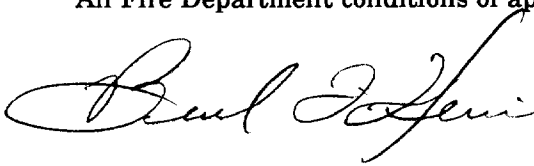
Dept: Development Services

Dept: Fire

Subject: CONDITIONS OF APPROVAL
Associated with PUD-101-87
Ramada Inn

Date: December 22, 1989

All Fire Department conditions of approval have been met for the above project.



BERNARD F. HEIMOS
Administrative Division Chief/Fire Marshal

EL:tg

Ed Lukas
Fire Department

CONDITIONS OF APPROVAL
ASSOCIATED WITH P.U.D. 101-87
(RAMADA INN)

Jerry L. Blum
Development Services
December 8, 1989

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1. Install an alarm system as per current Uniform Fire Code.
2. Subterranean parking shall be protected by an automatic fire sprinkler system.
3. An on-site fire hydrant shall be required, to be located in parking planter fifty feet (50') north of building, adjacent to trash enclosure. Hydrant shall flow 1500 gpm, minimum.
4. Limit areas between two-hour separations to 3,700 square feet or protect entire building with an automatic fire sprinkler system due to excessive fire flow.

Your quick response to this is appreciated.

JERRY L. BLUM
Planning Division Manager

By: Donald J. Butterfield
Current Planning Supervisor

5413T

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Joe Schenk
Dept: Development Services
Subject: CONDITIONS OF APPROVAL
ASSOCIATED WITH P.U.D. 101-87
(RAMADA INN)

From: Jerry L. Blum
Dept: Development Services
Date: December 8, 1989

During the processing of Planned Unit Development for the Ramada Inn Project submitted by Paul Kim (P.U.D. 101-87), the subject P.U.D. required certain Conditions of Approval.

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1. Grading, drainage and underground utility plans are required.

As of 12-19-89
6
driveway
under
construction × 2. The Kerry Street driveway shall be one-way only and shall be posted at both ends and be gated at Kerry Street.

work is
completed,
subject to inspection × 3. Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type ~~24-4-80~~ ²⁶⁻⁴⁻⁷⁰ Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8. *foundation only*

median
under
construction × 4. Close the 110 foot median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.

has not
been completed
(subject to
construction of
median) × 5. Install one-way signs on the south side of Garden Grove Boulevard in front of the hotel and at the east hotel driveway exit to ensure that only right-turn movements can be affected from the hotel driveways, as shown on Figure 8. The main hotel driveway at the west end should be posted with a "No Left Turn" sign to discourage motorists from turning left from the driveway into northbound Brookhurst Way.

has not
been completed × 6. Relocate the pedestrian crosswalk from existing ²⁶⁻⁴⁻⁷⁰ location as shown on Figure 6 to location next to the proposed Type ~~24-4-80~~ Signal Pole as shown on Figures 7 and 8, and reinstall pedestrian push button to facilitate pedestrian movement.

under construction

7. Extend the median approximately 11 feet into the new crosswalk to prevent direct access from the driveway into northbound Brookhurst Way and to provide refuge for pedestrians using the crosswalk as shown on Figure 8.
8. Construct wheelchair ramp per Caltrans Standard plans N8-B or equivalent City of Garden Grove Specific Plans.
9. The tentative parcel map must be recorded within two years of the subject approvals.

Your quick response to this is appreciated.

JERRY L. BLUM *JLB*
Planning Division Manager

Donald J. Butterfield
By: Donald J. Butterfield
Current Planning Supervisor

5414T

Joe Schenk
Development Services

Jerry L. Blum
Development Services

CONDITIONS OF APPROVAL
ASSOCIATED WITH P.U.D. 101-87
(RAMADA INN)

December 8, 1989

During the processing of Planned Unit Development for the Ramada Inn Project submitted by Paul Kim (P.U.D. 101-87), the subject P.U.D. required certain Conditions of Approval.

As the project is nearing completion, I would like you to review the Conditions of Approval your staff has placed on this project and inform me by memo which items have been completed, which items are remaining to be completed and if any items need to be revised or changed in any manner. Should the latter be the case, any changes would have to be presented to the Planning Commission for their consideration. The following then, is the list of the Conditions of Approval:

1. Grading, drainage and underground utility plans are required.
2. The Kerry Street driveway shall be one-way only and shall be posted at both ends and be gated at Kerry Street.
3. Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type 24-4-80 Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.
4. Close the 110 foot median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.
5. Install one-way signs on the south side of Garden Grove Boulevard in front of the hotel and at the east hotel driveway exit to ensure that only right-turn movements can be affected from the hotel driveways, as shown on Figure 8. The main hotel driveway at the west end should be posted with a "No Left Turn" sign to discourage motorists from turning left from the driveway into northbound Brookhurst Way.
6. Relocate the pedestrian crosswalk from existing location as shown on Figure 6 to location next to the proposed Type 24-4-80 Signal Pole as shown on Figures 7 and 8, and reinstall pedestrian push button to facilitate pedestrian movement.

7. Extend the median approximately 11 feet into the new crosswalk to prevent direct access from the driveway into northbound Brookhurst Way and to provide refuge for pedestrians using the crosswalk as shown on Figure 8.
8. Construct wheelchair ramp per Caltrans Standard plans NS-B or equivalent City of Garden Grove Specific Plans.
9. The tentative parcel map must be recorded within two years of the subject approvals.

Your quick response to this is appreciated.

JERRY L. BLUM
Planning Division Manager

By: Donald J. Butterfield
Current Planning Supervisor

5414T

RESOLUTION NO. 3685

All CONDITIONS OF
APPROVAL?

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT AND PARCEL MAP FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-02 THRU 05 AND 098-070-58

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on May 14, 1987 does hereby recommend approval of PUD-101-87/PM-87-161.

BE IT FURTHER RESOLVED in the matter of PUD-101-87/PM-87-161, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Paul Kim.
2. The applicant is requesting to rezone the site from the C-2 (General commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four-story, 141-room Ramada Inn in two phases (116 Phase I and 25 Phase II) and restaurant on an approximately 96,950 square foot (2.23 acre) site. The site is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.
4. The subject property is zoned C-2 and is partially vacant and improved with retail businesses.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on May 14, 1987, 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 May 14, 1987; 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 9220.4, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the Land Use Element of the General Plan; and

The proposed development is a permitted use in the PUD zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject PUD/PM does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.

2. 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 the subject case:

- A. Approval of this Planned Unit Development/Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- B. Minor modifications, including color changes of structures, shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new Planned Unit Development/Parcel Map application shall be filed which reflects the revisions made.
- C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.

OK
C. SCREENING
SCREENING
SCREENING

OK

OK

OK F. Grading, drainage, and underground utility plans are required.

OK G. The applicant shall submit a detailed landscaping plan for the project, to be approved by the Development Services Department, Planning Division prior to the issuance of building permits. Said plan shall meet all applicable development standards and code requirements, in addition to the following:

OK 1. The landscaping plan shall include stamped, colored concrete at all entry points, ~~including Kerry St. Exit.~~

OK 2. Two 36" box theme trees shall be located at each entry point.

OK Any modifications to the landscaping condition will require approval of the Planning Commission.

~~H. All conditions of the Garden Grove Fire Department shall be complied with including, but not limited to, the following:~~

~~1. Install an alarm system as per current Uniform Fire Code.~~

~~2. Subterranean parking shall be protected by an automatic fire sprinkler system.~~

~~3. An on-site fire hydrant shall be required, to be located in parking planter fifty feet (50') north of building, adjacent to Trash enclosure. Hydrant shall flow 1500 gpm, minimum.~~

~~4. Limit areas between two-hour separations to 3,200 square feet, or protect entire building with an automatic fire sprinkler system due to excessive fire flow.~~

I. All provisions of the Public Works Department shall be complied with, including but not limited to, the following:

OK 1. The Kerry Street driveway shall be one-way only and shall be posted at both ends and be gated at Kerry Street.

work complete subject to inspection 2. Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type 24-4-80 Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.

Median under construction 3. Close the 110 feet median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.

OK
2013
11/11

4. Install one-way signs on the south side of Garden Grove Boulevard in front of the hotel and at the east hotel driveway exit to ensure that only right-turn movements can be affected from the hotel driveways, as shown on Figure 8. The main hotel driveway at the west end should be posted with a "No Left Turn" sign to discourage motorists from turning left from the driveway into northbound Brookhurst Way.

not completed (subject to median construction)

5. Relocate the pedestrian crosswalk from existing location as shown on Figure 6 to location next to the proposed Type 24-4-80 Signal Pole as shown on Figures 7 and 8, and reinstall pedestrian push button to facilitate pedestrian movement.

not completed

6. Extend the median approximately 11 feet into the new crosswalk to prevent direct access from the driveway into northbound Brookhurst Way and to provide refuge for pedestrians using the crosswalk as shown on Figure 8.

will be constructed

- OK 7. Construct wheelchair ramp per Caltrans Standard plans N8-B or equivalent City of Garden Grove Specific Plans.
- OK 8. Domestic water meters are to be located within the Garden Grove Boulevard Street right-of-way.
- OK 9. All meters 1 1/2" or larger shall have a proper approved back flow device.
- OK All of the above shall be performed at the developer's expense.

WATER DIV.

OK J. The tentative parcel map must be recorded within two years of the subject approvals. *map YES/NO*

OK K. The applicant shall resubmit plans revising the proposed monument sign so that the sign will sit on a solid pedestal. Said pedestal and sign structure shall be architecturally compatible with the building design. Said sign requires approval of the Development Services Department, Planning Division and must be approved prior to the issuance of any on-site building permits. Pole and/or pylon signs are strictly prohibited. Changes to style, type and design of contents shall be approved by the Planning Commission.

OK L. Approval is only for the restaurant and 116 guest rooms and Parcel Map. The applicant is required to submit a new Site Plan Revision for Phase II of the project (25 additional units). Said site shall require approval of the Planning Commission and will require the updating of the Traffic Impact Report. All PUD requirements shall be adhered to.

*OK
2017
10/17
10/17*

M. The applicant shall reduce the two-way driveway located directly to the west of the main driveway, to a one-way driveway (15 feet wide) in order to provide a five foot wide landscape planter adjacent to the western perimeter wall.

SEPARATE REFUSE STORAGE AREA PROVIDED (UNLESS INDICATED)

N. The applicant shall provide one additional trash enclosure for the project. It shall be located between the restaurant and the eastern property line and must be view obscured.

O. The applicant shall show proof of ownership of Phase II parcels prior to issuance of building permits. (THIS CONDITION OMITTED BY RC MINOR WORK)

P. The flat portion of the roof shall be treated with a covering or coating of a color-textured material to render all portions of the roof of compatible color and appearance from a roof top view. Such material shall be submitted to the Development Services Department for approval prior to the issuance of building permits.

ADOPTED this 14th day of May 1987.

/s/ MANUEL NUNES
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 May 14, 1987, and carried by the following vote, to wit:

AYES: COMMISSIONERS: BIXLER, MARGOLIN, POPE, NUNES, PRINGLE, NUESSELE, WAGNER
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER
SECRETARY

3291T/1296A
05/21/87

RESOLUTION NO. 3685

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT AND PARCEL MAP FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-02 THRU 05 AND 098-070-58

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1. The subject case was initiated by Paul Kim.
2. The applicant is requesting to rezone the site from the C-2 (General commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four-story, 141-room Ramada Inn in two phases (116 Phase I and 25 Phase II) and restaurant on an approximately 96,950 square foot (2.23 acre) site. The site is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.
4. The subject property is zoned C-2 and is partially vacant and improved with retail businesses.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on May 14, 1987, 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 May 14, 1987; 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 9220.4, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the Land Use Element of the General Plan; and

The proposed development is a permitted use in the PUD zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject PUD/PM does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.

2. 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 the subject case:

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- B. Minor modifications, including color changes of structures, shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new Planned Unit Development/Parcel Map application shall be filed which reflects the revisions made.
- C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.

F. Grading, drainage, and underground utility plans are required.

G. The applicant shall submit a detailed landscaping plan for the project, to be approved by the Development Services Department, Planning Division prior to the issuance of building permits. Said plan shall meet all applicable development standards and code requirements, in addition to the following:

1. The landscaping plan shall include stamped, colored concrete at all entry points.

2. Two 36" box theme trees shall be located at each entry point.

Any modifications to the landscaping condition will require approval of the Planning Commission.

H. All conditions of the Garden Grove Fire Department shall be complied with including, but not limited to, the following:

1. Install an alarm system as per current Uniform Fire Code.

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I. All provisions of the Public Works Department shall be complied with, including but not limited to, the following:

1. The Kerry Street driveway shall be one-way only and shall be posted at both ends and be gated at Kerry Street.

2. Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type 24-4-80 Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.

3. Close the 110 feet median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.

4. Install one-way signs on the south side of Garden Grove Boulevard in front of the hotel and at the east hotel driveway exit to ensure that only right-turn movements can be affected from the hotel driveways, as shown on Figure 8. The main hotel driveway at the west end should be posted with a "No Left Turn" sign to discourage motorists from turning left from the driveway into northbound Brookhurst Way.
5. Relocate the pedestrian crosswalk from existing location as shown on Figure 6 to location next to the proposed Type 24-4-80 Signal Pole as shown on Figures 7 and 8, and reinstall pedestrian push button to facilitate pedestrian movement.
6. Extend the median approximately 11 feet into the new crosswalk to prevent direct access from the driveway into northbound Brookhurst Way and to provide refuge for pedestrians using the crosswalk as shown on Figure 8.
7. Construct wheelchair ramp per Caltrans Standard plans N8-B or equivalent City of Garden Grove Specific Plans.
8. Domestic water meters are to be located within the Garden Grove Boulevard Street right-of-way.
9. All meters 1 1/2" or larger shall have a proper approved back flow device.

All of the above shall be performed at the developer's expense.

- J. The tentative parcel map must be recorded within two years of the subject approvals.
- * K. The applicant shall resubmit plans revising the proposed monument sign so that the sign will sit on a solid pedestal. Said pedestal and sign structure shall be architecturally compatible with the building design. Said sign requires approval of the Development Services Department, Planning Division and must be approved prior to the issuance of any on-site building permits. Pole and/or pylon signs are strictly prohibited. Changes to style, type and design of contents shall be approved by the Planning Commission.
- L. Approval is only for the restaurant and 116 guest rooms and Parcel Map. The applicant is required to submit a new Site Plan Revision for Phase II of the project (25 additional units). Said site shall require approval of the Planning Commission and will require the updating of the Traffic Impact Report. All PUD requirements shall be adhered to.

- M. The applicant shall reduce the two-way driveway located directly to the west of the main driveway, to a one-way driveway (15 feet wide) in order to provide a five foot wide landscape planter adjacent to the western perimeter wall.
- N. The applicant shall provide one additional trash enclosure for the project. It shall be located between the restaurant and the eastern property line and must be view obscured.
- O. The applicant shall show proof of ownership of Phase II parcels prior to issuance of building permits.
- P. The flat portion of the roof shall be treated with a covering or coating of a color-textured material to render all portions of the roof of compatible color and appearance from a roof top view. Such material shall be submitted to the Development Services Department for approval prior to the issuance of building permits.

ADOPTED this 14th day of May 1987.

/s/ MANUEL NUNES
CHAIRMAN

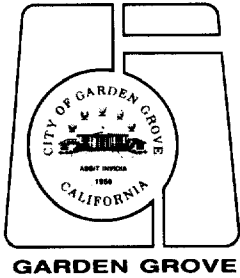
I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on May 14, 1987, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	BIXLER, MARGOLIN, POPE, NUNES, PRINGLE, NUESSELE, WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER
SECRETARY

3291T/1296A
05/21/87

4.a.
October 12, 1989



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

October 4, 1989

Garden Grove Planning Commission
Garden Grove, CA

Honorable Commissioners:

SUBJECT: Modification to Planned Unit Development No. P.U.D. 101-87

At the Planning Commission meeting of May 14, 1987, the Commission approved Planned Unit Development No. P.U.D. 101-87 which proposed the construction of a four (4) story, 116 room Ramada Inn (Phase I), and a three (3) story, 25 room structure (Phase II), for a total of 141 units. The subject site is located on the south side of Garden Grove Boulevard, west of Brookhurst Street, in the P.U.D. (Planned Unit Development) Zone.

During the hearing process the applicant indicated that the initial construction would be for the four (4) story, 116 room Ramada Inn with the following (Phase II, 25 room addition) to be constructed at a later date as soon as the adjacent properties could be purchased. To ensure that the proposed "phasing" of the development progressed in a timely fashion a condition of approval requiring "proof of ownership" of the adjacent properties would be required prior to issuance of building permits. This condition of approval appeared as condition "0" of Planning Commission Resolution No. 3685

In June, 1988, the applicant for Ramada Inn submitted a request to planning staff for a modification to condition "0" of Planning Commission Resolution No. 3685.

Condition "0" as originally approved stated as follows:

"The applicant shall show proof of ownership of Phase II parcels prior to issuance of building permits."

The applicant requested a modification of condition "0" of Planning Commission Resolution 3685, to read as follows:

"The applicant shall show proof of ownership of Phase II parcel prior to issuance of Certificate of Occupancy for Phase I."

The Planning Commission approved this modification on June 23, 1988, based on the applicant's contention that he was experiencing difficulty obtaining financing for both properties, but would be able to proceed once Phase I was substantially completed.


Garden Grove Planning Commission
Page 2
October 4, 1989

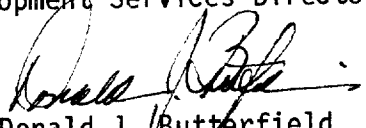
On September 1, 1989, Mr. Yong Hoon Cho submitted a request for a modification to P.U.D. 101-87. Specifically, Mr. Yong Hoon Cho is requesting the elimination of condition "0" of Planning Commission Resolution No. 3685. The applicant has indicated to staff that he has tried, without success, to purchase the adjacent properties to enable him to construct Phase II. He has indicated in his attached letter to the adjacent property owner his willingness to purchase the required property, and conversely the lack of interest shown by the owner of the adjacent property. (See attachment "A")

Staff has reviewed the applicant's request and in light of the apparent efforts shown by the applicant to purchase the required land for Phase II, and having met with unproductive results, staff recommends that condition of approval "0" of Planning Commission Resolution No. 3685 be eliminated.

At anytime in the future should the applicant acquire any property which would support the construction of Phase II, a new site plan application shall be filed with the Planning Division and shall be approved by the Planning Commission.

Staff will be available at the Planning Commission meeting of October 12, 1989, to answer any questions.

PATRICK P. IMPORTUNA 
Assistant City Manager/
Development Services Director


By: Donald J. Butterfield
Current Planning Supervisor

5326T



August 30, 1989

CITY OF GARDEN GROVE
DEVELOPMENT SERVICE DEPT.
11391 Acacia Parkway
Garden Grove, CA 92640

Attention : Mr. Donald J. Butterfield
Planning Supervisor

SUBJECT : RAMADA INN GARDEN GROVE PROJECT
10022 Garden Grove Blvd.
REQUEST FOR RELIEF FROM CONDITION

Dear Sirs :


In order for us to accomodate your condition for granting us permit to build the Ramada Inn at the referenced location. we have tried to purchase the adjacent properties in our sincere desire by writing and personal visit to the property owners asking to set a fair market value for the properties, but both property owners indicated that they are not interested in selling their properties.

We herewith attach for your reference the copy of the letter we have sent to the property owners, one of which was returned and another one did not have any response thereto whatsoever.

It is quite understandable of their position considering their properties might be only sources of income for living, or they just do not want to sell their properties for whatever reasons they may only have, which we can not know.

Such being our situation on the subject matter, your consideration and prompt action for waiver of the condition in this regard will be highly appreciated.

Respectfully yours,



YONG HOON CHO
Owner

Encl. : copy of letter as stated

Agenda Item	2.
Hearing Date	May 14, 1987
Case No.	PUD-101-87/
	PM-87-161
Applicant	Paul Kim

I. APPLICANT'S REQUEST AS ADVERTISED

The applicant, Paul Kim, 4630 Campus Drive, Newport Beach, is requesting to rezone the site from the C-2 (General commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four-story, 164-room Ramada Inn in two phases (116 Phase I and 48 Phase II) and restaurant on an approximately 105,000 square foot (2.42 acre) site. The site is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard. The City of Garden Grove prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

After the above-mentioned project was advertised, the applicant reduced the number of requested hotel rooms from 164 to 141. This is also decreasing the lot size accordingly. Staff has reviewed this with the City Attorney's office where it was determined that by decreasing the scope of development the project would not have to be readvertised.

II. GENERAL INFORMATION

The subject property has a General Plan Classification of Commercial, as listed in the land use element of the Garden Grove General Plan.

General Plan

The proposed project is in conformance with the elements of the City's General Plan, including: Growth Policy, Land Use, Scenic Highway, Safety, Seismic Safety, Housing, Open Space, Noise, Circulation, and Conservation.

Land Use/Zoning

Description of Subject Property

Zoned C-2 (General Commercial) and is vacant.

Surrounding Use/Zoning

North

Across Garden Grove Boulevard zoned C-2 and is improved with retail businesses.

RESOLUTION NO. 3869

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A MINOR MODIFICATION TO PLANNED UNIT DEVELOPMENT NO. PUD-101-87 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on June 23, 1988 does hereby recommend approval of modification to Planned Unit Development No. PUD-101-87.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-101-88, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Mr. Paul Kim.
2. The applicant is requesting to modify Condition of Approval 0 to read: The applicant shall show proof of ownership of Phase II parcels prior to the issuance of Certificate of Occupancy for Phase I.
3. The subject property is zoned PUD-101-87 and is currently vacant.
4. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
5. Report submitted by City staff was reviewed.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of June 23, 1988; 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 9219.9, are as follows:

FACTS & REASONS:

The proposed development is a permitted use in the PUD-101-87 zone; and

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

An attractive environment for the occupants of said property will be attained through careful site planning and design.

The applicant has agreed to purchase these parcels subject to the restrictions placed by the Condition of Approval.

BE IT FURTHER RESOLVED that the Planning Commission does hereby approve the request to modify the Condition of Approval 0 to state:

The applicant shall show proof of ownership of Phase II parcels prior to the issuance of Certificate of Occupancy for Phase I.

ADOPTED this 14th day of July 1988.

/s/ CURT PRINGLE
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 July 14, 1988, and carried by the following vote, to wit:

AYES: COMMISSIONERS: PRINGLE, BIXLER, NUESSELE, NUNES, POPE, WAGNER
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: MARGOLIN
ABSTAIN: COMMISSIONERS: NONE

/s/ SHIRLEY SCHMAHL
SECRETARY

4516T/1571A
07/25/88

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

CONSENT

CALENDAR:
APPLICANT:
LOCATION:
DATE:

MODIFICATION TO PLANNED UNIT DEVELOPMENT NO. PUD-101-87
PAUL KIM
SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET
JUNE 23, 1988

Staff report was reviewed noting that the applicant is requesting a change to Condition of Approval "0" to read as follows: The applicant shall show proof of ownership of Phase II parcels prior to issuance of Certificate of Occupancy for Phase I.

Commissioner Wagner questioned whether staff has been in contact with the property owners of the parcels in question and whether the owners are willing to sell the property. Staff noted that the owners have indicated that they are willing to sell the property, however, no price has been mentioned.

Commissioner Margolin commented that if the project is built and the applicant cannot buy the property for Phase II, questioning what kind of impact would be on the applicant and the City and whether the project can stand on its own. Staff noted that Phase I was approved by itself and Phase II came at a later date. Staff noted that Phase I can stand on its own. Staff further noted that if the applicant can not comply with Condition of Approval "0" he will have to return to the Planning Commission for another modification.

Commissioner Margolin noted that he was comfortable with the request if the City feels that the project can stand on its own with Phase I.

Commissioner Bixler commented that when the project was first presented to the Planning Commission he noted his concern and was assured by the Ramada Inn representative that there would be no trouble regarding the franchise. He questioned whether staff had contacted anybody from the Ramada Inn. Staff noted that they have not; however, the applicant has stated that Ramada Inn has granted them the franchise. Staff noted that the project was presented to the City in 1986. Staff noted that Ramada Inn is requesting that the applicant demonstrate that he can begin the project.

Commissioner Wagner noted that although he realized that the project can stand on its own he would not want those old stores to remain and noted that was his only concern.

Commissioner Margolin moved, seconded by Commissioner Pope to approve the modification to Planned Unit Development No. PUD-101-87. The motion carried by the following vote:

AYES:	COMMISSIONERS:	PRINGLE, MARGOLIN, NUNES, POPE,
NOES:	COMMISSIONERS:	BIXLER, WAGNER
ABSENT:	COMMISSIONERS:	NUESSELE
ABSTAIN:	COMMISSIONERS:	NONE

l.c.
June 13, 1988

June 17, 1988

Garden Grove Planning Commission
Garden Grove, Ca

Honorable Commissioners:

SUBJECT: Modification to Planned Unit Development No. PUD-101-87

In April of 1987 the Planning Commission and the City Council approved PUD-101-87, for the construction 164 room Ramada Inn. The proposed hotel is to be developed in two phases. During phase one, 116 rooms and a restaurant will be built with 48 additional guest rooms to be constructed during phase two. The project is to be located on the southside of Garden Grove Boulevard, east of Kerry Street.

The applicant is in the plan check phase of the development and is requesting that the City issue building permits for phase one. The applicant is requesting that the Planning Commission modify Condition of Approval 0. Condition of Approval 0 states the following:

The applicant shall show proof of ownership of Phase II parcels prior to issuance of building permits.

The applicant is requesting a modification to change the condition to state the following:

The applicant shall show proof of ownership of Phase II parcels prior to issuance of Certificate of Occupancy for Phase I.

The applicant has stated that he is experiencing difficulty obtaining financing for both properties until phase one is complete. He has stated to staff that once the phase one portion of the project is substantially completed the lending institution will release funds to purchase the properties for phase two. Financing for phase one has been approved and the loan is near funding. The applicant wishes to be under construction the first part of July.

Staff has reviewed the requested modification, and concurs with the applicant's request. Staff is aware of the difficulty that the applicant is having both with the lending institution and Ramada Inn.

The Ramada Corporation has threatened to cancel the franchise for the Garden Grove property unless construction is started immediately. Staff has contacted the property owners of the parcels in question and they have stated their willingness to sell.

Staff will be at the June 23, 1988 Planning Commission meeting to discuss this item.

STEWART O. MILLER, Director
Development Services Department

By:  Jerry L. Blum
Planning Commission Manager

PR:ps

*File Ramada
PUD*

Subdivision Guarantee

1. Name of the subdivision: Ramada PUD	2. Fee: \$100.00
---	---------------------

3. Name of the applicant: *Raymond C. ...*

4. Name of the subdivision: *Ramada PUD*

5. The fee for this subdivision is located in a sum of ...

6. The fee for this subdivision is located in a sum of ...

7. Date: *11/11/97*

8. Signature: *[Signature]*

9. Name of the applicant: *Raymond C. ...*

10. Name of the subdivision: *Ramada PUD*

11. Fee: *\$100.00*

12. Date: *11/11/97*

13. The fee for this subdivision is located in a sum of ...

14. The fee for this subdivision is located in a sum of ...

15. Name of the applicant: *Raymond C. ...*

16. Name of the subdivision: *Ramada PUD*

17. Fee: *\$100.00*

18. Date: *11/11/97*

19. Signature: *[Signature]*

20. Name of the applicant: *Raymond C. ...*

21. Name of the subdivision: *Ramada PUD*

22. Fee: *\$100.00*

TICOR TITLE INSURANCE



RECEIVED

FEB 23 1989

Public Works Dept.

ERNIE SCHNEIDER
DIRECTOR, EMA

WILLIAM L. ZAUN
DIRECTOR OF PUBLIC WORKS

LOCATION:
12 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

TELEPHONE:
(714) 834-2300
FAX #: 835-7425

County of Orange
ENVIRONMENTAL MANAGEMENT AGENCY
PUBLIC WORKS

February 17, 1989

FILE

Taik Y. Kim
Kim Engineering
3400 W. 6th St., Ste. 400
Los Angeles, CA 90020

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

P.M. 87-161

Second Check

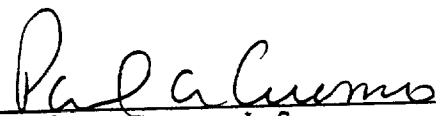
City of Garden Grove

1. The Distinctive Boundary does not agree with the Title Report. See Parcel 1 of the Legal Description in the Title Report.
2. Per Title Report dated 11/2/88, other record owners are needed on the map.
3. Remove the word "scale" from Sheet 1.
4. correct the spelling "Owner" on Sheet 1.
5. Show the registration expiration date for the surveyor signing the map.
6. Correctly arrow the distance "327.00'" along the centerline of Belfast Drive.
7. Correct the reference "...Book 43, Pages 3-5..." within the Basis of Bearings Note.
8. Correct the reference "2-127A" for the found monument at the intersection of Belfast Street and Garden Grove Boulevard.
9. Submit closed traverses showing the error of closure and acreage for the distinctive boundary and/or all lots or parcels.
10. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.

11. Change the Clerk of the Board of Supervisors name to Linda D. Ruth.
12. Refer to the Ownership Certificate. Print the appropriate names and titles beneath the signature lines.
13. Submit two prints for a thorough recheck.
14. Questions concerning this review or letter should be directed to Dan Eckel at 834-3860.

Very truly yours,

John Canas, L.S.
Deputy County Surveyor

By 
Paul A. Cuomo, L.S.
Supervising Land Surveyor



**TICOR
TITLE INSURANCE**

Orange County Office
800 North Main Street, Santa Ana, California 92701 (714) 953-2020

February 17, 1989

IMPORTANT	
When replying refer to	
Our No.	756630

Yong Cho
1319 W. El Segundo
Gardena, Ca.
Attn: Yong Cho 90247

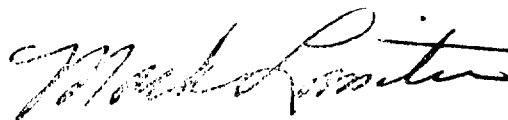
Your No. T.P.M. 87-161

SUPPLEMENTAL REPORT

We hereby wish to supplement our Preliminary Title Report dated November 2, 1988, to show the following:

1. Delete exception no. 20 and also item no. 2 on page 7 of said report.

Very truly yours,



Mark Lassiter
Senior Title Officer
Special Title Operations

ML/dh

EXCERPT FROM CITY COUNCIL MINUTES OF 2/21/89

Paul Kim 87

City of...

FINAL MAP - PARCEL MAP NO. 87-161 (F: 118.1)

Councilman Kessler moved, seconded by Councilman Williams, that Final Map for Parcel Map. No. 87-161, initiated by Paul Kim and located on the south side of Garden Grove Boulevard, west of Brookhurst Street, which has been approved as to substance by the Development Services Department and as to form by the City Attorney, be and hereby is approved. Said motion carried by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, KESSLER, LITRELL,
WILLIAMS, DONOVAN
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

800 NORTH MAIN ST., SANTA ANA, CA. 92702 TEL. (714) 953-2020

NOVEMBER 17, 1988 PRELIMINARY SUBDIVISION REPORT

TO: YONG CHO
1319 WEST EL SEGUNDO
GARDENA, CALIFORNIA 90247

YOUR REFERENCE: TENTATIVE PARCEL MAP 87-161
OUR NO. : 756630

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, TICOR TITLE INSURANCE COMPANY OF CALIFORNIA HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HERINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH ON THE ATTACHED COVER. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. AS OF NOVEMBER 2, 1988

TITLE OFFICER: MARK LASSITER (DIRECT LINE 550-4526)

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:
PRELIMINARY SUBDIVISION REPORT

TITLE TO THE ESTATE OR INTEREST REFERRED TO HEREIN, AT THE DATE HEREOF, IS VESTED IN:

YONG HOON CHO AND JEONG AHE CHO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES
FOR THE FISCAL YEAR 1988-1989
TOTAL AMOUNT : \$11,857.34
FIRST INSTALLMENT : \$ 5,928.67
SECOND INSTALLMENT : \$ 5,928.67
AP NO. 098-070-58

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

2. GENERAL AND SPECIAL COUNTY AND CITY TAXES
FOR THE FISCAL YEAR 1988-1989
TOTAL AMOUNT : \$1,041.36
FIRST INSTALLMENT : \$ 520.68
SECOND INSTALLMENT : \$ 520.68
AP NO. 098-066-05

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

3. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE
TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE
FISCAL YEAR : 1987
AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$1,797.59
AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$1,819.26
AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$1,840.93
SALE NO. 87-003395

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

4. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE
TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE
FISCAL YEAR : 1987
AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$344.81

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$349.08
 AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$353.35
 SALE NO. 87-003395

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

5. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE FISCAL YEAR : 1987
 AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$28,026.52
 AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$28,365.14
 AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$28,703.76
 SALE NO. 87-003396

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

6. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE FISCAL YEAR : 1987
 AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$3,288.70
 AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$3,330.55
 AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$3,372.40
 SALE NO. 87-003396 (.5010)

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

7. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

8. THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID LAND, AND THE RIGHT-OF-WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED
 RECORDED: FEBRUARY 15, 1881 IN BOOK 77, PAGE 292, DEEDS OF LOS ANGELES COUNTY.

SAID MATTER AFFECTS: PARCELS 1, 2 AND 4.

9. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 FOR : ROADS, RAILROADS AND DITCHES.
 RECORDED : FEBRUARY 15, 1881 IN BOOK 77, PAGE 292, DEEDS OF LOS ANGELES COUNTY.
 AFFECTS : THE NORTH 30 FEET OF SAID PARCELS 1 AND 2.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

10. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT
RECORDED : IN BOOK 1968, PAGE 298, OFFICIAL RECORDS.

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER
INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH
AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN
ARE DELETED.

11. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED BY
THE MAP OF
SUBDIVISION : SAID MAP OF TRACT NO. 1165.
FOR : PUBLIC UTILITIES.
AFFECTS : THE EASTERLY 5 FEET OF PARCEL 3.

12. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
FOR : POLE LINES AND CONDUITS.
RECORDED : IN BOOK 2067, PAGE 226, OFFICIAL RECORDS.
AFFECTS : THE EASTERLY 6 FEET OF PARCEL 3.

13. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
FOR : POLE LINES AND CONDUITS.
RECORDED : IN BOOK 2067, PAGE 227, OFFICIAL RECORDS.
AFFECTS : THE WEST 5 FEET OF PARCEL 4.

14. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.
FOR : POLE LINES AND CONDUITS.
RECORDED : IN BOOK 2082, PAGE 121, OFFICIAL RECORDS.
AFFECTS : THE EASTERLY 5 FEET OF PARCEL 3.

15. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT
RECORDED : IN BOOK 2349, PAGE 628, OFFICIAL RECORDS.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

PRELIMINARY REPORT FOR: TENTATIVE PARCEL MAP NO. 87-161.

THIS REPORT IS ISSUED FOR THE BENEFIT OF THE SUBDIVIDER, AND THE SUBDIVIDER'S ENGINEER, THE COUNTY AND ANY CITY WITHIN WHICH THE SUBDIVISION IS LOCATED.

THE LIABILITY UNDER THIS REPORT SHALL NOT EXCEED THE SUM OF \$1,000.00.

IN CONNECTION WITH THE PROPOSED RECORDATION OF SAID MAP, A PRELIMINARY EXAMINATION OF THOSE PUBLIC RECORDS, WHICH UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND SHOWN ON SAID MAP, DISCLOSES THAT THE FOLLOWING ARE THE ONLY PARTIES WHO MAY BE REQUIRED TO SIGN THE MAP UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT AND/OR GOVERNMENT CODE.

1) YONG HOON CHO AND JEONG AHE CHO, AS RECORD OWNERS.

2) FIRST FIDELITY THRIFT & LOAN ASSOCIATION, A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED AUGUST 21, 1986 AS INSTRUMENT NO. 86-573829, OFFICIAL RECORDS.

3) HYON LEE, WHA SUN LEE, MANNY CHOY AND JUNE Y. CHOY, AS BENEFICIARIES UNDER THAT CERTAIN DEED OF TRUST RECORDED NOVEMBER 21, 1986 AS INSTRUMENT NO. 86-573830, OFFICIAL RECORDS.

4) BANK OF SEOUL LOS ANGELES AGENCY, AS BENEFICIARY UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED JANUARY 21, 1987 AS INSTRUMENT NO. 87-034475, OFFICIAL RECORDS, AND RE-RECORDED JULY 13, 1987 AS INSTRUMENT NO. 87-395393, OFFICIAL RECORDS, AND RECORDED JULY 6, 1987 AS INSTRUMENT NO. 87-382181, OFFICIAL RECORDS.

5) BANK OF SEOUL, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED APRIL 29, 1988 AS INSTRUMENT NO. 88-199489, OFFICIAL RECORDS.

THE SIGNATURE(S) OF THE FOLLOWING PARTY(IES) MAY BE ~~OMITTED~~ IF THEIR RESPECTIVE INTEREST(S) ARE SHOWN ON THE MAP OF SAID TRACT, UNLESS THEIR SIGNATURE(S) IS/ARE REQUIRED BY THE GOVERNING BODY PURSUANT TO SECTION 66436 OF THE GOVERNMENT CODE:

- ✓ 6) THE CITY OF GARDEN GROVE, HOLDER OF EASEMENTS RECORDED IN BOOK 77, PAGE 292, DEEDS OF LOS ANGELES COUNTY; IN BOOK 4980, PAGE 230, OFFICIAL RECORDS AND RECORDED IN BOOK 9156, PAGE 135, OFFICIAL RECORDS.
- ✓ 7) SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF EASEMENTS RECORDED IN BOOK 2067, PAGE 226, OFFICIAL RECORDS; AND IN BOOK 2067, PAGE 227, OFFICIAL RECORDS.
- ✓ 8) THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT RECORDED IN BOOK 2082, PAGE 121, OFFICIAL RECORDS.
- ✓ 9) RAYMOND D. ELLIOTT, HOLDER OF AN EASEMENT RECORDED IN BOOK 2349, PAGE 628, OFFICIAL RECORDS.
- ✓ 10) FRANK GAILEY AND MARY GAILEY, HOLDER OF AN EASEMENT RECORDED IN BOOK 2673, PAGE 529, OFFICIAL RECORDS.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

IT IS MANDATORY THAT WITH THE SUBMISSION OF A FIRST CHECK PRINT OF SAID MAP A COPY OF THIS REPORT BE SUBMITTED TO THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

NOTE: THIS REPORT IS ISSUED AS AN ACCOMMODATION TO YOU IN ACCORDANCE WITH THE REQUEST OF THE SUBDIVIDER, AND IS BASED ON A PRINT OF PROPOSED PARCEL MAP NO. 87-161.

NO INFERENCE SHOULD BE DRAWN THAT SAID MAP WILL BE RECORDED, NOR, THAT IN THE EVENT IT IS, THAT THE LAND OR LOTS SHOWN ON SAID PRINT WILL CONFORM TO THE RECORDED MAP.

NEITHER SHOULD ANY INSTRUMENTS BE PREPARED BASED ON THIS REPORT AND THIS COMPANY ASSUMES NO LIABILITY IF THIS REPORT IS USED FOR ANY PURPOSE IN VIOLATION OF THE REAL ESTATE LAW AND/OR SUBDIVISION MAP ACT.

THIS REPORT IS BASED UPON THE RECORD TITLE AT THE DATE HEREOF. IF THE SUBJECT PROPERTY IS FURTHER CONVEYED OR ENCUMBERED, THE SIGNATURES OF SUCH INTEREST HOLDERS WILL BE REQUIRED AS PARTIES NECESSARY TO EXECUTE THE RECORD MAP AND EFFECT PROPER DEDICATIONS.

WHEN THE RECORD MAP IS READY FOR CHECKING BY THE CITY ENGINEER AND/OR THE COUNTY SURVEYOR, PLEASE FORWARD AN ADDITIONAL COPY TO THIS OFFICE.

DURING THE PERIOD EXTENDING FROM NOVEMBER 1, 1988 THROUGH FEBRUARY 29, 1989, BOTH INSTALLMENTS OF TAXES FOR 1988-1989 MUST BE PAID BEFORE ANY SUBDIVISION MAP CAN BE RECORDED. IN ORDER TO EXPEDITE THE PROCESSING OF YOUR MAP, WE SUGGEST THAT YOU SUBMIT YOUR TAX BILL AND YOUR CHECK IN PAYMENT THEREOF (MADE PAYABLE TO THE COUNTY TAX COLLECTOR) TO THIS OFFICE SO THAT WE MAY PAY THE TAXES FOR YOU, THUS ELIMINATING ANY UNNECESSARY DELAY IN THE PROCESSING OF YOUR MAP.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

DESCRIPTION:

BEING A SUBDIVISION OF THE FOLLOWING:

PARCEL 1:

THE EAST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 7, ET SEQ., OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 808.5 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 480.00 FEET; THENCE WEST 181.5 FEET; THENCE NORTH 480 FEET; AND THENCE EAST 181.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 7, ET SEQ., OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 808.5 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 400.00 FEET; THENCE WEST 181.5 FEET; THENCE NORTH 400 FEET; AND THENCE EAST 181.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 40.00 FEET OF THE NORTH 317.00 FEET OF LOT 60, TRACT 1165, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 3, 4 AND 5, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 6, 990 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 6, 400 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, 5.30 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 60 OF TRACT NO. 1165, AS PER MAP RECORDED IN BOOK 43, PAGES 3, 4 AND 5, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 60, 400 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE, 5.20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 50 FEET THEREOF, LYING WITHIN TENTATIVE PARCEL MAP 87-161.

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To: George L. Tindall
 From: Patrick P. Importuna
 Dept: City Manager
 Dept: Development Services
 Subject: COMMUNITY PLANNING & DEVELOPMENT PROGRAM: Consideration of the Final Subdivision Map for Parcel Map No. 87-161
 Date: February 3, 1989

OBJECTIVE

To obtain approval for Parcel Map No. 87-161.

BACKGROUND

Parcel Map No. 87-161 is to consolidate parcels to provide a developable lot. The development is located on the south side of Garden Grove Boulevard, west of Brookhurst Street.

ANALYSIS

This project is being developed by Paul Kim under Planned Unit Development No. PUD-101-87. The Tentative Map was approved by the Planning Commission on May 14, 1987, by Resolution No. 3685.

Staff has reviewed all documentation relating to this subdivision regarding City Ordinance and the State Map Act and finds this map in compliance.

RECOMMENDATION

It is recommended that the City Council approve the Final Parcel Map for Parcel Map No. 87-161 as described above.

PATRICK P. IMPORTUNA
 Assistant City Manager/
 Development Services Director

By: *Frank E. Pollard*
 Frank E. Pollard
 Civil Engineer

RECOMMENDED FOR APPROVAL

P. Importuna
 George L. Tindall
 City Manager

FEP:ns
 Attachments: Map
 Planning Commission Resolution No. 3685

EWCD

Appr'd: 2-21-89

(5-0)

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 6th day of July, 1987, by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, DONOVAN, KRIEGER, LITRELL, CANNON
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC
CITY CLERK

RESOLUTION NO. 6898-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-101-87, AND REZONING AND SITE DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-05, 58

WHEREAS, the subject case, initiated by Paul Kim, requests rezoning from the C-2 General Commercial zone, to the PUD (Planned Unit Development) zone, and approval for the construction of a 141-room Ramada Inn and restaurant; and

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

WHEREAS, pursuant to Resolution No. 3685, the Planning Commission recommended approval of PUD-101-87 and PM-87-161 on May 14, 1987; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on July 6, 1987, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-101-87 and Parcel Map are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3685, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 6th day of July, 1987.

/s/ JONATHAN H. CANNON
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC
CITY CLERK

SCALE:

ACREAGE : 1.988ACRES
NO. OF PARCEL : 1

BLOCK 5848 MODULE 80,81,90,91

DATE OF SURVEY :
AUGUST, 1988

PARCEL MAP NO.87-161

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

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUATER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLAS AS PER MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAP AND A PORTION OF LOT 60, TRACT NO 185, AS PER MAP RECORDED IN BOOK 43, PAGES 3, 4 AND 5, OF MISCELLANEOUS MAP, RECORDS OF ORANGE COUNTY CA.

TAK Y, KIM

L.S. 5462

SHEET 1 OF 2 SHEETS

ACCEPTED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
LEE A BRANCH
COUNTY RECORDER
BY _____ DEPUTY

OWNERS' CERTIFICATE:

WE, THE UNDERSIGNED, HAVE ALL INTERESTS, RIGHTS AND CLAIMS IN THE LAND COVERED BY THIS MAP, OR INTEREST THEREIN, TO THE PREPARATION AND RECORDEMENT OF THIS MAP, AS SHOWN WITHIN THE DISTRICT BOUNDARY LINE. WE HEREBY AGREE TO THE PUBLIC FOR STREET IMPROVEMENTS: GARDEN GROVE BULEVARD.

[Signatures]
TAK Y, KIM, OWNER

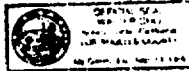
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 11TH DAY OF FEBRUARY, 1989, BEFORE ME, a Notary Public in and for said State, personally appeared Tak Y Kim, known to me to be the owner of the above described property, and he acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed and he acknowledged to me that he executed the same.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE

[Signature]
MY PRINCIPAL PLACE OF BUSINESS IS
IN LOS ANGELES COUNTY
MY COMMISSION EXPIRES SEP 13 1989



STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 11TH DAY OF FEBRUARY, 1989, BEFORE ME, a Notary Public in and for said State, personally appeared Tak Y Kim, known to me to be the owner of the above described property, and he acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed and he acknowledged to me that he executed the same.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON THIS 11TH DAY OF FEBRUARY, 1989, BEFORE ME, a Notary Public in and for said State, personally appeared Tak Y Kim, known to me to be the owner of the above described property, and he acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed and he acknowledged to me that he executed the same.

NOTARY PUBLIC IN AND FOR SAID STATE

[Signature]
MY PRINCIPAL PLACE OF BUSINESS IS
IN LOS ANGELES COUNTY
MY COMMISSION EXPIRES SEP 13 1989



SIGNATURE OMISSIONS:

- PRESENT IN SECTION 101(9) OF THE SUBDIVISION MAP AT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
- THE CITY OF GARDEN GROVE ENGINEER OF RECORDS FOR STREET AND SANITARY IMPROVEMENTS RECORDED IN BOOK 17, PAGE 200, BOOKS OF LOS ANGELES COUNTY, IN BOOK 400, PAGE 170 OFFICIAL RECORDS AND RECORDED IN BOOK 51, PAGE 70, OFFICIAL RECORDS.
 - SUPPLEMENTARY CHARTER CHARTER, A CORPORATION, ENGINEER OF RECORDS FOR PUBLIC UTILITY IMPROVEMENTS RECORDED IN BOOK 51, PAGE 80 AND 87 OFFICIAL RECORDS.
 - THE PUBLIC UTILITY ENGINEER AND THE BOARD OF SUPERVISORS, A CORPORATION, ENGINEER OF RECORDS FOR PUBLIC UTILITY IMPROVEMENTS RECORDED IN BOOK 51, PAGE 100, OFFICIAL RECORDS.
 - OFFICER D. BILLY, ENGINEER OF RECORDS RECORDED IN BOOK 51, PAGE 110, OFFICIAL RECORDS.
 - FRANK GILLET AND BERT GILLET, ENGINEER OF RECORDS RECORDED IN BOOK 51, PAGE 120, OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE:

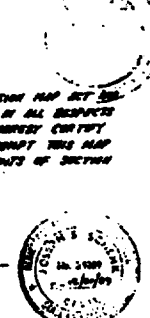
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TAK Y KIM AND HIS WIFE, ON FEBRUARY 11, 1988. I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, OR THAT THEY WILL BE COMPLIED WITH WITHIN 30 DAYS AFTER THE RECORDEMENT OF THIS MAP, AND THAT SAID REQUIREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE CARRIED OUT. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONTINUOUSLY APPROVED TENTATIVE MAP, IF ANY.

[Signature]
TAK Y. KIM, L.S. 5462

CITY ENGINEER'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR. I ALSO HEREBY CERTIFY THAT THE ORDINANCES OF THE CITY OF GARDEN GROVE EXEMPT THIS MAP FROM THE SIGNATURE AND SIGNATURE CHIEF REQUIREMENTS OF SECTION 66001(7) OF THE SUBDIVISION MAP ACT.

DATED THIS 10th DAY OF February, 1989
BY *[Signature]*



COUNTY SURVEYOR'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS ___ DAY OF ___, 1989.
C.E. BELVIN
COUNTY SURVEYOR BY *[Signature]*

COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OF ANY DATE THROUGH THE FEDERAL STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS ___ DAY OF ___, 1989
ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR BY *[Signature]*

CLERK OF THE BOARD OF SUPERVISORS' TAX CERTIFICATE:

I HEREBY CERTIFY TO THE RECORDS OF ORANGE THAT THE REQUIREMENTS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING LIENS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS ___ DAY OF ___, 1989
LENA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP HAS FILED WITH THE CITY OF GARDEN GROVE AS A REGULAR BUSINESS MATTER FILED ON THE ___ DAY OF ___, 1989, AND THE THEREAFTER SAID COUNTY DIV. OF AN ORDER FILED RECORD AND CERTIFIED, SUFFICIENT AND BEING AN ORDER OF THE CITY OF GARDEN GROVE FOR STREET IMPROVEMENTS.

DATED THIS ___ DAY OF ___, 1989
BY _____
CITY CLERK OF GARDEN GROVE

SCALE: 1" = 50'
 ACREAGE: 1.988 ACRES
 NO. OF PARCELS: 1

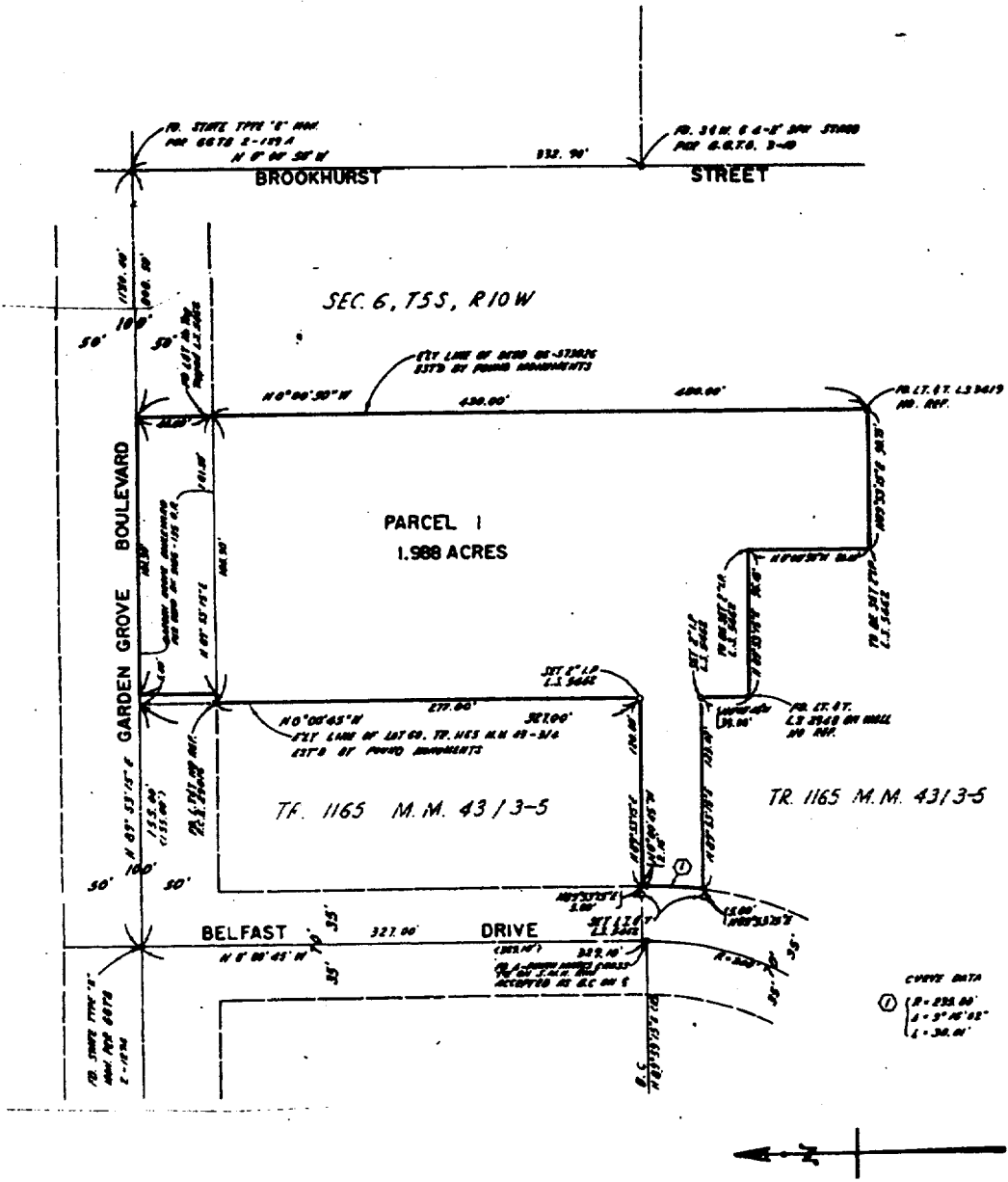
SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 87-161

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

TAIK Y. KIM

L.S. 5462



BASIS OF BEARING:

THE BEARING N 89° 54' 15" E ALONG THE CENTERLINE OF GARDEN GROVE BOULEVARD SHOWN ON TRACT NO. 1163 RECORDED IN BOOK 43, PAGE 310 OF M.M. IN THE OFFICE OF THE COUNTY SURVEYOR OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

- NO MONUMENT AS SHOWN
- SET 1" LP WITH L.S. 5462 UNLESS OTHERWISE NOTED
- BOUND DISTANCE FOR TRACT 1165 M.M. 43/3-5

CURVE DATA
 ① R = 225.00'
 Δ = 5° 40' 00"
 L = 38.61'

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM


To: Anthony J. Andrade
Dept: Controller
Subject: PARCEL MAP PLAN CHECK

From: Joseph S. Schenk
Dept: Development Services
Date: February 3, 1989

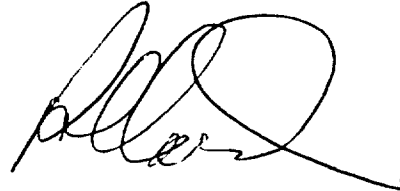
Transmitted herewith is a check in the amount of \$300.00, posted by Yong Hoon Cho.

This represents full payment for plan checking Final Parcel Map No. 87-161.

JOSEPH S. SCHENK
Engineering Services Manager

By: 
Frank E. Pollard
Civil Engineer





FEP:ns
Attachment



RECEIVED

JAN 3 - 1989

Public Works Dept.

ERNE SCHNEIDER
DIRECTOR, EMA

WILLIAM L. ZAUN
DIRECTOR OF PUBLIC WORKS

LOCATION:
12 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

TELEPHONE:
(714) 834-2300
FAX #: 835-7425

County of Orange

ENVIRONMENTAL MANAGEMENT AGENCY
PUBLIC WORKS

December 23, 1988

FILE

Taik Y. Kim
Kim Engineering
3400 W. 6th Street, Ste. 400
Los Angeles, CA 90020

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

P.M. 87-161

City of Garden Grove

First Check

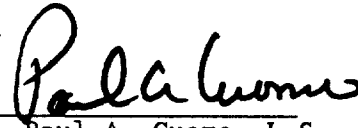
1. Remove one of the owners from the map or add another Notary Certificate. Change the heading "Beneficiary" to "Record "Owners".
2. The total acreage shown is incorrect.
3. The distinctive boundary does not agree with the Title Report.
4. Show the Book and Page for Tract 1165 in the legal description.
5. Check the street names and make the necessary correction.
6. Show the M.M. to Tract 1165 as M.M. 43/3-5.
7. Submit a copy of all city ties used to establish control.
8. Show record bearings and distances in parentheses and/or brackets and show the reference in the Monument Notes.
9. Correct the year shown in all certificates.
10. Refer to the B.C. on Belfast Drive; State the type of the ties, i.e... Cross Ties, 4-2' etc.
11. Submit a copy of O.R. 2673/529.

12. Use a lighter line weight for the Southerly right-of-way of Garden Grove Boulevard that adjoins Parcel 1.
13. Show Block 5848, Modules 80, 81, 90, 91, in the upper left hand corner of Sheet 1.
14. State the nature of the interest(s) listed in the Signature Omissions Note.
15. Submit two prints for a thorough recheck.
16. Questions concerning this review or letter should be directed to Dave Woolley at 834-3862.

Very truly yours,

John Canas, L.S.
Deputy County Surveyor

By



Paul A. Cuomo, L.S.
Supervising Land Surveyor

DW/MB:ac

Attachments

UNITED STATES POSTAL SERVICE
FIRST CLASS PERMIT NO. 1000 ATLANTA, GA
POSTAGE WILL BE PAID BY ADDRESSEE
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

Mr. King
630 Deanna Drive
Forest Beach, Ga 32640

[Handwritten signature]

REG 2 23 5 157
8 35

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

800 NORTH MAIN ST., SANTA ANA, CA. 92702 TEL. (714) 953-2020

NOVEMBER 17, 1988 PRELIMINARY SUBDIVISION REPORT

TO: YONG CHO
1319 WEST EL SEGUNDO
GARDENA, CALIFORNIA 90247

YOUR REFERENCE: TENTATIVE PARCEL MAP 87-161
OUR NO. : 756630

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, TICOR TITLE INSURANCE COMPANY OF CALIFORNIA HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH ON THE ATTACHED COVER. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. AS OF NOVEMBER 2, 1988

TITLE OFFICER: MARK LASSITER (DIRECT LINE 550-4526)

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:
PRELIMINARY SUBDIVISION REPORT

TITLE TO THE ESTATE OR INTEREST REFERRED TO HEREIN, AT THE DATE HEREOF, IS VESTED IN:

YONG HOON CHO AND JEONG AHE CHO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES
FOR THE FISCAL YEAR 1988-1989
TOTAL AMOUNT : \$11,857.34
FIRST INSTALLMENT : \$ 5,928.67
SECOND INSTALLMENT : \$ 5,928.67
AP NO. 098-070-58

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

2. GENERAL AND SPECIAL COUNTY AND CITY TAXES
FOR THE FISCAL YEAR 1988-1989
TOTAL AMOUNT : \$1,041.36
FIRST INSTALLMENT : \$ 520.68
SECOND INSTALLMENT : \$ 520.68
AP NO. 098-066-05

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

3. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE
TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE
FISCAL YEAR : 1987
AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$1,797.59
AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$1,819.26
AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$1,840.93
SALE NO. 87-003395

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

4. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE
TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE
FISCAL YEAR : 1987
AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$344.81

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$349.08
 AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$353.35
 SALE NO. 87-003395

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

5. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE FISCAL YEAR : 1987
 AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$28,026.52
 AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$28,365.14
 AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$28,703.76
 SALE NO. 87-003396

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

6. GENERAL AND SPECIAL COUNTY AND CITY PROPERTY TAXES DUE AND PAYABLE TOGETHER WITH SUBSEQUENT DELINQUENCIES ON TAX DEFAULTED PROPERTY FOR THE FISCAL YEAR : 1987
 AMOUNT TO PAY PRIOR TO: NOVEMBER 30, 1988, \$3,288.70
 AMOUNT TO PAY PRIOR TO: DECEMBER 31, 1988, \$3,330.55
 AMOUNT TO PAY PRIOR TO: JANUARY 31, 1989, \$3,372.40
 SALE NO. 87-003396 (.5010)

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

7. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

8. THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID LAND, AND THE RIGHT-OF-WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED
 RECORDED: FEBRUARY 15, 1881 IN BOOK 77, PAGE 292, DEEDS OF LOS ANGELES COUNTY.

SAID MATTER AFFECTS: PARCELS 1, 2 AND 4.

9. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 FOR : ROADS, RAILROADS AND DITCHES.
 RECORDED : FEBRUARY 15, 1881 IN BOOK 77, PAGE 292, DEEDS OF LOS ANGELES COUNTY.
 AFFECTS : THE NORTH 30 FEET OF SAID PARCELS 1 AND 2.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

10. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT
RECORDED : IN BOOK 1968, PAGE 298, OFFICIAL RECORDS.

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER
INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH
AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN
ARE DELETED.

11. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED BY
THE MAP OF
SUBDIVISION : SAID MAP OF TRACT NO. 1165.
FOR : PUBLIC UTILITIES.
AFFECTS : THE EASTERLY 5 FEET OF PARCEL 3.

12. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
FOR : POLE LINES AND CONDUITS.
RECORDED : IN BOOK 2067, PAGE 226, OFFICIAL RECORDS.
AFFECTS : THE EASTERLY 6 FEET OF PARCEL 3.

13. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
FOR : POLE LINES AND CONDUITS.
RECORDED : IN BOOK 2067, PAGE 227, OFFICIAL RECORDS.
AFFECTS : THE WEST 5 FEET OF PARCEL 4.

14. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.
FOR : POLE LINES AND CONDUITS.
RECORDED : IN BOOK 2082, PAGE 121, OFFICIAL RECORDS.
AFFECTS : THE EASTERLY 5 FEET OF PARCEL 3.

15. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT
RECORDED : IN BOOK 2349, PAGE 628, OFFICIAL RECORDS.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

16. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, PROVIDED IN THE DECLARATION ABOVE MENTIONED

FOR : POLE LINES AND CONDUITS.
AFFECTS : THE REAR 5 FEET OF PARCEL 3.

17. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : FRANK GAILEY AND MARY GAILEY.
FOR : ROAD PURPOSES.
RECORDED : IN BOOK 2673, PAGE 529, OFFICIAL RECORDS.
AFFECTS : THE WEST 10 FEET OF PARCEL 2.

AN AGREEMENT RELATING TO SAID EASEMENT DATED FEBRUARY 23, 1945, EXECUTED BY M. M. CRAWLEY AND WELTON E. TYHURST, AS GRANTOR, AND FRANK GAILEY AND MARY GAILEY, AS GRANTEE, RECORDED MAY 7, 1956 IN BOOK 3500, PAGE 85 OF OFFICIAL RECORDS, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR FULL PARTICULARS.

18. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : THE CITY OF GARDEN GROVE.
FOR : ROAD PURPOSES.
RECORDED : IN BOOK 4980, PAGE 230, OFFICIAL RECORDS.
AFFECTS : THE NORTH 50 FEET OF PARCEL 2.

19. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : THE CITY OF GARDEN GROVE.
FOR : PUBLIC STREET AND HIGHWAY PURPOSES.
RECORDED : DECEMBER 5, 1969 IN BOOK 9156, PAGE 135, OFFICIAL RECORDS.
AFFECTS : THE NORTHERLY 30 FEET OF PARCEL 1.

20. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : NOVEMBER 19, 1986.
AMOUNT : \$500,000.00
TRUSTOR : YONG HOON CHO AND JEONG HAE CHO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY.
TRUSTEE : MID-CAL SERVICES, A CALIFORNIA CORPORATION.
BENEFICIARY : FIRST FIDELITY THRIFT & LOAN ASSOCIATION, A CALIFORNIA CORPORATION.
RECORDED : NOVEMBER 21, 1986.
INSTRUMENT NO. : 86-573829, OFFICIAL RECORDS.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

21. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : SEPTEMBER 16, 1986.
AMOUNT : \$350,000.00
TRUSTOR : YONG HOON CHO AND JEONG HAE CHO, HUSBAND AND WIFE.
TRUSTEE : TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION.
BENEFICIARY : HYON LEE AND WHA SUN LEE, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST; AND MANNY CHOY AND JUNE Y. CHOY, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON.
RECORDED : NOVEMBER 21, 1986.
INSTRUMENT NO.: 86-573830, OFFICIAL RECORDS.

SAID DEED OF TRUST IS SUBJECT TO THE DEED OF TRUST SHOWN ABOVE.

22. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : JANUARY 13, 1987.
AMOUNT : \$200,000.00
TRUSTOR : YONG HOON CHO AND JEONG HAE CHO, WHO ACQUIRED TITLE AS JEONG HAE CHO, HUSBAND AND WIFE.
TRUSTEE : UNITED TITLE COMPANY, A CALIFORNIA CORPORATION.
BENEFICIARY : BANK OF SEOUL LOS ANGELES AGENCY.
RECORDED : JANUARY 21, 1987.
INSTRUMENT NO.: 87-034475, OFFICIAL RECORDS.
AND RE-RECORDED: JULY 13, 1987 AS INSTRUMENT NO. 87-395393, OFFICIAL RECORDS.

23. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : JULY 1, 1987.
AMOUNT : TO SECURE CERTAIN OBLIGATIONS.
TRUSTOR : YONG HOON CHO AND JEONG HAE CHO, HUSBAND AND WIFE.
TRUSTEE : AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION.
BENEFICIARY : BANK OF SEOUL LOS ANGELES AGENCY.
RECORDED : JULY 6, 1987.
INSTRUMENT NO.: 87-382181, OFFICIAL RECORDS.

24. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : APRIL 29, 1988.
AMOUNT : TO SECURE CERTAIN OBLIGATIONS.
TRUSTOR : YONG HOON CHO AND JEONG HAE CHO, WHO ACQUIRED TITLE AS JEONG HAE CHO.
TRUSTEE : TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION.
BENEFICIARY : BANK OF SEUL.
RECORDED : APRIL 29, 1988.
INSTRUMENT NO.: 88-199489, OFFICIAL RECORDS.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

PRELIMINARY REPORT FOR: TENTATIVE PARCEL MAP NO. 87-161.

THIS REPORT IS ISSUED FOR THE BENEFIT OF THE SUBDIVIDER, AND THE SUBDIVIDER'S ENGINEER, THE COUNTY AND ANY CITY WITHIN WHICH THE SUBDIVISION IS LOCATED.

THE LIABILITY UNDER THIS REPORT SHALL NOT EXCEED THE SUM OF \$1,000.00.

IN CONNECTION WITH THE PROPOSED RECORDATION OF SAID MAP, A PRELIMINARY EXAMINATION OF THOSE PUBLIC RECORDS, WHICH UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND SHOWN ON SAID MAP, DISCLOSES THAT THE FOLLOWING ARE THE ONLY PARTIES WHO MAY BE REQUIRED TO SIGN THE MAP UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT AND/OR GOVERNMENT CODE.

- 1) YONG HOON CHO AND JEONG AHE CHO, AS RECORD OWNERS.
- 2) FIRST FIDELITY THRIFT & LOAN ASSOCIATION, A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED AUGUST 21, 1986 AS INSTRUMENT NO. 86-573829, OFFICIAL RECORDS.
- 3) HYON LEE, WHA SUN LEE, MANNY CHOY AND JUNE Y. CHOY, AS BENEFICIARIES UNDER THAT CERTAIN DEED OF TRUST RECORDED NOVEMBER 21, 1986 AS INSTRUMENT NO. 86-573830, OFFICIAL RECORDS.
- 4) BANK OF SEOUL LOS ANGELES AGENCY, AS BENEFICIARY UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED JANUARY 21, 1987 AS INSTRUMENT NO. 87-034475, OFFICIAL RECORDS, AND RE-RECORDED JULY 13, 1987 AS INSTRUMENT NO. 87-395393, OFFICIAL RECORDS, AND RECORDED JULY 6, 1987 AS INSTRUMENT NO. 87-382181, OFFICIAL RECORDS.
- 5) BANK OF SEOUL, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED APRIL 29, 1988 AS INSTRUMENT NO. 88-199489, OFFICIAL RECORDS.

THE SIGNATURE(S) OF THE FOLLOWING PARTY(IES) MAY BE OMITTED IF THEIR RESPECTIVE INTEREST(S) ARE SHOWN ON THE MAP OF SAID TRACT, UNLESS THEIR SIGNATURE(S) IS/ARE REQUIRED BY THE GOVERNING BODY PURSUANT TO SECTION 66436 OF THE GOVERNMENT CODE:

- 6) THE CITY OF GARDEN GROVE, HOLDER OF EASEMENTS RECORDED IN BOOK 77, PAGE 292, DEEDS OF LOS ANGELES COUNTY; IN BOOK 4980, PAGE 230, OFFICIAL RECORDS AND RECORDED IN BOOK 9156, PAGE 135, OFFICIAL RECORDS.
- 7) SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF EASEMENTS RECORDED IN BOOK 2067, PAGE 226, OFFICIAL RECORDS; AND IN BOOK 2067, PAGE 227, OFFICIAL RECORDS.
- 8) THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT RECORDED IN BOOK 2082, PAGE 121, OFFICIAL RECORDS.
- 9) RAYMOND D. ELLIOTT, HOLDER OF AN EASEMENT RECORDED IN BOOK 2349, PAGE 628, OFFICIAL RECORDS.
- 10) FRANK GAILEY AND MARY GAILEY, HOLDER OF AN EASEMENT RECORDED IN BOOK 2673, PAGE 529, OFFICIAL RECORDS.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

IT IS MANDATORY THAT WITH THE SUBMISSION OF A FIRST CHECK PRINT OF SAID MAP A COPY OF THIS REPORT BE SUBMITTED TO THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

NOTE: THIS REPORT IS ISSUED AS AN ACCOMMODATION TO YOU IN ACCORDANCE WITH THE REQUEST OF THE SUBDIVIDER, AND IS BASED ON A PRINT OF PROPOSED PARCEL MAP NO. 87-161.

NO INFERENCE SHOULD BE DRAWN THAT SAID MAP WILL BE RECORDED, NOR, THAT IN THE EVENT IT IS, THAT THE LAND OR LOTS SHOWN ON SAID PRINT WILL CONFORM TO THE RECORDED MAP.

NEITHER SHOULD ANY INSTRUMENTS BE PREPARED BASED ON THIS REPORT AND THIS COMPANY ASSUMES NO LIABILITY IF THIS REPORT IS USED FOR ANY PURPOSE IN VIOLATION OF THE REAL ESTATE LAW AND/OR SUBDIVISION MAP ACT.

THIS REPORT IS BASED UPON THE RECORD TITLE AT THE DATE HEREOF. IF THE SUBJECT PROPERTY IS FURTHER CONVEYED OR ENCUMBERED, THE SIGNATURES OF SUCH INTEREST HOLDERS WILL BE REQUIRED AS PARTIES NECESSARY TO EXECUTE THE RECORD MAP AND EFFECT PROPER DEDICATIONS.

WHEN THE RECORD MAP IS READY FOR CHECKING BY THE CITY ENGINEER AND/OR THE COUNTY SURVEYOR, PLEASE FORWARD AN ADDITIONAL COPY TO THIS OFFICE.

DURING THE PERIOD EXTENDING FROM NOVEMBER 1, 1988 THROUGH FEBRUARY 29, 1989, BOTH INSTALLMENTS OF TAXES FOR 1988-1989 MUST BE PAID BEFORE ANY SUBDIVISION MAP CAN BE RECORDED. IN ORDER TO EXPEDITE THE PROCESSING OF YOUR MAP, WE SUGGEST THAT YOU SUBMIT YOUR TAX BILL AND YOUR CHECK IN PAYMENT THEREOF (MADE PAYABLE TO THE COUNTY TAX COLLECTOR) TO THIS OFFICE SO THAT WE MAY PAY THE TAXES FOR YOU, THUS ELIMINATING ANY UNNECESSARY DELAY IN THE PROCESSING OF YOUR MAP.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

DESCRIPTION:

BEING A SUBDIVISION OF THE FOLLOWING:

PARCEL 1:

THE EAST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 7, ET SEQ., OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 808.5 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 480.00 FEET; THENCE WEST 181.5 FEET; THENCE NORTH 480 FEET; AND THENCE EAST 181.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 7, ET SEQ., OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 808.5 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 400.00 FEET; THENCE WEST 181.5 FEET; THENCE NORTH 400 FEET; AND THENCE EAST 181.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 40.00 FEET OF THE NORTH 317.00 FEET OF LOT 60, TRACT 1165, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 3, 4 AND 5, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 6, 990 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 6, 400 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, 5.30 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 60 OF TRACT NO. 1165, AS PER MAP RECORDED IN BOOK 43, PAGES 3, 4 AND 5, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 60, 400 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID SECTION 6; THENCE EASTERLY ALONG SAID NORTH LINE, 5.20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 50 FEET THEREOF, LYING WITHIN TENTATIVE PARCEL MAP 87-161.

RESOLUTION NO. 6898-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-101-87, AND REZONING AND SITE DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-05, 58

WHEREAS, the subject case, initiated by Paul Kim, requests rezoning from the C-2 General Commercial zone, to the PUD (Planned Unit Development) zone, and approval for the construction of a 141-room Ramada Inn and restaurant; and

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

WHEREAS, pursuant to Resolution No. 3685, the Planning Commission recommended approval of PUD-101-87 and PM-87-161 on May 14, 1987; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on July 6, 1987, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-101-87 and Parcel Map are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3685, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.
3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 6th day of July, 1987.

/s/ JONATHAN H. CANNON
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC
CITY CLERK

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 6th day of July, 1987, by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, DONOVAN, KRIEGER, LITTRELL, CANNON
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC
CITY CLERK

RESOLUTION NO. 3685

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT AND PARCEL MAP FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-02 THRU 05 AND 098-070-58

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on May 14, 1987 does hereby recommend approval of PUD-101-87/PM-87-161.

BE IT FURTHER RESOLVED in the matter of PUD-101-87/PM-87-161, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Paul Kim.
2. The applicant is requesting to rezone the site from the C-2 (General commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four-story, 141-room Ramada Inn in two phases (116 Phase I and 25 Phase II) and restaurant on an approximately 96,950 square foot (2.23 acre) site. The site is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment.
4. The subject property is zoned C-2 and is partially vacant and improved with retail businesses.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on May 14, 1987, 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 May 14, 1987; 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 9220.4, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the Land Use Element of the General Plan; and

The proposed development is a permitted use in the PUD zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject PUD/PM does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.

2. 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 the subject case:

- A. Approval of this Planned Unit Development/Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- B. Minor modifications, including color changes of structures, shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new Planned Unit Development/Parcel Map application shall be filed which reflects the revisions made.
- C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.

- F. Grading, drainage, and underground utility plans are required.
- G. The applicant shall submit a detailed landscaping plan for the project, to be approved by the Development Services Department, Planning Division prior to the issuance of building permits. Said plan shall meet all applicable development standards and code requirements, in addition to the following:

- 1. The landscaping plan shall include stamped, colored concrete at all entry points.
- 2. Two 36" box theme trees shall be located at each entry point.

Any modifications to the landscaping condition will require approval of the Planning Commission.

- H. All conditions of the Garden Grove Fire Department shall be complied with including, but not limited to, the following:

- 1. Install an alarm system as per current Uniform Fire Code.
- 2. Subterranean parking shall be protected by an automatic fire sprinkler system.
- 3. An on-site fire hydrant shall be required, to be located in parking planter fifty feet (50') north of building, adjacent to Trask enclosure. Hydrant shall flow 1500 gpm, minimum.
- 4. Limit areas between two-hour separations to 3,700 square feet or protect entire building with an automatic fire sprinkler system due to excessive fire flow.

- I. All provisions of the Public Works Department shall be complied with, including but not limited to, the following:

- 1. The Kerry Street driveway shall be one-way only and shall be posted at both ends and be gated at Kerry Street.
- 2. Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type 24-4-80 Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.
- 3. Close the 110 feet median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.

4. Install one-way signs on the south side of Garden Grove Boulevard in front of the hotel and at the east hotel driveway exit to ensure that only right-turn movements can be affected from the hotel driveways, as shown on Figure 8. The main hotel driveway at the west end should be posted with a "No Left Turn" sign to discourage motorists from turning left from the driveway into northbound Brookhurst Way.
5. Relocate the pedestrian crosswalk from existing location as shown on Figure 6 to location next to the proposed Type 24-4-80 Signal Pole as shown on Figures 7 and 8, and reinstall pedestrian push button to facilitate pedestrian movement.
6. Extend the median approximately 11 feet into the new crosswalk to prevent direct access from the driveway into northbound Brookhurst Way and to provide refuge for pedestrians using the crosswalk as shown on Figure 8.
7. Construct wheelchair ramp per Caltrans Standard plans N8-B or equivalent City of Garden Grove Specific Plans.
8. Domestic water meters are to be located within the Garden Grove Boulevard Street right-of-way.
9. All meters 1 1/2" or larger shall have a proper approved back flow device.

All of the above shall be performed at the developer's expense.

- J. The tentative parcel map must be recorded within two years of the subject approvals.
- K. The applicant shall resubmit plans revising the proposed monument sign so that the sign will sit on a solid pedestal. Said pedestal and sign structure shall be architecturally compatible with the building design. Said sign requires approval of the Development Services Department, Planning Division and must be approved prior to the issuance of any on-site building permits. Pole and/or pylon signs are strictly prohibited. Changes to style, type and design of contents shall be approved by the Planning Commission.
- L. Approval is only for the restaurant and 116 guest rooms and Parcel Map. The applicant is required to submit a new Site Plan Revision for Phase II of the project (25 additional units). Said site shall require approval of the Planning Commission and will require the updating of the Traffic Impact Report. All PUD requirements shall be adhered to.

- M. The applicant shall reduce the two-way driveway located directly to the west of the main driveway, to a one-way driveway (15 feet wide) in order to provide a five foot wide landscape planter adjacent to the western perimeter wall.
- N. The applicant shall provide one additional trash enclosure for the project. It shall be located between the restaurant and the eastern property line and must be view obscured.
- O. The applicant shall show proof of ownership of Phase II parcels prior to issuance of building permits.
- P. The flat portion of the roof shall be treated with a covering or coating of a color-textured material to render all portions of the roof of compatible color and appearance from a roof top view. Such material shall be submitted to the Development Services Department for approval prior to the issuance of building permits.

ADOPTED this 14th day of May 1987.

/s/ MANUEL NUNES
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 May 14, 1987, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	BIXLER, MARGOLIN, POPE, NUNES, PRINGLE, NUESSELE, WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER
SECRETARY

3291T/1296A
05/21/87

Delbert L. Powers
City Manager
RAMADA INN

Stewart O. Miller
Development Services
April 16, 1987

Mr. Yong Hoon Cho has made an application with the City for approval of a 116 unit Ramada Inn on a site located on the south side of Garden Grove Boulevard, second lot east of Kerry Street. The applicant has purchased two parcels for this purpose. Staff has indicated their concern about leaving three small parcels on the east side of Kerry Street that contain old substandard buildings. The three parcels contain approximately 15,000 square feet of total land area (see attached map).

Staff has met with Mr. Chow and Ramada Inn representatives to determine the feasibility of acquiring these three parcels that would permit an additional 24 units. Both parties agreed that they would support the additional units if land could be acquired.

Mr. Chow stated that he would not be financially able to acquire the additional property until he had approval of the development and had recorded and obtained construction funds for the initial development. Upon loan recordation he could then proceed with development of the three parcels.

Staff contacted the property owners to determine their willingness to sell their properties. No values were discussed but the procedure of how properties are generally acquired was discussed. Both owners indicated they were willing to hear offers based on those procedures.

Agency, legal counsel and staff met with Mr. Chow to formulate an agreement for the above. The draft agreement proposes that a site plan be processed by the City that would contain two phases of development. Phase one would be the original two parcels and phase two would be for the three remaining parcels. Prior to building permits being issued for phase one, the developer would enter into an agreement with the Agency pursuant to which the developer agrees to acquire parcels 2, 3 and 4 for an amount not to exceed \$240,000 and thereafter construct phase II. To offer the best opportunity of implementation of phase II, acquisition of parcels 2, 3 and 4 would be by the Agency with the developer providing the necessary funds.

This item is tentatively scheduled for the Planning Commission on May 14, 1987.

STEWART O. MILLER, Director
Development Services Department

Blind Copy T. Clark

Delbert L. Powers

City Manager

Stewart O. Miller

Development Services

COMMUNITY PLANNING AND
DEVELOPMENT PROGRAM:

Consideration of a Requested
Planned Unit Development

No. PUD-101-87 and Parcel Map

No. PM-87-161 for Property Located

On the South Side of Garden Grove Boulevard,
East of Kerry Street

June 25, 1987

Objective

The attached materials contain all relevant documentation regarding consideration of a Planned Unit Development and Parcel Map Nos. PUD-101-87 and PM-87-161. The applicant, Paul Kim, 4630 Campus Drive, Newport Beach, is requesting to rezone the site from the C-2 (General commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four-story, 141-room Ramada Inn in two phases (116 Phase I and 25 Phase II) and restaurant on an approximately 96,950 square foot (2.25 acre) site. The site is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard. The City of Garden Grove prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

Background

The Planning Commission considered the request at a public hearing held on May 14, 1987, and recommended approval in that it is consistent with the General Plan, would be compatible with surrounding land uses and zoning, and meets applicable development standards for Planned Unit Developments and Parcel Maps.

The City Council has ordered a public hearing to be held on the request on July 6, 1987. At that time, it is in order for the City Council to take further testimony and consider the request.

Summary

Council action of the matter is final unless action is taken other than that recommended by the Planning Commission. In that case, the matter shall be returned to the Planning Commission for their reconsideration. Should the Council affirm the Planning Commission's recommendation, a resolution and ordinance are attached for adoption.

STEWART O. MILLER, Director
Development Services Department

By: Jerry L. Blum
Planning Division Manager

Attachments: Planning Commission Resolution No. 3685
Planning Commission Minute Excerpts of May 14, 1987
Staff Report
Draft Resolution
Draft Ordinance

3401T/1321A

RECEIVED

JAN 30 1987

Public Works Dept.

DEVELOPMENT REVIEW
AND COMMENT SHEET

PUD-101-87

CASE NUMBER

TO: TRAFFIC ENGINEERING DATE OUT: JAN 30, 1987
 FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987
 APPLICANT: PAUL KIM DATE IN: _____
 REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OFF KERRY ST.
 ADDRESS: 10022 GARDEN GROVE BLVD.
 ASSESSOR PARCEL NOS.: 098-066-53905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

There may be problems with guest parking and wishing to use the employee parking area and exit onto Kerry St. STREET LIGHTING IS OK JPK 2-3-87

IT IS STRONGLY SUGGESTED THAT THE DEVELOPER RECONSIDER THE PLACEMENT OF THE PROPOSED WESTERN-MOST DRIVEWAY. AS IT STANDS, THE DEVELOPER WILL HAVE TO PAY FOR AN EXTENSIVE AMOUNT OF TRAFFIC SIGNAL RELOCATION COST BECAUSE OF THE PROPOSED DRIVEWAY LOCATION. IT IS ALSO RECOMMENDED THAT THIS SITE BE SERVICED BY ONLY ONE DRIVEWAY OFF OF G.G. BLVD.

(over)

CONDITIONS OF APPROVAL (Specific)

1. PER POLICY "TWO FEET (MINIMUM) OF FULL HEIGHT CURB SHALL BE REQUIRED BETWEEN THE DRIVEWAY AND PROPERTY LINE EXTENDED".

2. Two way driveways onto arterials street shall be 30' minimum in width.

3. The Kerry St. Driveway shall be one way only, out and shall be posted at both ends.

4. There are MAJOR PROBLEMS WITH THE TRAFFIC SIGNAL. RED

STREET LIGHTING OK. JET 2-3-87. ALL COMPACT AND

HANDICAP PARKING STALLS SHALL BE SEPARATELY LABELLED.

ALL CURBS NOT A PART OF A PARKING STALL SHALL BE PAINTED RED FOR PARKING RESTRICTIONS. THE IDENTIFICATION SIGN ON G.G. BLVD. SHALL BE SET BACK ENOUGH AS NOT TO PROHIBIT SAFE SIGHT CLEARANCE. EXIT DRIVEWAY

PREPARED BY: TRAFFIC ENGINEERING

DATE: 2/5/87 EXTENSION: 610

DIV. /DEPT. HEAD

Karl Huy 5/15

DATE:

EXTENSION:

ON KERRY SHALL BE PROPERLY SIGNED AS SHOWN, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL TRAFFIC SIGNAL EQUIPMENT ABOVE AND BELOW GRADE. ALL CURB FRONTAGE ON G.G. BLVD SHALL BE SIGNED BY THE DEVELOPER FOR NO PARKING. DEVELOPER SHALL PROVIDE A MINIMUM OF 2' OF FULL FACE CURB FROM PROPERTY LINE. BECAUSE OF THE NON-COMMITTAL POSITION ON THE EXPANSIONS, THE DEVELOPER SHALL PROVIDE ALL OF THE REQUIRED PARKING STALLS ON SITE. THE FUTURE EXPANSION ONLY SUPPORTS THE NEED FOR THE REQUIRED PARKING STALLS. DEVELOPER SHALL CONSOLIDATED DRIVEWAYS ON G.G. BLVD. AND PROVIDE ONE DRIVEWAY AWAY FROM THE SIGNAL AT KERRY

(Use additional sheets if necessary)

BECAUSE OF THE CURRENT TRAFFIC IMPACTS IN AND AROUND THIS AREA, AND BECAUSE OF WHAT THIS USE WILL BRING, THE APPLICANT SHALL PROVIDE A COMPLETE TRAFFIC IMPACT REPORT FOR THE DEPT. OF PUBLIC WORKS REVIEW AND APPROVAL. DEVELOPER SHALL INSTALL MEDIAN ISLAND IMPROVEMENTS TO PROVIDE ORDERLY MANUEVERS INTO AND OUT OF SITE. NO LEFT TURNS WILL BE ALLOWED OUT OF THE WESTERNMOST

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	8	0	8	0.00 *	
NT	1	1,600	15	0	15	0.05	
NR	0	0	33	0	33	0.00	
SL	0	0	73	0	73	0.00	
ST	1	1,600	31	0	31	0.13 *	
SR	0	0	97	0	97	0.00	
EL	1	1,500	65	0	65	0.05	
ET	2	3,200	703	0	703	0.22 *	
ER	0	0	12	0	12	0.00	
WL	1	1,500	36	0	36	0.05 *	
WT	2	3,200	228	0	228	0.08	
WR	0	0	39	0	39	0.00	
Yellow Time						0.10 *	
					ICU=	0.50	
					LDS=	A	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvat.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	8	0	8	0.00 *	
NT	1	1,600	15	0	15	0.05	
NR	0	0	33	27	60	0.00	
SL	0	0	73	11	84	0.00	
ST	1	1,600	31	0	31	0.13 *	
SR	0	0	97	0	97	0.00	
EL	1	1,500	65	0	65	0.05	
ET	2	3,200	703	0	703	0.23 *	
ER	0	0	12	11	23	0.00	
ML	1	1,500	36	34	70	0.05 *	
MT	2	3,200	228	0	228	0.08	
MR	0	0	39	0	39	0.00	
Yellow Time						0.10 *	
						ICU= 0.51	
						LDS= A	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LDS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	46	0	46	0.00 *	
NT	1	1,600	49	0	49	0.14	
NR	0	0	133	0	133	0.00	
SL	0	0	327	0	327	0.00	
ST	1	1,600	50	0	50	0.29 *	
SR	0	0	89	0	89	0.00	
EL	1	1,500	159	0	159	0.11 *	
ET	2	3,200	894	0	894	0.29	
ER	0	0	29	0	29	0.00	
WL	1	1,500	17	0	17	0.05	
WT	2	3,200	910	0	910	0.31 *	
WR	0	0	66	0	66	0.00	
Yellow Time						0.10 *	

ICU= 0.80

LOS= D

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	46	0	46	0.00 *	
NT	1	1,600	49	0	49	0.16	
NR	0	0	133	30	163	0.00	
SL	0	0	327	6	333	0.00	
ST	1	1,600	50	0	50	0.30 *	
SR	0	0	89	0	89	0.00	
EL	1	1,500	159	0	159	0.11 *	
ET	2	3,200	894	0	894	0.29	
ER	0	0	29	6	35	0.00	
WL	1	1,500	17	18	35	0.05	
WT	2	3,200	910	0	910	0.31 *	
WR	0	0	66	0	66	0.00	
Yellow Time						0.10 *	
						ICU= 0.81	
						LOS= D	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A. M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	2	2,750	103	0	103	0.05	
NT	3	4,800	1,124	0	1,124	0.27 *	
NR	0	0	165	0	165	0.00	
SL	2	2,750	148	0	148	0.05 *	
ST	3	4,800	1,261	0	1,261	0.27	
SR	0	0	18	0	18	0.00	
EL	1	1,500	90	0	90	0.06	
ET	2	3,200	516	0	516	0.16 *	
ER	1	1,500	160	0	160	0.11	
ML	1	1,500	102	0	102	0.07 *	
MT	2	3,200	188	0	188	0.06	
MR	1	1,500	51	0	51	0.05	
Yellow Time						0.10 *	
						ICU= 0.65	
						LOS= B	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	2	2,750	103	25	128	0.05	
NT	3	4,800	1,124	0	1,124	0.27 *	
NR	0	0	165	0	165	0.00	
SL	2	2,750	148	0	148	0.05 *	
ST	3	4,800	1,261	0	1,261	0.27	
SR	0	0	18	0	18	0.00	
EL	1	1,500	90	10	100	0.07	
ET	2	3,200	516	4	520	0.16 *	
ER	1	1,500	160	11	171	0.11	
WL	1	1,500	102	0	102	0.07 *	
WT	2	3,200	188	9	197	0.06	
WR	1	1,500	51	0	51	0.05	
Yellow Time						0.10 *	
					ICU=	0.65	
					LOS=	B	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	2	2,750	195	0	195	0.07	
NT	3	4,800	1,461	0	1,461	0.34 *	
NR	0	0	156	0	156	0.00	
SL	2	2,750	186	0	186	0.07 *	
ST	3	4,800	1,324	0	1,324	0.28	
SR	0	0	40	0	40	0.00	
EL	1	1,500	92	0	92	0.06	
ET	2	3,200	533	0	533	0.17 *	
ER	1	1,500	198	0	198	0.13	
WL	1	1,500	183	0	183	0.12 *	
WT	2	3,200	703	0	703	0.22	
WR	1	1,500	139	0	139	0.09	
Yellow Time						0.10 *	
					ICU=	0.79	
					LDS=	C	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LDS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	2	2,750	195	14	209	0.08	
NT	3	4,800	1,461	0	1,461	0.34 *	
NR	0	0	156	0	156	0.00	
SL	2	2,750	186	0	186	0.07 *	
ST	3	4,800	1,324	0	1,324	0.28	
SR	0	0	40	0	40	0.00	
EL	1	1,500	92	11	103	0.07	
ET	2	3,200	533	16	549	0.17 *	
ER	1	1,500	198	12	210	0.14	
WL	1	1,500	183	0	183	0.12 *	
WT	2	3,200	703	5	708	0.22	
WR	1	1,500	139	0	139	0.09	
Yellow Time						0.10 *	
					ICU=	0.80	
					LOS=	C	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: AM PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,210	0	1,210	0.25	
NR	0	0	0	0	0	0.00	
SL	0	0	1	0	1	0.00	
ST	3	4,800	1,338	0	1,338	0.30 *	
SF	0	0	117	0	117	0.00	
EL	0	0	92	0	92	0.00	
ET	1	1,600	1	0	1	0.06 *	
ER	0	0	0	0	0	0.00	
NL	0	0	0	0	0	0.00 *	
NT	1	1,600	0	0	0	0.00	
NR	0	0	0	0	0	0.00	
Yellow Time						0.10 *	
					ICU=	0.46	
					LOS=	A	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,210	0	1,210	0.25	
NR	0	0	0	0	0	0.00	
SL	0	0	1	0	1	0.00	
ST	3	4,800	1,338	0	1,338	0.31 *	
SR	0	0	117	11	128	0.00	
EL	0	0	92	6	98	0.00	
ET	1	1,600	1	0	1	0.06 *	
ER	0	0	0	0	0	0.00	
NL	0	0	0	0	0	0.00 *	
NT	1	1,600	0	0	0	0.00	
NR	0	0	0	0	0	0.00	
Yellow Time						0.10 *	
						ICU= 0.47	
						LOS= A	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,605	0	1,605	0.33	
NR	0	0	2	0	2	0.00	
SL	0	0	0	0	0	0.00	
ST	3	4,800	1,352	0	1,352	0.36 *	
SR	0	0	393	0	393	0.00	
EL	0	0	203	0	203	0.00	
ET	1	1,600	1	0	1	0.13 *	
ER	0	0	0	0	0	0.00	
NL	0	0	1	0	1	0.00 *	
WT	1	1,600	1	0	1	0.05	
WR	0	0	2	0	2	0.00	
Yellow Time						0.10 *	

ICU= 0.59

LOS= A

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: P. M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,605	0	1,605	0.33	
NR	0	0	2	0	2	0.00	
SL	0	0	0	0	0	0.00	
ST	3	4,800	1,352	0	1,352	0.36 *	
SR	0	0	393	6	399	0.00	
EL	0	0	203	6	209	0.00	
ET	1	1,600	1	0	1	0.13 *	
ER	0	0	0	0	0	0.00	
WL	0	0	1	0	1	0.00 *	
WT	1	1,600	1	0	1	0.05	
WR	0	0	2	0	2	0.00	
Yellow Time						0.10 *	
						ICU= 0.60	
						LDS= A	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: ASL CONSULTING ENGINEERS

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	1	1,500	11	0	11	0.05 *	
NT	1	1,600	97	0	97	0.07	
NR	0	0	11	0	11	0.00	
SL	1	1,500	55	0	55	0.05	
ST	1	1,600	120	0	120	0.07 *	
SR	1	1,500	52	0	52	0.05	
EL	1	1,500	94	0	94	0.06	
ET	2	3,200	529	0	529	0.17 *	
ER	0	0	10	0	10	0.00	
WL	1	1,500	5	0	5	0.05 *	
WT	2	3,200	432	0	432	0.14	
WR	0	0	21	0	21	0.00	
Yellow Time						0.10 *	
					ICU=	0.44	
					LDS=	A	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LDS = Level Of Service.
- c) Base traffic volumes source: CITY OF G.G.R. FETSIM DATA 3/28/86
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

INTERSECTION - CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A. M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	Z Grn. Time Req'd	Notes
NL	1	1,500	11	0	11	0.05 *	
NT	1	1,600	97	0	97	0.07	
NR	0	0	11	2	13	0.00	
SL	1	1,500	55	3	58	0.05	
ST	1	1,600	120	0	120	0.07 *	
SR	1	1,500	52	0	52	0.05	
EL	1	1,500	94	0	94	0.06	
ET	2	3,200	529	6	535	0.17 *	
ER	0	0	10	0	10	0.00	
WL	1	1,500	5	1	6	0.05 *	
WT	2	3,200	432	1	433	0.14	
WR	0	0	21	3	24	0.00	
Yellow Time						0.10 *	

ICU= 0.45

LDS= A

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LDS = Level Of Service.
- c) Base traffic volumes source: CITY OF G. GR. FETSIM DATA 3/28/86
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	1	1,500	26	0	26	0.05	
NT	1	1,600	178	0	178	0.14 *	
NR	0	0	46	0	46	0.00	
SL	1	1,500	103	0	103	0.07 *	
ST	1	1,600	163	0	163	0.10	
SR	1	1,500	154	0	154	0.10	
EL	1	1,500	136	0	136	0.09 *	
ET	2	3,200	754	0	754	0.25	
ER	0	0	34	0	34	0.00	
WL	1	1,500	73	0	73	0.05	
WT	2	3,200	887	0	887	0.31 *	
WR	0	0	109	0	109	0.00	
Yellow Time						0.10 *	
					ICU=	0.71	
					LOS=	C	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: CITY OF G. GR. FETSIM DATA 3/28/86
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	1	1,500	26	0	26	0.05	
NT	1	1,600	178	0	178	0.14 *	
NR	0	0	46	1	47	0.00	
SL	1	1,500	103	2	105	0.07 *	
ST	1	1,600	163	0	163	0.10	
SR	1	1,500	154	0	154	0.10	
EL	1	1,500	136	0	136	0.09 *	
ET	2	3,200	754	3	757	0.25	
ER	0	0	34	0	34	0.00	
WL	1	1,500	73	1	74	0.05	
WT	2	3,200	887	1	888	0.31 *	
WR	0	0	109	3	112	0.00	
Yellow Time						0.10 *	
					ICU=	0.71	
					LOS=	C	

Notes:

- a) Asterisk (*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: CITY OF G. GR. FETSIM DATA 3/28/86
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST
 EAST-WEST STREET: BROOKHURST WAY
 TIME: 7:00-8:00 A DATE: 03-05-97

-----		-----		-----	
118	11310	1	1	Total	
=====		=====		=====	
17	171	0	0	1st	
22	228	0	0	2nd	
25	240	1	1	3rd	
91	852	0	0	4th	
-----		-----		-----	
Rt			Lt		
-----		-----		-----	

-----		-----		-----		-----		-----	
Rt	Lt	Rt	Lt	Rt	Lt	Rt	Lt	Rt	Lt
-----		-----		-----		-----		-----	
0	0	0	0	0	0	0	0	0	0
-----		-----		-----		-----		-----	
0	0	0	0	0	0	0	0	0	0
-----		-----		-----		-----		-----	
0	0	0	0	0	0	0	0	0	0
-----		-----		-----		-----		-----	
				1st	2nd	3rd	4th	Total	

Total	1st	2nd	3rd	4th	

90	107	12	247	217	Lt.

0	0	0	0	0	Rt.

0	0	0	0	0	Rt.

-----		-----		-----	
Lt		Rt			
-----		-----		-----	
1st	0	255	0		
-----		-----		-----	
2nd	0	295	0		
-----		-----		-----	
3rd	0	318	0		
-----		-----		-----	
4th	0	318	0		
-----		-----		-----	
Total	0	1186	0		
-----		-----		-----	

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ET

EAST-WEST STREET: BROOKHURST WAY

TIME: 9:00-9:05 A DATE: 03-05-87

107	1195	0	Total
39	342	0	1st
35	329	0	2nd
37	261	0	3rd
37	258	0	4th

Rt Lt

Rt	01	01	01	011	01
Lt	01	01	01	011	01
Total	01	01	01	011	01

Total	1st	2nd	3rd	4th	Rt
107	39	35	37	37	0
1195	342	329	261	258	0

1st	0	297	0
2nd	0	298	0
3rd	0	261	0
4th	0	226	0
Total	0	1077	0

Agenda Item	2.
Hearing Date	May 14, 1987
Case No.	PUD-101-87/ PM-87-161
Applicant	Paul Kim

I. APPLICANT'S REQUEST AS ADVERTISED

The applicant, Paul Kim, 4630 Campus Drive, Newport Beach, is requesting to rezone the site from the C-2 (General commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four-story, 164-room Ramada Inn in two phases (116 Phase I and 48 Phase II) and restaurant on an approximately 105,000 square foot (2.42 acre) site. The site is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard. The City of Garden Grove prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

After the above-mentioned project was advertised, the applicant reduced the number of requested hotel rooms from 164 to 141. This is also decreasing the lot size accordingly. Staff has reviewed this with the City Attorney's office where it was determined that by decreasing the scope of development the project would not have to be readvertised.

II. GENERAL INFORMATION

The subject property has a General Plan Classification of Commercial, as listed in the land use element of the Garden Grove General Plan.

General Plan

The proposed project is in conformance with the elements of the City's General Plan, including: Growth Policy, Land Use, Scenic Highway, Safety, Seismic Safety, Housing, Open Space, Noise, Circulation, and Conservation.

Land Use/Zoning

Description of Subject Property

Zoned C-2 (General Commercial) and is vacant.

Surrounding Use/Zoning

North

Across Garden Grove Boulevard zoned C-2 and is improved with retail businesses.

East	Zoned C-2 and is improved with a new car automobile dealership.
South	Across Larson Avenue zoned OS (Open Space) and is improved with Kiwanisland.
West	Zoned C-2 and is improved with retail businesses.

Environmental Determination

The Planning Coordinating Committee prepared a Negative Declaration on March 3, 1987, because the project will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act guidelines, as amended.

History

SPA-152-79

A Site Plan Amendment was approved by the Planning Commission and City Council to rezone the site from R-1 to C-2 and to construct a 30,000 square foot office/retail building. The site plan was never exercised and expired.

III. PUD ESTABLISHMENT

The applicant is requesting approval of a Planned Unit Development for a hotel and restaurant complex to be constructed in two phases. A Planned Unit Development is a zoning classification unto and by itself and establishes its own development requirements and guidelines. The following are those development requirements.

Permitted Uses

Hotel
Restaurant

Development Standards

Building Height	50 Ft.
Number of Hotel Rooms	141

Setbacks		
North	75	
South	10	
East	10	
West	10	
Parking	Phase I - 164	Phase II - 25
Building Design	All building architectural designs shall be established under Phase I. All structures associated with Phase II shall be architecturally compatible.	

Exceptions to PUD Requirements

Any exceptions to the above requirements will require the application of a Planned Unit Development Revision which shall be approved by the Planning Commission and City Council.

IV. SITE CHARACTERISTICS

The property encompasses five parcels of land (two parcels for Phase I and three additional parcels for Phase II). The total square footage for Phases I and II is approximately 96,950 square feet on 2.23 acres.

Opportunities

- o The applicant is consolidating two parcels of land at this time with the potential of consolidating three additional parcels.
- o The project is located on a major transportation arterial within the city which will be conducive to a hotel/restaurant operation.
- o The applicant has achieved a greater site coverage, thus more rooms, by providing below grade parking via a subteranean parking structure.
- o If Phase II is built, it will eliminate structures which have experienced deterioration over the last several years.
- o Phase I area is currently vacant, thus eliminating the problem of having to remove existing buildings.

Constraints

- o The project will require the relocation of several traffic control devices on Garden Grove Boulevard, raising the construction cost of this project.

- o The developer must obtain proof of ownership of the "future expansion" parcels (Phase II) prior to being issued building permits for Phase I.
- A. Site Plan

As mentioned previously, Phase I would consolidate two parcels of land with Phase II consolidating three additional parcels. The majority of the building structure for Phase I is located on the eastern side of the lot. This includes the 4,200 square foot restaurant, which will have frontage on Garden Grove Boulevard. Directly to the west and attached to the restaurant are the hotel lobby and office facilities. South of the lobby/office is the pool and spa facilities located outdoors. Attached to the restaurant and lobby/office are the 116 guest rooms located in a four-story structure. The restaurant - lobby/office is a two-story structure. With Phase II a second building is proposed on the parcels directly to the west of the main parcel. This structure will be three stories in height and will provide 25 additional guest rooms, and a small lobby area.

B. Circulation and Parking

Phase I takes access from Garden Grove Boulevard with an additional employee exit located on Kerry Street. The main driveway into the site will be located twenty feet (20') to the east of the western property line on Garden Grove Boulevard. This is a thirty-five foot wide flared, depressed approach which narrows to twenty-five feet (25') at the drive aisle. Secondary access/exiting on Garden Grove Boulevard is located five feet (5') to the west of the eastern property line. This is a thirty-foot flared, depressed approach which narrows to twenty feet (20') on site. The main driveway runs north and south and leads to the parking areas located in the center area of the lot, as well as the main entry into the hotel. An east/west driveway directly to the north of the restaurant and lobby provides access to parking stalls located in this area. The secondary access point on Garden Grove Boulevard provides an additional exiting point for these parking stalls. About mid-point on site, along the main driveway, there is an access ramp for the purpose of providing access to the parking located underground. This ramp is twenty feet (20') wide. A third exiting point is located along Kerry Street. The driveway servicing this apron is a one-way drive and is located in an area where employees will park. The driveway is gated and will only be activated by employees. Guests will be unable to use this as an exiting point. Phase II circulation provides an additional driveway (two-way) on Kerry Street and a new parking area.

Parking provided for Phase I is 164 parking stalls. Municipal Code requires that a development of this type provide 182 parking stalls. This is reduction of 18 stalls. The project, as proposed, is a Planned Unit Development, which is a zone unto and by itself. Regulations for a Planned Unit Development are site specific, such as parking. The developer has proposed less than what the Municipal Code parking ordinance states as required parking, because of the mixed use between the restaurant and hotel. Staff supports this in that many guests will not have vehicles (the hotel will provide a shuttle service), and many of the restaurant patrons will be staying at the hotel. In the Phase II development the developer is providing an additional 24 parking spaces adjacent to the second building of guest rooms in the expansion area.

It should be noted that a Traffic Impact Study was required of the applicant by the Traffic Engineering Section of the Public Works Department. The Traffic Study was performed for Phase I only, and did not address Phase II. The objectives of the study were to determine the following:

- o To evaluate existing traffic conditions, including peak hour turning movements at the critical intersections.
- o To forecast travel demand to and from the proposed hotel, especially during the peak periods.
- o To determine and analyze the impacts of project generated traffic.
- o To estimate the directional distribution of hotel generated traffic.
- o To analyze and evaluate the proposed on-site circulation in relation to the access points.
- o To perform capacity analysis on the projected future traffic volumes which will include existing and hotel generated traffic at the time of occupancy.
- o To recommend appropriate mitigation measures for significant negative traffic related impact of the project.

The entire traffic study is attached to this report. However, Traffic Engineering has reviewed this report and determined that with the following mitigation measures, Phase I would not have a negative traffic and circulation impact. Again it should be noted

that this report is for Phase I only. Traffic mitigation measures are as follows:

- 1) Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type 24-4-80 Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.
- 2) Close the 110 feet median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.
- 3) Install one-way signs on the south side of Garden Grove Boulevard in front of the hotel and at the east hotel driveway exit to ensure that only right-turn movements can be affected from the hotel driveways, as shown on Figure 8. The main hotel driveway at the west end should be posted with a "No Left Turn" sign to discourage motorists from turning left from the driveway into northbound Brookhurst Way.
- 4) Relocate the pedestrian crosswalk from existing location as shown on Figure 6 to location next to the proposed Type 24-4-80 Signal Pole as shown on Figures 7 and 8, and reinstall pedestrian push button to facilitate pedestrian movement.
- 5) Extend the median approximately 11 feet into the new crosswalk to prevent direct access from the driveway into northbound Brookhurst Way and to provide refuge for pedestrians using the crosswalk as shown on Figure 8.
- 6) Construct wheelchair ramp per Caltrans Standard plans N8-B or equivalent City of Garden Grove Specific Plans.

C. Leisure Area and Site Landscaping

All setbacks for the site are landscaped as well as approximately 13 percent of the parking area. The project provides a swimming pool and spa area adjacent to the office/lobby.

D. Building Design

The architectural style of the building is modern in design. The building is two stories in height for the restaurant and lobby and

four stories for the guest rooms. The building elevations are proposed as a beige exterior plaster with tile covering below the window areas on the north elevations. The side elevations utilize the same exterior plaster with glass windows and aluminum doors. The elevations also incorporate a steel pipe railing along the corridors which will provide some accent color with the piping, as well as the doors.

E. Public Services

All public improvements are in place. However, the applicant shall be required to pay for the cost of constructing a solid median along the centerline of Garden Grove Boulevard in front of the project. The applicant will also be responsible for the cost of relocation and construction of existing traffic control devices on Garden Grove Boulevard and Kerry Street.

F. Project Statistics

<u>Item</u>	<u>Provided</u>	<u>Code</u>
Lot size (S.F./Ac.)	96,950/2.23 Ac.	1 Ac.
Setbacks (building)		
North	75 (Front)	PUDs set zoning standards.
South	85 (Rear)	
East	10 (Side)	
West	53	
Parking (Phase I)		
(Standard)	114	PUDs set zoning standards as site specific.
(Compact)	46	
(Handicap)	4	
Total	<u>164</u>	MC for project of this type requires 182 spaces (Phase I)
Landscaping		
Setbacks	All setbacks are landscaped.	
Parking Area (S.F./%)	6,120/13.7%	2,960/6%
Building Height	47 Ft.	N/A

G. Parcel Map/Tract Map

The applicant is proposing to consolidate two parcels of land for Phase I of the development. Staff has received and reviewed the

proposed parcel map and finds it to be in compliance with all applicable Municipal code requirements, relative to subdivisions and the Subdivision Map Act.

V. COMPARISON WITH ZONING AND DEVELOPMENT STANDARDS

As mentioned previously, the proposed project is a Planned Unit Development. The Planned Unit Development zoning is a zone unto and by itself, and development standards are site specific. The proposed project is in conformance with all requirements relative to the Planned Unit Development Section of the Municipal Code. However, the project is deficient relative to City development standards. They are as follows:

Perimeter landscaping - The development standards require that site plan provide perimeter landscaping. The area to the west of the main entry to the hotel does not include any landscaping next to the perimeter wall. In this location there is a two-way driveway, in addition to the main two-way driveway. Staff is recommending, through a condition of approval, that this be decreased to a one-way driveway and the applicant provide five feet (5') of perimeter landscaping adjacent to the western perimeter wall.

Trash enclosures - The site needs to provide one additional trash enclosure adjacent to the restaurant area to the east of the restaurant. This will be a condition of approval.

VI. STAFF ANALYSIS

In reviewing the proposed Planned Unit Development and Parcel Map, staff notes the following:

Project
Concerns

Concerns for the project rest primarily with Phase II of the development. The expansion area is located to the west of the Phase I development. The area to the west has a definitive plan for hotel rooms and parking, but is parking deficient and staff cannot support a further reduction of parking. Also the Traffic Impact Report was performed only for Phase I, since Phase II plans were not formalized. For these reasons, the staff analysis has been primarily on Phase I. In order to proceed with Phase II, the applicant would need to submit detailed plans showing the required parking and address the circulation issues. Staff is recommending that the applicant be required to file

an additional site plan application for approval by the Planning Commission for the Phase II portion of this development.

Project
Advantages

Staff feels there are many advantages to the Phase I portion of this project. These include the applicant's ability to consolidate two parcels of land into one, develop a site plan which is both functional physically and aesthetically pleasing, and to introduce a reputable name in the hotel industry, "Ramada," into the area which has experienced some decline in the past. The applicant has been able to maximize his building coverage by providing a portion of his parking underground. Staff feels this project will be an asset to the area.

VII. RECOMMENDATION

Staff has reviewed the subject Planned Unit Development and Parcel Map in relation to the goals and objectives of the City of Garden Grove and Municipal Code Sections 9213F-PUD, 9217-Parking, and 9400-Landscaping.

These criteria include consideration of permitted uses, pedestrian and vehicular circulation, parking, design compatibility, landscaping, building height, zone amendments, and other relative sections of the aforementioned Code sections. Staff therefore recommends approval of Phase I of PUD-101-87/PM-87-161.

VIII. CONDITIONS OF APPROVAL

The following conditions are recommended if PUD-101-87/PM-87-161 is approved:

- A. Approval of this Planned Unit Development/Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- B. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new Planned Unit Development/Parcel Map application shall be filed which reflects the revisions made.
- C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.

- D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.
- F. Grading, drainage, and underground utility plans are required.
- G. The applicant shall submit a detailed landscaping plan for the project, to be approved by the Development Services Department, Planning Division prior to the issuance of building permits. Said plan shall meet all applicable development standards and code requirements, in addition to the following:
 - 1. The landscaping plan shall include stamped, colored concrete at all entry points.
 - 2. Two 36" box theme trees shall be located at each entry point.Any modifications to the landscaping condition will require approval of the Planning Commission.
- H. All conditions of the Garden Grove Fire Department shall be complied with including, but not limited to, the following:
 - 1. Install an alarm system as per current Uniform Fire Code.
 - 2. Subterranean parking shall be protected by an automatic fire sprinkler system.
 - 3. An on-site fire hydrant shall be required, to be located in parking planter fifty feet (50') north of building, adjacent to Trask enclosure. Hydrant shall flow 1500 gpm, minimum.
 - 4. Limit areas between two-hour separations to 3,700 square feet or protect entire building with an automatic fire sprinkler system due to excessive fire flow.
- I. All provisions of the Public Works Department shall be complied with, including but not limited to, the following:
 - 1. The Kerry Street driveway shall be one-way only and shall be posted at both ends.

2. Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type 24-4-80 Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.
3. Close the 110 feet median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.
4. Install one-way signs on the south side of Garden Grove Boulevard in front of the hotel and at the east hotel driveway exit to ensure that only right-turn movements can be affected from the hotel driveways, as shown on Figure 8. The main hotel driveway at the west end should be posted with a "No Left Turn" sign to discourage motorists from turning left from the driveway into northbound Brookhurst Way.
5. Relocate the pedestrian crosswalk from existing location as shown on Figure 6 to location next to the proposed Type 24-4-80 Signal Pole as shown on Figures 7 and 8, and reinstall pedestrian push button to facilitate pedestrian movement.
6. Extend the median approximately 11 feet into the new crosswalk to prevent direct access from the driveway into northbound Brookhurst Way and to provide refuge for pedestrians using the crosswalk as shown on Figure 8.
7. Construct wheelchair ramp per Caltrans Standard plans N8-B or equivalent City of Garden Grove Specific Plans.
8. Domestic water meters are to be located within the Garden Grove Boulevard Street right-of-way.
9. All meters 1 1/2" or larger shall have a proper approved back flow device.

All of the above shall be performed at the developer's expense.

J. The tentative parcel map must be recorded within two years of the subject approvals.

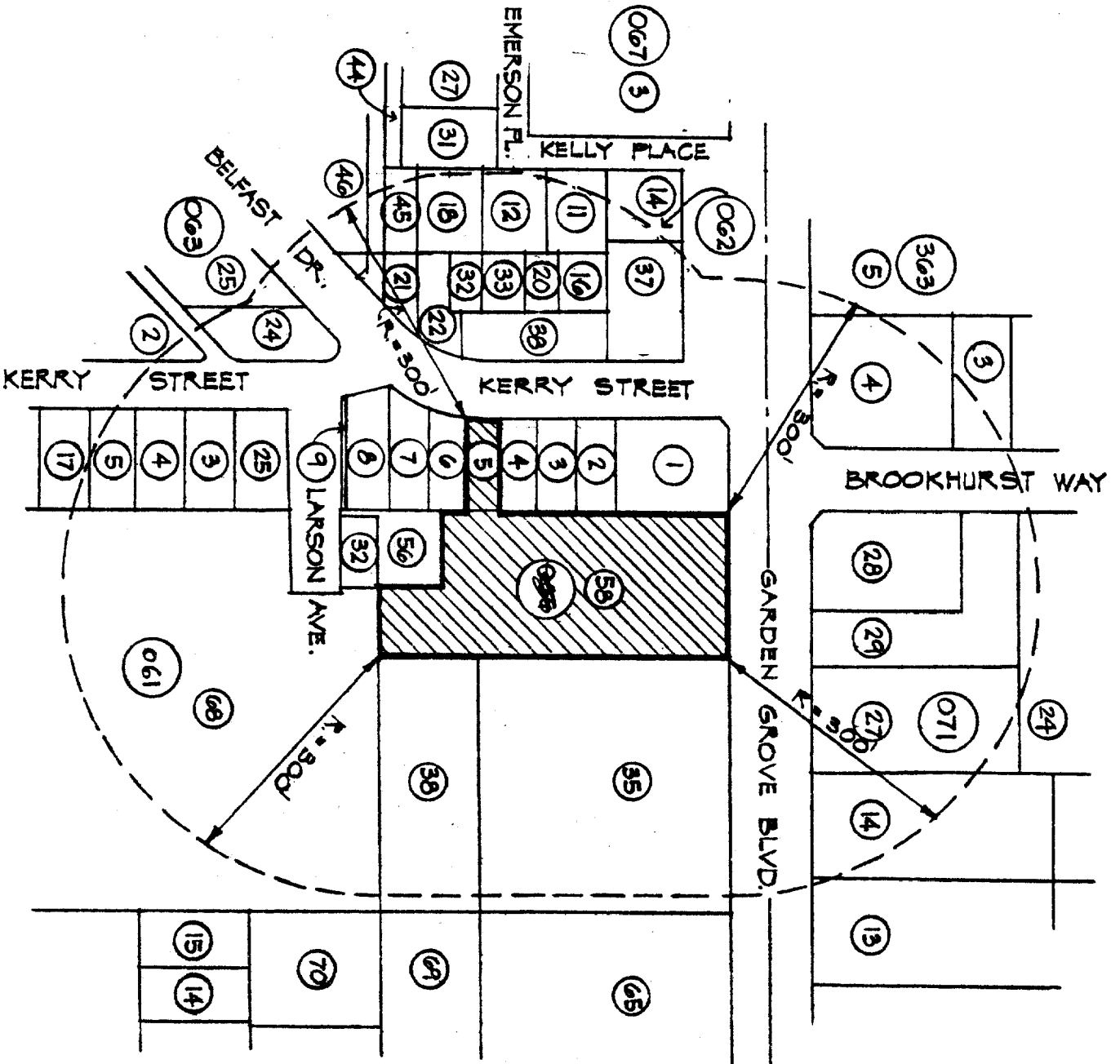
K. The applicant shall resubmit plans revising the proposed monument sign so that the sign will sit on a solid pedestal. Said pedestal

and sign structure shall be architecturally compatible with the building design. Said sign requires approval of the Development Services Department, Planning Division and must be approved prior to the issuance of any on-site building permits. Pole and/or pylon signs are strictly prohibited.

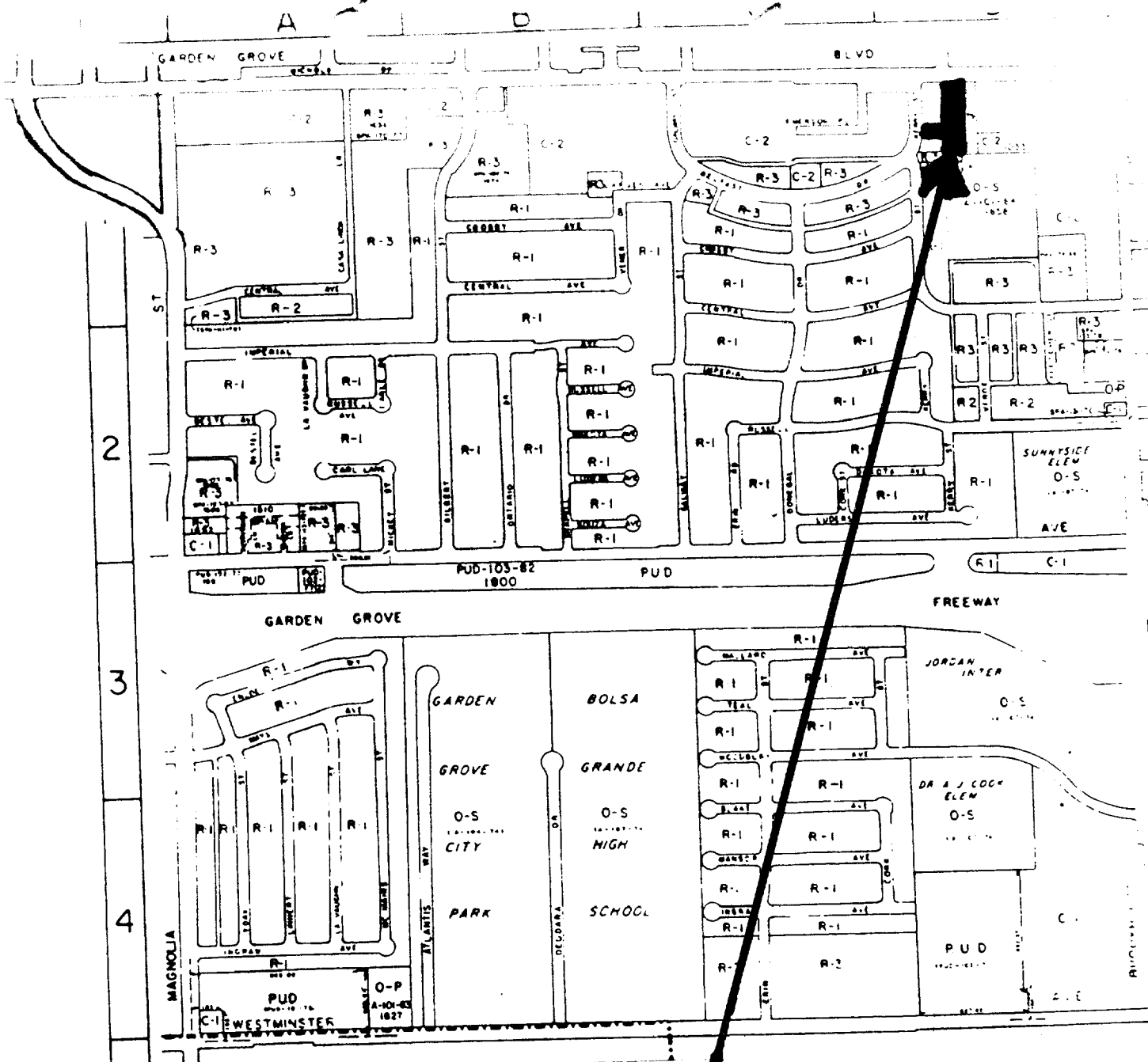
- L. Approval is only for the restaurant and 116 guest rooms and Parcel Map. The applicant is required to submit a new Site Plan Revision for Phase II of the project (25 additional units). Said site shall require approval of the Planning Commission and will require the updating of the Traffic Impact Report. All PUD requirements shall be adhered to.
- M. The applicant shall reduce the two-way driveway located directly to the west of the main driveway, to a one-way driveway (15 feet wide) in order to provide a five foot wide landscape planter adjacent to the western perimeter wall.
- N. The applicant shall provide one additional trash enclosure for the project. It shall be located between the restaurant and the eastern property line and must be view obscured.
- O. The applicant shall show proof of ownership of Phase II parcels prior to issuance of building permits.

3284T/1296T
05/07/87

GUIDE TO AREA MAP



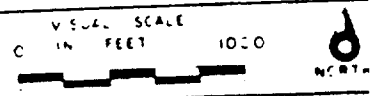
AREA MAP	
10022 GARDEN GROVE BLVD., GARDEN GROVE, CA.	



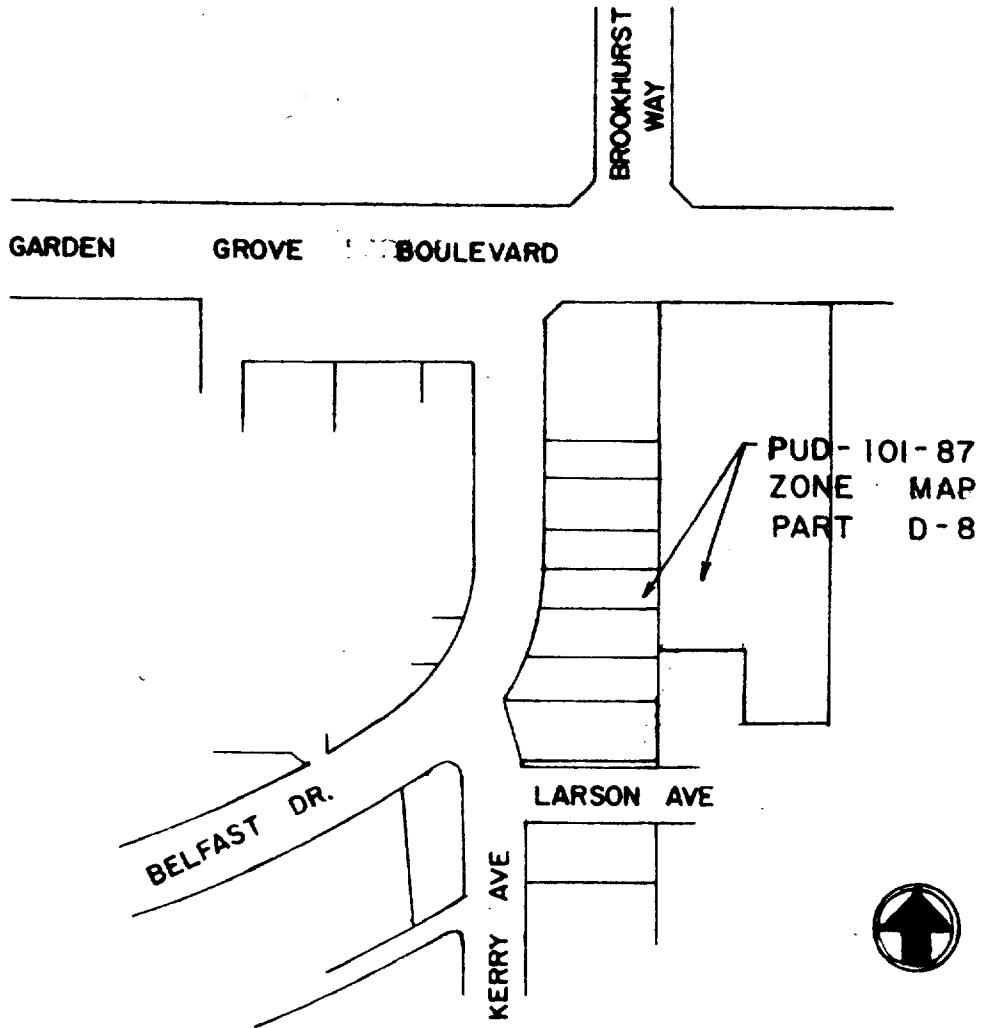
CITY OF GARDEN GROVE CALIFORNIA
ZONING MAP PART D-8

LEGEND

- | | |
|--|--|
| R-1 - One Family Residential | PUD - Planned Use Development (see notes) |
| R-2 - Limited Multiple Residential | O-S - Office |
| R-3 - Multiple Residential | OC-P - Community Center - Public Building |
| RM - High Density Residential | OC-O - Community Center - Office |
| MS - High Density Medium Density Residential | OC-C - Community Center - Commercial |
| OP - Office Professional | OC-M - Community Center - Medium Density Residential |
| C-1 - Limited Commercial | OC-OP - Community Center - Office and High Density Residential |
| C-2 - General Commercial | OC-OP - Community Center - Office and High Density Residential |
| CM - Commercial Manufacturing | OC-R1 - Community Center - Single Family Residential |
| LI - Light Industrial | OC-CM - Community Center - Commercial |
| MI - Heavy Industrial | |
| IF - Industrial Park | |



SUBJECT SITE
PUD-101-87
PM-87-161



PUD-101-87
CASE NUMBER

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: FIRE DEPT. DATE OUT: JAN 30, 1987
FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987
APPLICANT: PAUL KIM DATE IN: _____
REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLD. E/OF KERRY ST.
ADDRESS: 10022 GARDEN GROVE BLD.
ASSESSOR PARCEL NOS.: 098-066-58905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

19 FEB 87 10:28 AM

1. ALARM SYSTEM REQUIRED AS PER 1987 UNIFORM FIRE CODE
2. SUBTERRANEAN PARKING SHALL BE PROTECTED BY AN AUTDMATIC FIRE SPRINKLER SYSTEM.
3. ON SITE FIRE HYDRANT REQUIRED. LOCATE IN PARKING PLANTER 50' NORTH OF SOUTH LOTLINE AND 55' WEST OF BUILDING, ADJACENT TO TRASH ENCLOSURE. HYDRANT SHALL FLOW 1500 GPM MINIMUM.
4. LIMIT AREA BETWEEN ZHR SEPARATIONS TO 3200' OR PROTECT ENTIRE BUILDING WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM DUE TO EXCESSIVE FIRE FLOW.
5. STRONGLY SUGGEST BUILDING BE PROTECTED BY A FIRE SPRINKLER SYSTEM.

(over)

CONDITIONS OF APPROVAL (Specific)

1. INSTALL AN ALARM SYSTEM AS PER CURRENT UNIFORM FIRE CODE
2. SUBTERRANEAN PARKING SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
3. ON SITE FIRE HYDRANT REQUIRED. LOCATE IN PARKING PLANTER 50' NORTH OF SOUTH LOT LINE AND 55' WEST OF BUILDING, ADJACENT TO TRASH ENCLOSURE. HYDRANT SHALL FLOW 1500 GPM MINIMUM.
4. LIMIT AREAS BETWEEN ZHR SEPARATIONS TO 3200^{sq} OR PROTECT ENTIRE BUILDING WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM DUE TO EXCESSIVE FIRE FLOW.

PREPARED BY: G. HALBERSTADT DATE: 2-11-87 EXTENSION: 721

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

(Use additional sheets if necessary).

DEVELOPMENT REVIEW
AND COMMENT SHEET

PUD-101-87
CASE NUMBER

TO: JERRY FLN. DIV. MGR. DATE OUT: JUN 30, 1987

FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987

APPLICANT: PAUL KIM DATE IN: _____

REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND
RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OE KERRY ST.

ADDRESS: 10022 GARDEN GROVE BLVD.

ASSESSOR PARCEL NOS.: 098-066-58905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

- Needs best envelope for Post.
- Rebuild trash enclosure shown somewhere less conspicuous
- Needs more trees
- Landscape next to ramp
- Ramp wide enough at 22'?
- Sign (monument) must be changed
- L.S. next to curved portion of main entry drive!

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET BROOKHURST ST

EAST-WEST STREET: BROOKHURST WAY

TIME: 4:00-5:00 P DATE: 03-05-67

335	1288	0	Total
48	294	0	1st
48	366	0	2nd
48	357	0	3rd
111	304	0	4th

Rt. Lt.

Rt.	2	0	1	1	4
Lt.	0	0	0	0	0

Total	1st	2nd	3rd	4th	Lt.
1288	27	39	44	51	0
111	0	0	0	0	0
335	0	0	0	0	0

1st 2nd 3rd 4th Total

	Lt.	Rt.
1st	0	269
2nd	0	344
3rd	0	367
4th	0	422
Total	0	1402

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST
 EAST-WEST STREET: BROOKHURST WAY
 TIME: 5:00-6:00 P DATE: 03-05-97

385	1025	0	Total
101	385	0	1st
98	304	0	2nd
118	430	0	3rd
68	254	0	4th

Rt. Lt.
 V

Rt.	0	1	0	1	2
Lt.	0	0	0	0	0
Total	0	0	0	1	2

1st 2nd 3rd 4th Total

Total	1st	2nd	3rd	4th	
1957	301	417	471	54	Lt.
118	0	0	0	0	---
0	0	0	0	0	Rt.

	Lt	Rt
1st	0	398
2nd	0	402
3rd	0	498
4th	0	276
Total	0	1574

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 4:00-5:00 P DATE: 03-05-87

-----	-----	-----	-----
95	99	901	Total
-----	-----	-----	-----
19	12	65	1st
-----	-----	-----	-----
20	9	74	2nd
-----	-----	-----	-----
17	8	72	3rd
-----	-----	-----	-----
24	10	88	4th
-----	-----	-----	-----
Rt	V	Lft	

-----	-----	-----	-----	-----	-----
Rt	15	211	170	104	71
-----	-----	-----	-----	-----	-----
Lft	198	135	148	201	208
-----	-----	-----	-----	-----	-----
V	6	4	5	6	21
-----	-----	-----	-----	-----	-----
	1st	2nd	3rd	4th	Total

-----	-----	-----	-----	-----	-----
Total	1st	2nd	3rd	4th	Lft
-----	-----	-----	-----	-----	-----
1781	421	361	521	441	Lft
-----	-----	-----	-----	-----	-----
2041	1471	1861	1921	1551	Lft
-----	-----	-----	-----	-----	-----
3221	1911	51	51	5	Rt
-----	-----	-----	-----	-----	-----

-----	-----	-----	-----
Lft	V	Rt	
-----	-----	-----	-----
1st	12	14	25
-----	-----	-----	-----
2nd	17	16	30
-----	-----	-----	-----
3rd	24	9	29
-----	-----	-----	-----
4th	16	12	41
-----	-----	-----	-----
Total	69	51	128
-----	-----	-----	-----

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROCKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 5:00-6:00 P DATE: 08-05-87

97	49	221	Total
15	15	93	1st
21	9	87	2nd
32	11	93	3rd
16	13	63	4th

Rt
V
Lt

Rt	201	16	139	191	25
V	287	208	280	177	200
Lt	31	21	51	71	17

1st 2nd 3rd 4th Total

Total	1st	2nd	3rd	4th	Rt
1500	41	40	35	39	21
970	100	200	200	200	200
291	4	31	21	71	17

1st	15	9	39
2nd	9	10	36
3rd	11	17	29
4th	10	12	26
Total	45	48	130

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 8:00-9:00 A DATE: 03-05-97

90	34	79	Total
24	7	19	1st
14	8	21	2nd
19	12	17	3rd
21	6	20	4th
81		14	

Y

81	91	71	111	131	40
101	82	58	52	24	240
151	151	91	91	61	37

Total	1st	2nd	3rd	4th
70	18	17	18	15
470	120	118	122	111
201	61	41	51	31

1st 2nd 3rd 4th Total

	Lt.		Rt.
1st	3	11	9
2nd	2	6	10
3rd	4	4	6
4th	2	6	13
Total	11	27	38

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKMURST ST

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 7:00-8:00 A DATE: 03-05-87

15	11286	145	Total
7	279	26	1st
5	321	32	2nd
2	349	48	3rd
4	297	39	4th

Rt Lt

Rt	14	14	10	10	50
Lt	25	27	23	23	100
Total	15	31	33	33	100
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th	
89	27	32	22	21	Lt
508	84	113	137	151	Rt
1521	301	201	501	441	Total

	Lt	Rt
1st	15	30
2nd	27	24
3rd	29	47
4th	32	49
Total	101	162

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 8:00-9:00 A DATE: 03-05-87

15	1040	189	Total
7	258	38	1st
3	278	41	2nd
2	248	38	3rd
3	261	31	4th
Rt		Lt	

V

Rt	210	220	210	220	860
	50	100	55	40	245
Lt	200	400	300	300	1200
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th	
770	207	170	200	180	Lt
4840	118	128	101	118	
1500	210	220	220	250	Rt

	Lt		Rt
1st	37	292	59
2nd	44	251	43
3rd	38	240	44
4th	31	221	39
Total	150	1004	181

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET BROOKHURST ST

EAST-WEST STREET GARDEN GROVE BLVD

TIME: 4:00-5:00 P DATE: 03-05-87

37	11074	124	Total
11	287	38	1st
10	325	40	2nd
8	257	38	3rd
7	265	47	4th
R+		Lt	
	V		

R+	30	28	25	30	120
L+	31	29	38	140	420
Tot	61	60	63	70	540
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th
340	301	10	22	25
382	311	98	100	99
302	31	33	65	47

	Lt		R+
1st	50	290	35
2nd	46	301	41
3rd	51	327	52
4th	65	370	25
Total	212	1288	153

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET, BROOKHURST ST
 EAST-WEST STREET GARDEN GROVE BLVD
 TIME: 5:00-6:00 P DATE: 03-05-87

39	1138	182	Total

14	275	46	1st

9	280	49	2nd

10	390	46	3rd

7	345	41	4th

E W
 V

Rt.	241	321	411	2911	3364

Lt.	161	168	201	195	625

Tot.	402	489	612	3006	3999

1st 2nd 3rd 4th Total					

Total	1st	2nd	3rd	4th	

901	301	201	261	211	Lt.

508	119	125	141	139	

1369	420	326	402	350	Rt

	Lt		Rt

1st	47	359	39

2nd	54	354	39

3rd	46	395	41

4th	44	325	36

Total	191	1432	153

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 7:00-8:00 A DATE: 03-05-87

95	30	72	Total
23	6	13	1st
20	0	20	2nd
24	9	21	3rd
28	11	18	4th

Rt Lt
 V

Rt	8	4	12	14	38
Lt	5	6	5	5	21
Total	13	10	17	19	59

Total	1st	2nd	3rd	4th	
64	13	17	15	20	Lt
109	12	21	22	13	Rt
121	25	38	37	33	Total

	Lt	Rt
1st	2	6
2nd	2	12
3rd	1	9
4th	3	7
Total	8	32

City of Garden Grove
VEHICULAR TURNING MOVEMENT COUNT SUMMARY

North/South Street: GILBERT

East/West Street: GARDEN GROVE BLVD

AM Count Day: FRI Date: 3/28/86

PERIOD	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	15 Min Vol	30 Min Vol
BEGINNING														
7:00	1	20	2	15	29	15	5	101	4	0	83	12	287	594
7:15	1	18	2	13	31	7	14	148	2	0	67	4	307	625
7:30	1	19	2	14	30	8	15	152	4	0	83	12	318	611
7:45	1	18	2	13	31	7	14	148	2	0	67	4	307	625
8:00	1	38	0	30	35	14	10	140	3	0	101	8	360	749
8:15	1	21	4	11	25	13	24	148	4	2	131	4	389	750
8:30	2	23	2	13	26	6	16	136	3	0	129	3	361	707
8:45	1	26	3	14	24	12	10	131	2	0	118	5	346	N/A
Pk.30 Min. Vol.	6	57	3	28	60	33	35	308	4	1	209	9		753
DHV	10	110	10	60	120	70	70	620	10	0	420	20		

Noon Day: THUR Date: 5/08/86

PERIOD	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	15 Min Vol	30 Min Vol
BEGINNING														
11:00	5	21	8	16	18	33	21	152	8	4	181	10	477	868
11:15	4	23	4	18	31	17	22	123	8	4	123	14	391	838
11:30	4	25	4	11	19	11	26	167	4	11	144	21	447	919
11:45	6	27	8	13	9	17	23	147	4	8	200	15	472	942
12:00	5	14	5	25	29	15	18	159	6	9	156	29	470	1326
12:15	9	32	8	35	43	33	3	302	11	18	322	40	856	1357
12:30	11	13	7	16	21	23	14	184	7	19	157	24	501	961
12:45	5	25	7	17	19	22	14	173	10	9	138	21	460	N/A
Pk.30 Min. Vol.	20	56	15	51	64	56	17	486	18	37	479	64		1357
DHV	40	100	30	100	130	110	30	970	40	70	960	130		

PM Count Day: TUE Date: 4/15/86

PERIOD	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	15 Min Vol	30 Min Vol
BEGINNING														
4:00	8	49	10	16	21	27	27	196	10	10	182	24	580	1128
4:15	13	41	9	19	19	19	40	178	7	10	173	20	548	1139
4:30	11	44	8	16	30	25	42	189	6	14	188	18	591	1218
4:45	8	32	10	26	24	40	34	198	4	17	188	34	627	1360
5:00	8	45	13	27	39	39	34	185	11	14	240	22	673	1387
5:15	8	40	10	26	39	32	35	171	7	20	202	24	614	1255
5:30	8	44	11	20	45	37	28	175	8	19	223	25	641	1265
5:45	6	44	9	24	32	28	37	177	10	22	211	24	624	N/A
Pk.30 Min. Vol.	12	87	23	53	63	79	68	383	17	31	428	56		1300
DHV	20	170	50	110	130	160	140	770	30	60	860	110		

*Note: Design Hour Volumes (DHV) are calculated as 2 x (Pk.30 Min.Vol.) rounded to the nearest 10.

Explanation of the Intersection Capacity Utilization
Method of Intersection Analysis

The ability of a roadway to carry traffic is referred to as capacity. The capacity of a section is usually greater between intersections and less at intersections. This occurs because traffic flows without controls between intersections while traffic is metered by traffic signals at intersections. Capacity at intersections is best defined in terms of vehicles per lane per hour of green. If a capacity is 1,600 vehicles per lane per hour of green (vplhg), and if the green phase is 50% of the cycle length and there are three lanes, then the capacity is 1,600 vplhg times 50% times 3 lanes, or 2,400 vehicles per hour.

A technique used to compare the volume and capacity of an intersection is known as Intersection Capacity Utilization (ICU). ICU, usually expressed as a percent, is the proportion of an hour required to provide sufficient capacity to accommodate all intersection traffic if all approaches operate at capacity. If an intersection is operating at 80% of capacity, then 20% of the signal cycle is not used. The signal could theoretically show a red phase on all indications 20% of the time and the signal would just accommodate all approaching traffic.

The ICU analysis consists of (a) determining the proportion of signal time needed to serve each conflicting movement of traffic, (b) summing the times of these critical movements, and (c) comparing the total time required to the total time available. For example, if for north/south traffic the northbound traffic is 1,600 vehicles per hour, the southbound traffic is 1,200 vehicles per hour, and the capacity of either direction is 3,200 vehicles per hour, then the northbound traffic is critical and requires 1,600/3,200, or 50% of the signal time. Similarly, if for the east/west traffic 30% of the signal time is required, then it can be seen that the ICU is 50 plus 30, or 80%. When left-turn phases exist, the critical movements are the highest percentage of signal time corresponding to the left-turn movement and the opposing through movement.

Levels of service are used to describe the quality of traffic flow. Levels of service A and C generally operate quite well. Level of service C is typically the standard at which rural intersections are designed, and level of service D is the standard to which urban intersections are typically designed. Level of service D is characterized by fairly restricted traffic flow. Level

of Service E is the maximum volume a facility can accommodate and will result in possible stoppages of momentary duration. Level of Service F occurs when a facility is overloaded and is characterized by stop and go traffic with stoppages of long duration. A description of the various levels of traffic service appears on the following page, along with the relationship between ICU and level of traffic service.

The ICU calculation assumes that an intersection is signalized and that the signal is ideally timed. Although calculating ICU for an unsignalized intersection is invalid, the presumption is that a signal can be installed and the calculation shows whether the geometrics are capable of accommodating the expected volume. It is possible to have an ICU well below 100%, yet have severe traffic congestion. This would occur if one or more movements is not getting sufficient time to satisfy its demand, and excess time exists on other movements. This is an operational problem which should be remedied.

Capacity is often defined in terms of roadway width; however, standard lanes have approximately the same capacity at intersections whether they are 11 or 14 feet wide. Data indicates a typical lane, whether a through lane or a left-lane, has a capacity of approximately 1,700 vehicles per hour with nearly all locations showing a capacity greater than 1,600 vehicles per hour per lane. This finding was published in the August, 1978 issue of ITE Journal in the article entitled, "Another Look at Signalized Intersection Capacity" by William Kunzman. For this study, a capacity of 1,600 vehicles per hour per lane will be assumed for all lanes.

The yellow time can either be assumed to be completely used and no penalty applied, or it can be assumed to be only partially usable. Total yellow time usually accounts for less than 10% of a cycle, and a penalty up to five percent is reasonable. On the other hand, during peak hour traffic operation, the yellow times are nearly completely used. If there are no left turn phases, the left-turn vehicles completely use the yellow time. If there are left-turn phases, the through traffic continues to enter the intersection on the yellow until just a split second before the red. A yellow time of 10% will be used in all calculations. This assumption was obtained by assuming a typical 60-second cycle length and a three-second yellow change interval for each approach.

The ICU technique is a useful tool to quantify existing as well as future intersection operation. The impact of adding a lane can be quickly determined by examining the effect the lane has on the intersection capacity utilization.

LEVEL OF SERVICE DESCRIPTIONS

Level of Service	TRAFFIC QUALITY	Nominal Range of ICU (a)
A	Low volumes; high speeds; speed not restricted by other vehicles; all signal cycles clear with no vehicles waiting through more than one signal cycle.	0.00 - 0.60
B	Operating speeds beginning to be affected by other traffic; between one and ten percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.	0.61 - 0.70
C	Operating speeds and maneuverability closely controlled by other traffic; between 11 and 30 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods; recommended ideal design standard.	0.71 - 0.80
D	Tolerable operating speeds; 31 to 70 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods; often used as design standard in urban areas.	0.81 - 0.90
E	Capacity; the maximum traffic volume an intersection can accommodate; restricted speeds; 71 to 100 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.	0.91 - 1.00
F	Long queues of traffic; unstable flow; stoppages of long duration; traffic volume and traffic speed can drop to zero; traffic volume will be less than the volume which occurs at Level of Service E.	Not Meaningful

(a) ICU (Intersection Capacity Utilization) at various level of service versus level of service E for urban arterial streets.

Source: Highway Capacity Manual, Highway Research Board Special Report 87, National Academy of Sciences, Washington D.C., 1965, page 320.

300—Lodging

Lodging has been categorized for trip generation purposes into the following three groups:

310 Hotel

320 Motel

330 Resort Hotel.

From the data obtained to date, the average weekday vehicle trip end generation rate is very similar for each category when related to occupied rooms or number of employees.

The correlation between average weekday vehicle trip ends and the independent variables for all lodging combined is shown on the table.

The regression equation developed for all lodging for calculating average weekday vehicle trip ends (AWDVTE) is as follows:

$$\text{AWDVTE} = -46 + 10.5 \times \text{Number of Occupied Rooms} \quad R = 0.968$$

The following is a more detailed discussion of each type of lodging vehicle trip generation.

Correlation Between Average Weekday Trip Ends and the Independent Variables for All Lodging.

<i>Independent Variables</i>	<i>Correlation Coefficient (R)</i>
Employees	0.909
Total Rooms	0.766
Occupied Rooms	0.968

Description: A hotel is defined, for the purposes of trip generation, as a place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities and other retail and service shops.

The hotels surveyed were all located outside the central business districts and usually in suburban areas. Studies of hotel employment density indicate that on the average, a hotel will employ 0.90 employees per room.* The employment density ranged between 0.46 and 1.38 employees per room. Approximately 49 percent of the employees work during the day-time hours.

The hotels surveyed ranged in size from 105 to 545 rooms.

Trip Characteristics: Trip generation rates have been developed for the independent variables, number of occupied rooms and total employment. On the average, hotels generate 10.5 weekday vehicle trip ends per occupied room. Hotel traffic generally peaks in the A.M. after the A.M. peak hour of the adjacent street traffic. During the P.M., hotel traffic peaking varies between 3 and 4 and 6 and 8, with a lesser volume between 4 and 6.

Saturday and Sunday vehicle trip generation measured slightly lower than for the average weekday, as shown in the following generation rate tables.

Data Limitations: The data presented in this report do not include person trip ends by mode or hotels located within the central business districts of cities.

In some cases, it has been difficult to ascertain whether a hotel surveyed was in fact a hotel offering a full line of services or a large motel without eating facilities. In other cases, data were dropped from the analysis because it was not known whether the independent variable was total rooms or occupied rooms. It is imperative for these analyses that traffic volume counts always be related to the number of occupied rooms, otherwise, a lower generation rate might result.

More data are needed to define the trip generation for entering and leaving traffic during the peak periods of the adjacent street traffic and for the hotel itself.

*Buttke, Carl H., unpublished studies of building employment densities, Portland, Oregon.

SUMMARY OF TRIP GENERATION RATES

Land Use/Building Type Hotel ITE Land Use Code 310
 Independent Variable—Trips per Room

			Average Trip Rate	Maximum Rate	Minimum Rate	Correlation Coefficient	Number of Studies	Average Size of Independent Variable/Study
Average Weekday Vehicle Trip Ends			10.5	13.4	9.1		5	191
Peak Hour of Adjacent Street Traffic	A.M. Between 7 and 9	Enter	0.58				2	475
		Exit	0.29				2	475
		Total	0.85	1.18	0.61		6	300
	P.M. Between 4 and 6	Enter	0.36				2	475
		Exit	0.37				2	475
		Total	0.73	1.04	0.47		7	269
Peak Hour of Generator	A.M.	Enter						
		Exit						
		Total	0.90				6	234
	P.M.	Enter						
		Exit						
		Total	0.87					
Saturday Vehicle Trip Ends			8.1	11.8	5.8		9	245
Peak Hour of Generator	Enter						4	234
	Exit							
	Total		0.67	1.34	0.37		4	234
Sunday Vehicle Trip Ends			8.8	13.2	5.4		4	198
Peak Hour of Generator	Enter							
	Exit							
	Total		0.61	1.06	0.42		3	182

Source Numbers 4, 5, 12, 13, 55, 72

ITE Technical Committee 6A-6—Trip Generation Rates

Date: 1975

SUMMARY OF TRIP GENERATION RATES

Land Use/Building Type Hotel ITE Land Use Code 310
 Independent Variable—Trips per Employee

			Average Trip Rate	Maximum Rate	Minimum Rate	Correlation Coefficient	Number of Studies	Average Size of Independent Variable/Study
Average Weekday Vehicle Trip Ends			11.3	17.2	7.2		4	181
Peak Hour of Adjacent Street Traffic	A.M. Between 7 and 9	Enter	0.36				1	600
		Exit	0.24				1	600
		Total	0.88	1.51	0.60		4	301
	P.M. Between 4 and 6	Enter	0.20				1	600
		Exit	0.19	0.89			1	600
		Total	0.52		0.39		3	343
Peak Hour of Generator	A.M.	Enter						
		Exit						
		Total	0.91	1.51	0.63		4	181
	P.M.	Enter	0.39				1	600
		Exit	0.13				1	600
		Total	0.73	1.43	0.48		5	265
Saturday Vehicle Trip Ends			10.4	15.1	5.9		4	181
Peak Hour of Generator	Enter							
	Exit							
	Total		0.86	1.32	0.48		4	181
Sunday Vehicle Trip Ends			9.6	14.8	4.8		4	181
Peak Hour of Generator	Enter							
	Exit							
	Total		0.60	0.83	0.38		3	184

Source Numbers 12, 13, 55

ITE Technical Committee 6A-6—Trip Generation Rates

Date: 1975

DEVELOPMENT REVIEW
AND COMMENT SHEET

PUD-101-87
CASE NUMBER

TO: SANITARY DISTRICT DATE OUT: JAN 30, 1987
FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987
APPLICANT: PAUL KIM DATE IN: _____
REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OF KERRY ST.
ADDRESS: 10022 GARDEN GROVE BLVD
ASSESSOR PARCEL NOS.: 098-066-58405

ANALYSIS

- NO COMMENTS
- COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

S.S.O.F.	\$7,760.00
PLAN CHECK	116.00
INSPECTION	50.00
C.S.D.#3	3,583.90

(N-13)

RECEIVED

JAN 30 1987

Public Works Dept.

DEVELOPMENT REVIEW AND COMMENT SHEET

PUD-101-87

CASE NUMBER

TO: WATER SERVICES DATE OUT: JAN 30, 1987

FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987

APPLICANT: PAUL KIM DATE IN:

REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OFF KERRY ST.

ADDRESS: 10022 GARDEN GROVE BLVD

ASSESSOR PARCEL NOS.: 098-066-58905

ANALYSIS

RECEIVED FEB 2 1987

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

9 FEB 87 10:31

DEV SERV DEPT

Multiple horizontal lines for handwritten input.

CONDITIONS OF APPROVAL (Specific)

- 1) DOMESTIC METER(S) TO BE LOCATED WITHIN THE G. G. BLVD. STREET R/W.
- 2) ALL METERS 1 1/2" OR LARGER ~~ARE TO~~ ^{SHALL} HAVE A PROPER APPROVED BACKFLOW DEVICE.
- 3) ALL WATER IMPROVEMENTS SHALL BE MADE BY DEVELOPER AT HIS EXPENSE.

PREPARED BY: Michael Martin DATE: 2-5-87 EXTENSION: 681

DIV. /DEPT. HEAD [Signature] DATE: _____ EXTENSION: _____

(Use additional sheets if necessary)

DEVELOPMENT REVIEW
AND COMMENT SHEET

PUD-101-87

CASE NUMBER

TO: REDEVELOPMENT DATE OUT: JAN 30, 1987

FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987

APPLICANT: PAUL KIM DATE IN: _____

REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND
RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OF KERRY ST.

ADDRESS: 10022 GARDEN GROVE BLVD.

ASSESSOR PARCEL NOS.: 098-066-53905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

Not in project area.

PUD-101-87

CASE NUMBER

DEVELOPMENT REVIEW AND COMMENT SHEET

RECEIVED

JAN 30 1987

Public Works Dept.

TO: FACILITIES ENGINEERING DATE OUT: JAN 30, 1987
 FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987
 APPLICANT: PAUL KIM DATE IN: _____
 REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OF KERRY ST.
 ADDRESS: 10022 GARDEN GROVE BLVD.
 ASSESSOR PARCEL NOS.: 098-066-58905

ANALYSIS

65 FEB 28 11:59

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

DEV SERV DEPT

- ① Grading Plan Required
- ② Unused Drive Approaches To Be Removed, Caution Be Advised, G.G. Blvd Street Improvements Are Non-Standard & Have Colored Concrete
- ③ Grading Plan Shall Not Add Water To Parcel ⑥8.
- ④ Parcel Map consolidating parcels is needed (58 & 5)

Stew
Developments for parcels
Agreements

CONDITIONS OF APPROVAL (Specific)

PREPARED BY: *[Signature]* DATE: 2-2-87 EXTENSION: _____
DIV. /DEPT. HEAD § DATE: _____ EXTENSION: _____
2/4

(Use additional sheets if necessary)

DEVELOPMENT REVIEW
AND COMMENT SHEET

PUD-101-87

CASE NUMBER

TO: POLICE DEPT. DATE OUT: JAN 30, 1987
FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987
APPLICANT: PAUL KIM DATE IN: _____
REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND
RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OFF KERRY ST.
ADDRESS: 10022 GARDEN GROVE BLVD
ASSESSOR PARCEL NOS.: 098-066-58905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

BASED ON STATISTICS FROM THE 1986 CRIME COUNT SUMMARY,
DISTRICT 95 REFLECTS AN APPROXIMATE 71% HIGHER CRIME
COUNT THAN THE AVERAGE FOR ALL 91 REPORTING DISTRICTS
(CITY AVERAGE = 167, DISTRICT 95 = 286).

TAKING THIS STATISTICAL INFORMATION INTO CONSIDERATION
I WOULD SUGGEST ILLUMINATION OF ALL PARKING AREAS
FOR THE BUSINESS. THIS MEASURE WILL REDUCE THE
POTENTIAL FOR GUESTS AND THEIR VEHICLES FROM
BECOMING VICTIMIZED.

NEED TO START WORKING WITH SPECIAL INN UNIT TO
OBTAIN NEEDED ABC LICENSE FOR RESTAURANT - IF THEY
ARE GOING TO WANT TO SERVE ALCOHOL.

CAPT JZR

(over)

CONDITIONS OF APPROVAL (Specific)

PREPARED BY: Lt John A. Woods DATE: 2-10-87 EXTENSION: 769

DIV./DEPT. HEAD CAPT. JAR DATE: 2-11-87 EXTENSION: 660

(Use additional sheets if necessary)

DEVELOPMENT REVIEW
AND COMMENT SHEET

PUD-101-87

CASE NUMBER

TO: _____ DATE OUT: JAN 30, 1987

FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987

APPLICANT: PAUL KIM DATE IN: _____

REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OF KERRY ST.

ADDRESS: 10022 GARDEN GROVE BLVD

ASSESSOR PARCEL NOS.: 098-066-58905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

DEVELOPMENT REVIEW
AND COMMENT SHEET

PUD-101-87

CASE NUMBER

TO: PLAN CHECK DATE OUT: JAN 30, 1987

FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987

APPLICANT: PAUL KIM DATE IN: _____

REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OF KERRY ST.

ADDRESS: 10022 GARDEN GROVE BLVD

ASSESSOR PARCEL NOS.: 098-066-53905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

DRAINAGE (DIST C) = \$1957.40

TREES = \$181.66

ART FEE BASED ON VALUATION

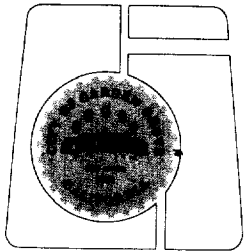
NOT IN FLOOD ZONE.

CONDITIONS OF APPROVAL (Specific)

PREPARED BY: John Gustafson DATE: 2-2-87 EXTENSION: 824
DIV./DEPT. HEAD " DATE: " EXTENSION: "

(Use additional sheets if necessary)

PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
08941112	SCHAKEL, ROBERT D (BL)	11962 STEELE WAY	GARDEN GROVE CAL	92640	1
08941113	BURCHAM, LARRY J (JT)	11972 STEELE WAY	GARDEN GROVE, CA	92640	1
09836114	DISABLED AMERICAN (CR)	201 S SULLIVAN	SANTA ANA, CA	92704	1
09836115	TRINH, PHIL (SM)	12302 GARDEN GROVE B LVD	GARDEN GROVE, CA	92643	1
09836116	LEVY, RICHARD C TR (NO)	838 N DOHENY DR	LOS ANGELES, CA	90069	1
09836117	HARWICK, HILLEL TR (NO)	6 ATOLL DR	CORONA DEL MAR, CA	92625	1
09836118	HILLEL HARWICK FAMILY (NO)	6 ATOLL DR	CORONA DEL MAR, CA	92625	1
09836119	RAGSDALE, GEORGE (BL)	10222 WESTMINSTER AV E	GARDEN GROVE, CAL	92643	1
09836120	LEVY, RICHARD C TR (NO)	838 N DOHENY DR	LOS ANGELES, CA	90069	1
09862101	SUNBELT STORES INC (CR)	220 CONGRESS PARK DR	DELRAY BEACH, FL	33445	1
09862102	MUNEMITSU, SEIKO L TR (NO)	P O BOX 797	GARDEN GROVE, CAL	92642	1
09916103	JIN & JAY INVESTMENT (CR)	14052 BROOKHURST ST	GARDEN GROVE, CA	92643	1
09916120	KARCHER, CARL N TR (NO)	1200 N HARBOR BLVD	ANAHEIM, CA	92803	1
09916121	MARK C BLOOME CO (BL)	1000 N KRAEMER PL	ANAHEIM, CA	92806	1
09916123	HANLEY, JOHN F (BL)	10001 15TH ST	GARDEN GROVE, CAL	92640	1
09916128	MARK C BLOOME CO (BL)	1000 N KRAEMER PL	ANAHEIM, CA	92806	1
09916129	KARCHER, CARL N TR (NO)	1200 N HARBOR BLVD	ANAHEIM, CAL	92801	1
09916138	JIN & JAY INVESTMENT (CR)	14052 BROOKHURST ST	GARDEN GROVE, CA	92643	1
09934412	B K I PROPERTIES (PT)	P O BOX 487	ROSEVILLE, MI	48066	1
09934413	SAN VAL ASSOCIATES X (PT)	15060 VENTURA BLVD	SHERMAN OAKS, CA	91403	1



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

May 1, 1987

CERTIFIED MAIL

Paul Kim
4636 Campus Drive
Newport Beach, Ca 92660

Re: PUB-101-87 and PR-87-161

The Planning Commission of the City of Garden Grove will consider the above referenced application at its meeting at 7:00 P.M. on May 14, 1987.

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.

Sincerely,

Stewart O. Miller, Director
Development Services Department

Enclosure

cc: Young Hoon Cho

PS Form 3800, Feb. 1982

Domestic Return Receipt

Young Hoon Cho
1319 El Sungundo
Gardena, CA 90247

5-1-87

PS Form 3800, Feb. 1982

DOMESTIC RETURN RECEIPT

P 052 925 458

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1982

★ U.S.G.P.O. 1984-446-014

Sent to Paul Kim	
4630 Campus Drive	
Newport Beach, Ca 92660	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date 5-1-87 Pat POD-101-87	

P 052 925 460

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

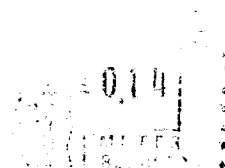
(See Reverse)

PS Form 3800, Feb. 1982

★ U.S.G.P.O. 1984-446-014

Sent to Young Hoon Cho	
1319 El Sungundo	
Gardena, Ca 90247	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date 5-1-87 Pat POD-101-87	

CITY OF GARDEN GROVE
11391 Acacia Parkway
P.O. Box 307L
Garden Grove, CA 92642



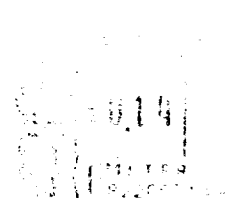
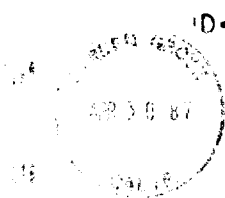
NAGAMATSU, FRANK M (JT)
9886 GARDEN GROVE BLVD
GARDEN GROVE, CA 92644

**RETURNED TO SENDER
FORWARD ORDER EXPIRED**

**OFFICIAL NOTICE
AFFECTS YOUR PROPERTY**

CITY OF GARDEN GROVE
11391 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92642

DEV SERV DEPT



6 MAY 87 12:59

PATTERSON, CHARLES K (MM)
216 MONARCH BAY
SOUTH LAGUNA, CA 92677

**OFFICIAL NOTICE
AFFECTS YOUR PROPERTY**

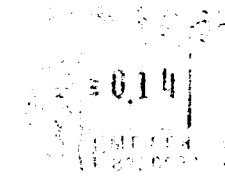
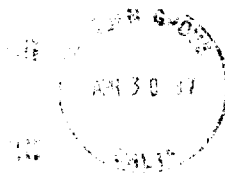
PLEASE READ!

PAT 16 04042241 FWD TIME EXPD
PATTERSON
PO BOX 7080
LAGUNA NIGUEL CA 92677-7080
RETURN TO SENDER

PUD-101-87

CITY OF GARDEN GROVE
11391 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92642

DEV SERV DEPT



6 MAY 87 1:01

PARK, HENRY C (EA)
%SUN LEE REALTORS 8862 GARDEN GROVE BLVD
SUITE 204
GARDEN GROVE, CA 92644

**OFFICIAL NOTICE
AFFECTS YOUR PROPERTY**

PLEASE READ!

SUN 62 54052051 05/05/87
%SUN LEE REALTY
RETURN TO SENDER
MOVED LEFT NO ADDRESS

PUD-101-87

PUD-101-87 08907113 FRIEDLANDER, HERBERT T (MS) 13749 BEACH BLVD WESTMINSTER, CA 92683
PUD-101-87 08907114 HAYMAN, GLADYS S (EA) P O BOX 3294 SANTA MONICA, CA 90403
PUD-101-87 08907124 LAMB, GERALD T (JT) 17601 MORGAN LN HUNTINGTON BEACH, CA 92647

PUD-101-87 08907127 PARK, HENRY C (EA) SUITE 204 GARDEN GROVE, CA 92644
PUD-101-87 08907128 PARK, HENRY C (EA) SUITE 204 GARDEN GROVE, CA 92644
PUD-101-87 08907129 PARK, HENRY C (EA) SUITE 204 GARDEN GROVE, CA 92644
PUD-101-87 09806103 ROBERTSON, RAYMOND J (JT) 13122 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806104 YODN, KUI B (JT) 13132 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806105 CANDILIERE, FANNIE L (ND) 13142 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806117 NOMURA, SHIRO (BL) 13162 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806125 RICH, JUNE (MD) 13112 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806211 WOO, WILLIAM G (JT) 396 S SAN MARINO AVE PASADENA, CA 91107
PUD-101-87 09806212 PARK, YONG HD (JT) 816 S CALLE VENADO S ANAHEIM, CA 92807

PUD-101-87 09806214 KIM, MOK J (EA) T 9926 GARDEN GROVE BL GARDEN GROVE, CA 92644
PUD-101-87 09806216 WILLIAM L BUCKLEY INC (BL) VD 13031 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806218 NAGAMATSU, FRANK M (JT) 9886 GARDEN GROVE BL GARDEN GROVE, CA 92644
PUD-101-87 09806220 LEE, ANDREW M (JT) VD 13051 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806221 MEAD, DENNIS (JT) 9161 MEDITERRANEAN D HUNTINGTON BEACH, CA 92646

PUD-101-87 09806222 TSAI, LONGWAY (JT) R 4422 MYRA AVE CYPRESS, CA 90630
PUD-101-87 09806231 HONG, JAMES SOUNGKILE (EA) 12362 BAJA PANORAMA SANTA ANA, CA 92705
PUD-101-87 09806232 HOWELL, OLIVER G (BL) 13085 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806233 LEE, ANDREW M (JT) 10361 LAMPSON AVE GARDEN GROVE, CA 92640
PUD-101-87 09806237 JAMES, GEORGIA E R (MS) 11651 GILBERT ST GARDEN GROVE, CA 92641
PUD-101-87 09806238 TSAI, LONGWAY (EA) 4422 MYRA AVE CYPRESS, CA 90630
PUD-101-87 09806244 ELLIOTT, JOHN J TR (ND) 10051 LAMPSON AVE GARDEN GROVE, CA 92640
PUD-101-87 09806245 ELLIOTT, JOHN J TR (ND) 10051 LAMPSON AVE GARDEN GROVE, CA 92640
PUD-101-87 09806246 HERRINGTON, RONALD J (JT) 616 S AMBOY ST ANAHEIM, CA 92802
PUD-101-87 09806303 SMITH, VIRGINIA E (UM) 13131 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806324 BERMUDEZ, RICHARD (JT) 13141 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09806325 PECOR, JAMES G (CP) 9381 LUDERS AVE GARDEN GROVE, CA 92644
PUD-101-87 09806601 CHU, KI SUNG (EA) 8832 ANTHONY AVE GARDEN GROVE, CAL 92641
PUD-101-87 09806602 MC MASTERS, JAMES (CP) 8510 LINKS RD BUENA PARK, CA 90621
PUD-101-87 09806603 SEAMAN, WILLIAM H (JT) 187 N GUAAIL LN ORANGE, CA 92669
PUD-101-87 09806604 SEAMAN, WILLIAM H (BL) 12662 DOTTIE CIR GARDEN GROVE, CA 92641
PUD-101-87 09806605 LEE, HYON (EA) 12662 DOTTIE CIR GARDEN GROVE, CA 92641
PUD-101-87 09806606 TRULLINGER, ROY H (JT) 15061 WESTSTATE ST WESTMINSTER, CA 92683
PUD-101-87 09806607 TRULLINGER, ROY H (JT) 16491 VENUS DR WESTMINSTER, CA 92683
PUD-101-87 09806608 DOUGHERTY, THOMAS E (NR) 16491 VENUS DR WESTMINSTER, CA 92683
PUD-101-87 09806609 CITY OF GARDEN GROVE (XX) 13096 KERRY ST GARDEN GROVE, CA 92644
PUD-101-87 09807014 HILL, EARL T (BL) 11391 ACACIA PKWY GARDEN GROVE, CA 92640
PUD-101-87 09807015 KUMP, JOSEPH G (JT) 9912 LARSON AVE GARDEN GROVE, CAL 92644
PUD-101-87 09807032 RICHARDS, ELIZABETH JANE (ND) 13411 ERIN RD GARDEN GROVE, CAL 92644
PUD-101-87 09807035 EMLEN W HOAG FOUNDATION (BL) 9801 LARSON AVE GARDEN GROVE, CA 92644
PUD-101-87 09807039 EMLEN W HOAG FOUNDATION (BL) P O BOX 1919 DETROIT, MI 48288
PUD-101-87 09807039 EMLEN W HOAG FOUNDATION (BL) P O BOX 1919 DETROIT, MI 48288

PUD-101-87 09807058 RICHARDS, ELIZABETH JANE (ND)
 PUD-101-87 09807065 LEE, HYON (EA)
 PUD-101-87 09807065 PATTERSON, CHARLES K (MM)
 PUD-101-87 09807069 EMLEN W HOAG FOUNDATION (ND)
 PUD-101-87 09807069 ARBOR VIEW PROFESSIONAL (PT)
 PUD-101-87 09807070 KUMP, JOSEPH A (JT)
 PUD-101-87 13336302 WAKABAYASHI, DAVID T (JT)
 PUD-101-87 13336303 WAKABAYASHI, DAVID T (JT)
 PUD-101-87 13336304 DUTTON, C C (MS)

13336305 LEE, FRANK S (JT)

9801 LARSON AVE GARDEN GROVE, CA 92644
 15061 WESTSTATE ST WESTMINSTER, CA 92683
 216 MONARCH BAY SOUTH LAGUNA, CA 92677
 9860 LARSON AVE GARDEN GROVE, CA 92644
 6415 KATELLA AVE #A CYPRESS, CA 90630
 9822 HUMMINGBIRD LN GARDEN GROVE, CA 92641
 9791 KINGS CANYON DR HUNTINGTN BCH, CAL 92646
 9791 KINGS CANYON DR HUNTINGTN BCH, CAL 92646
 4911 BIRCH ST SUITE NEWPORT BEACH, CA 92660
 100
 9943 GARDEN GROVE BL GARDEN GROVE, CA 92644
 VD

Superior Court

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

PROOF OF PUBLICATION

State of California)
County of Orange) ss.

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

a newspaper of general circulation, published in the City of

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

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

Dated at GARDEN GROVE

California, this 27 day of APRIL 1987

Liberta Kolber
Signature

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE will hold PUBLIC HEARING in the COUNCIL CHAMBER of the COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on Thursday, 7:00 p.m. May 14, 1987 to receive and consider all evidence and reports relative to the application described below:

SITE PLAN AMENDMENT NO. SPA-105-87 & TENTATIVE TRACT NO. TT-12908
The applicant, Manoocher Kamdar, is requesting to rezone a site from the R-1 (One Family Residential) zone to the R-3 (Multiple Residential) zone. Additionally, the applicant is requesting site plan and tentative tract approval to construct eight (8) condominium units, two (2) stories in height on an approx. 22,300 square foot site. The subject site is located on the north side of Fifteenth Street between Flower and Hope Streets at 10181 Fifteenth Street. The City of Garden Grove has prepared a negative declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

The applicant, Paul Kim, 4830 Campus Dr., Newport Beach is requesting to rezone the site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four story 164 room Ramada Inn in two phases (118 phase one & 48 phase two) and restaurant on an approx. 105,000 s.f. (2.42 acre) site. The site is located on the south side of Garden Grove Bl., East of Kerry St. at 10022 Garden Grove Bl. The City of Garden Grove prepared a negative declaration because the project will not have a significant adverse effect on the environment pursuant to CSEQA guidelines.

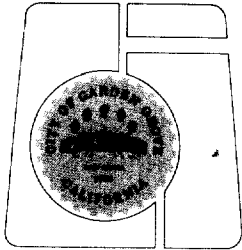
COMMUNITY CENTER TEMPORARY PERMIT NO. CCT-101-87
The applicant, Scott Griffiths, 8842 Skylark Dr., Garden Grove, CA 92641 is requesting approval to allow vehicle and wood storage on an approximately 15,220 square foot site located in the OP (Office Professional) District of the Community Center Specific Plan. The subject site is located on the east side of Euclid Street, north of Trask Ave. at 13432 and 13442 Euclid Street. The City of Garden Grove has prepared a negative declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

AMENDMENT NO. A-108-87
The City of Garden Grove is proposing to amend Municipal Section 0224.6 "Site Plan Required" by the addition of paragraph (j) to read as follows: "A site plan shall be required for any addition to a single family dwelling wherein said addition exceeds fifty (50%) percent of the floor area of the existing structure. Said building addition percentage(s) shall be considered cumulatively." The filing fee concerning said site plan requirements shall be \$100. The City of Garden Grove has prepared a Negative Declaration because this project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above. Petitions and letters are not considered direct evidence. The decision of the Planning Commission may not rest solely on them.

Further information on the above may be obtained at the Department of Development Services, City of Garden Grove, or by telephone: 636-6831
DATE: April 24, 1987
Pub. April 29, 1987

Orange County News No. 2719



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

May 6, 1987

CERTIFIED MAIL

Paul Kim
4030 Campus Drive
Newport Beach, Ca 92660

SUBJECT: Case No. ~~208-101-07~~ ~~201-02-101~~
Hearing before the Planning Commission
Date and Time: May 14, 1987, 7 P.M.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove, CA 92640

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

If you have any questions concerning this report, please contact the Planning Division of the Development Services Department at 638-6831.

Sincerely,

STEWART O. MILLER, Director
Development Services Department

Enclosure

cc: Young Hoon Cho

P 052 925 459
RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Young Hoon Cho
Street and	1319 E. Sungundo
City, State and ZIP Code	Gardena, Ca 90247
P.O., State and ZIP Code	

O 1984-446-014

P 052 925 457

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Paul Kim
Street and	4630 Campus Drive
City, State and ZIP Code	Newport Beach, Ca 92660
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$

* U.S.G.P.O. 1984-446-014

PS Form 3800, Feb. 1982

Postmark or Date 5-8-87

Pat
 RUD-101-87

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The postage fee will provide you the name of the person delivering to the office of delivery. For information on the following services are available. Consult publications for fees and check details for additional service(s) requested.

1. Return to whom delivered, date, and address's address. 2. Restricted Delivery.

3. Addressee Addressed to:
 Paul Kim
 4630 Campus Drive T-4
 Newport Beach, Ca 92660

4. Article Number
 P052925458

Type of Service:
 Registered Insured
 Certified COD
 Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee
[Signature]

6. Signature - Agent
 X

7. Date of Delivery
 5/4

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

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The postage fee will provide you the name of the person delivering to the office of delivery. For information on the following services are available. Consult publications for fees and check details for additional service(s) requested.

1. Return to whom delivered, date, and address's address. 2. Restricted Delivery.

3. Addressee Addressed to:
 Young Hoon Cho
 1319 E. Sungundo *[Signature]*
 Gardena, Ca 90247

4. Article Number
 P052925459

Type of Service:
 Registered Insured
 Certified COD
 Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED.**

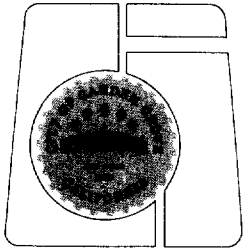
5. Signature - Addressee
[Signature]

6. Signature - Agent
 X

7. Date of Delivery

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

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

INITIAL STUDY OF ENVIRONMENTAL EFFECTS

General Instructions

The attached form is to assist the City of Garden Grove in determining whether a proposed project could have a significant environmental effect that would require a special study of possible mitigation measures and/or an environmental impact report. You will be asked to respond to a series of yes, no, or uncertain questions

In answering these questions, you must consider the effects of the project in both its construction and final stages. A yes answer will mean that the project could have significant environmental effects, and that a special study and/or an environmental impact statement may be required.

If you do not have sufficient information to answer a question, mark uncertain. Upon your submittal of this form, City's staff will attempt to answer those questions that you cannot answer with any certainty. Be sure that you can provide information to support any yes-no answers to these questions.

INITIAL STUDY:
 QUESTIONNAIRE FOR POSSIBLE ENVIRONMENTAL EFFECTS
 CITY OF GARDEN GROVE, CALIFORNIA

Case/Project No. _____

Applicant PAUL I. KIM

Project Location 10022 GARDEN GROVE BLVD., GARDEN GROVE, CA.

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

Impacts of the Project on the Environment

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

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

- | | <u>Yes</u> | <u>No</u> | <u>Uncertain</u> |
|---|---------------|---------------|------------------|
| 23. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and/or School District, etc.)? | <u> ✓ </u> | <u> </u> | <u> </u> |
| 24. Could the project generate a controversy? | <u> </u> | <u> ✓ </u> | <u> </u> |

Alternatives and Mitigating Measures

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

NONE

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

SELF SUPPORTING PARKING AREA

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

NONE

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

Summary

1. Summarize adverse affects: _____

2. Summarize positive affects: IMPROVEMENTS ALONG
GARDEN GROVE BLVD. WILL BE MADE
BECAUSE OF NEW PROJECT
3. Describe in short, concise manner, the overall total impact of the proposed project: THIS PROJECT WILL ENHANCE
LOCAL BUSINESS AND STIMULATE BUSINESS
IN THIS AREA.

Prepared by PAUL I. KIM

Date JAN 22, 1987

Mailing Address 4630 CAMPUS DR, SUITE 200-D
NEWPORT BEACH, CA. 92660

City _____ State _____ Zip Code _____

Telephone Number 714 852-1103
Area Code

NOTICE OF DETERMINATION

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

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

Lee A. Branch
County Clerk
P.O. Box 838
Santa Ana, CA 92702

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

Project Title
Planned Unit Development No. PUD-101-87

State Clearinghouse Number (if submitted to State Clearinghouse)
None

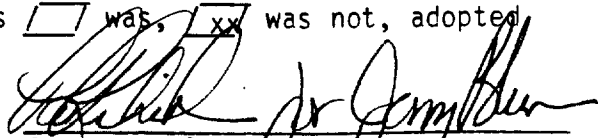
Contact Person	Telephone Number
Patrick Richardson	714/638-6831

Project Location
South Side of Garden Grove Blvd., East of Kerry, 10022 Garden Grove Blvd.

Project Description
Construct a 116 room Ramada Inn and restaurant

This is to advise that the City of Garden Grove has approved the above described project and has made the following determinations regarding the above described project:

1. The project will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.
3. Mitigation measures were, were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was, was not, adopted for this project.



Jerry L. Blum, Chairman
Planning Coordinating Committee

Date _____

NOTE: Authority cited: Section 21083, Public Resources Code;
Reference: Sections 21108, 21152 and 21167 Public Resources Code.

NEGATIVE DECLARATION

Project Title Planned Unit Development No. PUD-101-87

Project Location South side of Garden Grove Blvd., East of Kerry,
10022 Garden Grove Blvd.

Project Description Construct a 116 room Ramada Inn and restaurant

Applicant/Address/Phone No. Paul Kim, 4630 Campus Dr., Newport Beach,
California 92660 714/852-1103

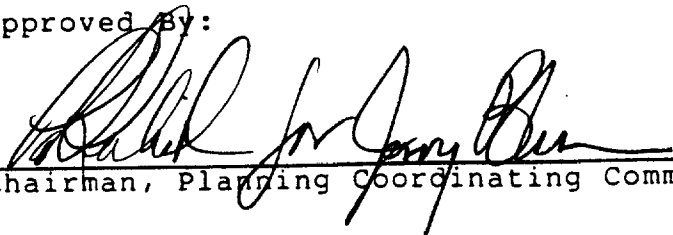
The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above described project and hereby finds:

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

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

NONE

Approved By:



Chairman, Planning Coordinating Committee

Date



ROTEX CO.
1319 W. EL SEGUNDO BLVD.
GARDENA, CALIFORNIA 90247
PHONE (213) 757-0194

December 19, 1986

Mz Elizabeth Richards
9801 Larson Ave.,
Garden Grove, California

Re: Property at 9801 Larson Ave.,
Garden Grove, California

Dear Mz Richards:

Please allow me to have this chance to introduce myself. I am (Mr.) Yong Hoon Cho, residing in Torrance, California doing business as a developer.

Recently I have aquired a lot adjacemt to your property at 9801 Larson Avenue, Garden Grove.

I would like to know if you would like to sell your property at above address so that I could have a larger lot for my development.

It is, therefore, greatly appreciated if you could have your agent get in touch with me on (213) 757-0194 or write me a postcard so that we could discuss the matter further as soon as possible.

My mailing address is :

ROTEX COMPANY
1319 W. El Segundo Boulevard,
Gardena, California 90247

Attention: Yong Hoon Cho.

Looking forward to hearing from you soon, I remain,

Yours sincerely,

Yong Hoon Cho
Developer

ed/jr

W. R. GOMES and ASSOCIATES

(415) 838-1857

P. O. Box 597
San Ramon, CA 94583

June 24, 1986

Rotex International
1319 W. El Segundo Blvd.
Gardena, CA 90247

Re: Permanent Loan on the Garden Grove Motel
(See Legal for Description)

Dear Gentlemen:

After careful review of the above-referenced project, W. R. Gomes and Associates is pleased to offer you this letter of commitment with the following provisions:

- A. Funding for this permanent loan shall be in the amount of \$2,550,000.
- B. The borrower has met and qualified under W. R. Gomes and Associates' underwriting guidelines.
- C. All escrow, title, appraisal, and loan-related fees will be borne by the borrower.
- D. The permanent note will be for a 30-year with a 7-year call; adjusted to the 11th district cost of funds, plus 300 basis points over. A total of 3 1/2 points including the one point for the takeout will be charged.
- E. In the event that at any time during this commitment the above-mentioned property, or a substantial portion thereof, shall be damaged or destroyed as the result of fire, flood, theft, vandalism, or other hazards, W. R. Gomes and Associates shall not be required to make this loan.
- F. Notice of completion must be filed and has been filed with all of the appropriate federal, state, and local agencies before any permanent loan is funded.
- G. Borrower is responsible for insurance requirements during lien period.

- H. Points to be as follows: One point due at acceptance of this letter, equalling \$25,550, in the form of a Cashier's Check plus an additional 2 1/2 points due at time of funding of this loan, which represents all lender and broker fees.
- I. A review MAI appraisal will be required before funding of any permanent loan by W. R. Gomes and Associates. In the event at the specified times in the above paragraph, the MAI has not been received by W. R. Gomes and Associates, a 50% draw down will be funded to borrower subject to verbal assurances from MAI appraiser.
- J. This letter of commitment term will be for a period of 12 months.
- K. Prior to closing, borrower shall provide an ALTA or equivalent form of mortgagee's title insurance commitment from a company satisfactory to lender showing title vested in borrower and ensuring lenders mortgage deed of trust as the first lien against the real estate described herein to the full amount of the loan issued hereunder. Title shall contain no exceptions and to be free of all other encumbrances except those specifically approved by the lender in writing, which will include all FF&E UCC filings which will be encumbered in the First Trust Deed. Also, it is acknowledged by lender that the extension fund currently on Title will subordinate to the First Trust Deed.
- L. Prior to closing, lender is to review and approve credit reports on borrower and guarantor.
- M. Prior to closing, borrower shall deliver to lender at borrower's expense, issued by a company of borrower's choice and satisfactory to lender with premiums thereof fully prepaid, the following: fire insurance with extended coverage endorsement on the basis of 100% of full replacement cost and full improvements; borrower shall procure and maintain public liability, the insurance covering borrower and property taken as security herein and shall provide to lender a Certificate of Public Liability Insurance in the amount deemed prudent by borrower, but in any event, such

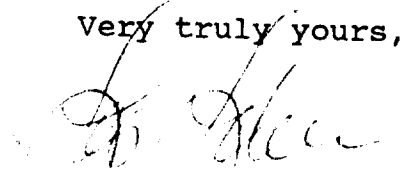
limits should not be less than \$1,000,000 for personal injury and death and \$250,000 property damage. Such certification shall be issued to the lender and provided for a 30-day written notice to lender of cancellation or material change in policy.

- N. Prior to closing, borrower agrees to furnish lender evidence of payment in full of real estate property and taxes, and personal property taxes.
- O. In the event, for any unforeseen reason, W. R. Gomes and Associates is unable to fund this loan, all fees paid by borrower in above-mentioned paragraph will be refunded in its entirety.

If this letter is not signed and returned to the offices of W. R. Gomes and Associates or its representative by June 27, 1986, at 5:00 p.m., close of business day, it will become null and void.

If we can be of further assistance to you in this matter, please do not hesitate to contact us.

Very truly yours,

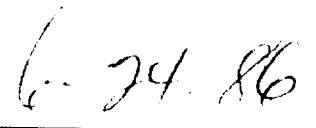

Les Leber
Vice President/Finance

LL/pa

ACCEPTED BY:



Les Leber



Date

Date

Date

LEGAL NOTICE

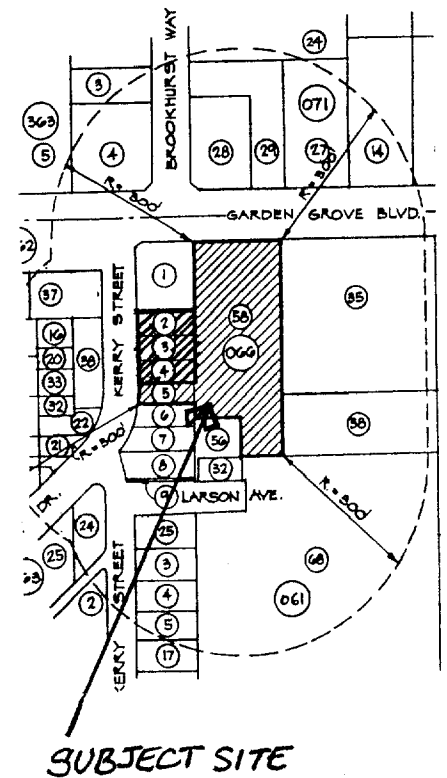
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF GARDEN GROVE will hold PUBLIC HEARING in the COUNCIL CHAMBER of the COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on the date indicated* below to receive and consider all evidence and reports relative to the application described below:

THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVE. ON MONDAY, JULY 6, 1987 at 7:30 P.M. TO CONSIDER PLANNED UNIT DEVELOPMENT NO. PUD-101-87 AND PARCEL MAP PM-87-161 THE APPLICANT, PAUL KIM, 4630 CAMPUS DR., NEWPORT BEACH IS REQUESTING TO REZONE THE SITE FROM THE C-2 (GENERAL COMMERCIAL) ZONE TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONE AND CONSOLIDATE TWO PARCELS OF LAND. ADDITIONALLY, THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A FOUR STORY 164 ROOM RAMADA INN IN TWO PHASES (116 PHASE ONE & 48 PHASE TWO) AND RESTAURANT ON AN APPROX. 105,000 S.F. (2.42 ACRE) SITE. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BL., EAST OF KERRY ST. AT 10022 GARDEN GROVE BL. THE CITY OF GARDEN GROVE PREPARED A NEGATIVE DECLARATION BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA GUIDELINES.

NOTICE

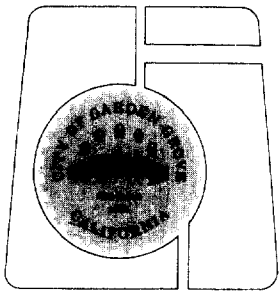
Since the time of advertisement the applicant has reduced the number of requested guest rooms from 164 rooms to 141 rooms, all other information listed in the above notice is correct.



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

Petitions and letters are not considered direct evidence. The decision of the City Council may not rest solely on them.

Further information on the above may be obtained at the Department of Development Services, City of Garden Grove, or by telephone: 638-6831



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

30 JAN 27 11 26 AM '87
DEV SERV DEPT

Pud 101-87

January 27, 1987

Mr. Yong Hoon Cho
Rotex International
1319 W. El Segundo Blvd.
Gardena, CA 90247

Dear Mr. Cho:

Thank you for your recent letter relative to your plans for future development of a Ramada Inn at 10022 Garden Grove Boulevard.

I have asked staff to review your proposal, and in addition Mr. Stewart Miller, my development services director, will personally provide you with assistance on your project. Please do not hesitate to contact him at 714 638-6866 if you have any problems on your development.

Again, thank you for keeping me up-to-date on your proposal.

Sincerely,

DELBERT L. POWERS
City Manager

~~cc:~~ Stewart Miller

C
O
P
Y



ROTEX INTERNATIONAL

1319 W. EL SEGUNDO BLVD.
GARDENA, CALIFORNIA 90247
PHONE (213) 757-0194

RECEIVED
JAN 16 1987

CITY MANAGER'S OFFICE

January 9, 1987

Mr. Delbert L. Powers
City Manager
City of Garden Grove
11391 Acacia Parkway,
Garden Grove, CA 92640

Re: Ramada Inns Plan at 10022 Garden Grove Blvd.

Dear Mr. Powers:

I would like to take this opportunity to introduce myself. My name is Yong Hoon Cho, a developer who would like to build and operate a Ramada Inns of 120 to 150 room capacity at 10022 Garden Grove Boulevard in Garden Grove in the nearest future.

Since I acquired the lots for the project at above address I have had a series of meetings with the City authorities on various levels, but I have not been able to determine the definite scope of realization due to several unresolved factors.

First of all, the City wants that I acquire the adjacent lots to combine with mine to have a bigger and better plan. I welcome this idea, but the property owners of the adjacent lots either ask too much, or do not want to sell.

Mr. Stuart Miller has been most helpful spending a considerable amount of time with us and even arranged a meeting for us to present our plan to the Concil Economic Committee meeting.

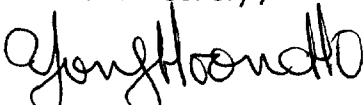
We are aware of a special study for the future development between Brookhurst and Magnolia streets is being conducted, and would be most happy to follow the directions the City would like us to have.

Now that I am determined to build a quality Ramada Inns of a hotel grade on Garden Grove Boulevard and that I am assured of the favorable interest generated among many in the City I am more than encouraged to seek whatever assistance there might be available.

It would be, therefore, greatly appreciated if you could have your personal attention to this Ramada Inn plan to expedite the process. My financial burden to keep the undeveloped land is also a serious matter.

Looking forward to hearing from you soon, I remain,

Yours Sincerely,


Yong Hoon Cho

cc

File PLUD-101-87

20 APR 87 1:12

DEV SERV DEPT

City of Garden Grove


INTER-DEPARTMENT MEMORANDUM

To: Stew Miller
Dept: Development Services
Subject: Legal Services

From: Patrick P. Importuna
Dept: Economic Development
Date: April 17, 1987

Attached is an invoice from Stradling, Yocca, Carlson & Rauth for legal services rendered in conjunction with the Ramada Inn project.

I am sending this invoice to you for payment since this is not an economic development project at this time.

Patrick P. Importuna 
Economic Development Director



BY: Victoria A. Nelson
Principal Economic Development Specialist

cc: Tom Clark

PPI/VAN/jk

STRADLING, YOCCA, CARLSON & RAUTH
 A PROFESSIONAL CORPORATION
 ATTORNEYS AT LAW
 660 NEWPORT CENTER DRIVE, SUITE 1600
 WELLS FARGO BANK BUILDING
 POST OFFICE BOX 7680
 NEWPORT BEACH, CALIFORNIA 92660-6441
 TELEPHONE (714) 640-7035

March 12, 1987

File No: B2012-00055 Re: RAMADA INN

Invoice: 18673

DATE	DESCRIPTION OF SERVICES RENDERED	HOURS
1/27	TPC Conference with S. Miller	2.00

Total Fees:	150.00
Total Due this Matter:	150.00
	=====

11	280	4269			
FND	DIV	OBJ	ACT	TASK	PROJ
			96013		
				PO #	
38350		\$ 150.00			
VEND #		AMOUNT			
<i>A Miller</i>			5-7-87		
APPROVED			DATE		



ROTEX INTERNATIONAL

1319 W. EL SEGUNDO BLVD.
GARDENA, CALIFORNIA 90247
PHONE (213) 757-0194

9 FEB 87 1:25

DEV SERV DEPT.

RECEIVED

FEB 5 - 1987

Public Works Dept.

January 28, 1987

PUD-101-87

Mr. George L. Tindall
Assistant City Manager
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Re: Application of Building Plan for Ramada Inns,
10022 Garden Grove Boulevard, Garden Grove

Dear Mr. Tindall:

Thanks to your timely and encouraging guidance we have finally applied for the building of Ramada Inns at 10022 Garden Grove Boulevard as the first step in the process.

We understand that we would have our case heard on March 26, 1987 for the PUD of the project. In the mean time our architect Mr. Paul Kim would work on the details of the plan.

It is our sincere hope that you would have continued guidance and encouragement for the realization of the Ramada project. We would keep you posted on the progress of our plan.

Appreciating for your support of our Ramada, and looking forward to meeting you again soon, I remain,

Yours Sincerely,

Yong Hoon Cho

ed/jr
cc:

RAMADA

CERTIFIED MAIL #P291335121
RETURN RECEIPT REQUESTED

October 7, 1986

Yong Hoon Cho
17507 Regina Avenue
Torrance, CA 90504

Re: Ramada Inn #4114
Garden Grove, CA

Dear Mr. Cho:

Your License Application, has now received final approval by Ramada's Application Review Committee for a twenty (20) year term. Please find enclosed the approved Application along with the following documents for review and execution:

- 1) Three (3) Ramada License Agreements #4114, with an effective date of September 30, 1986, reflecting YONG HOON CHO and JEONG HAE CHO, individuals, as Licensee.
- 2) Three (3) Standard Addenda to Ramada License Agreement #4114.
- 3) Three (3) Addenda to Ramada License Agreement #4114, for Ownership Interest in Non-Affiliated Projects.
- 4) Three (3) Ramada Reservation Service Agreements for usage of the Reservation System.

Please review these documents and advise me of questions or concerns you may have. The documents should be executed by initialing all changes and signing where indicated. Please return all original copies to this office no later than October 31, 1986. Upon receipt, we will have them executed on behalf of Ramada Inc. and return a fully executed copy of each agreement to you for your permanent record.

As a new member to our Ramada System, you automatically become a member of the Ramada International Association (RINA). You may expect to receive, in the near future, information regarding this organization.

Yong Hoon Cho
October 7, 1986
Page 2

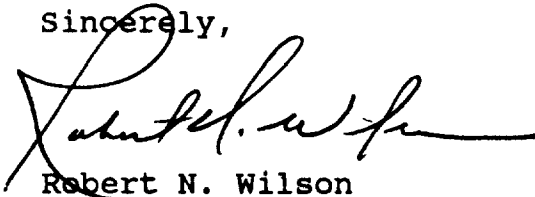
Enclosed please find a copy of our current Rules of Operation and Quality Assurance Standards for Ramada Inns, as well as, our current Standards for New Construction, Additions and Refurbishing Projects.

A list of our current insurance requirements is also enclosed. As you approach commencement of construction, please contact Ginny Bell of our Risk Management Department, regarding the necessary insurance policies and endorsements which are required by your License Agreement. Ms. Bell may be reached at (602) 273-4572.

Mr. Cho, you have been identified as our Principal Contact of record for this License Agreement and unless otherwise notified, in writing, all correspondence will be directed to you at the address indicated above. Please use License Agreement #4114 on all correspondence pertaining to this location.

We look forward to a long lasting and mutually rewarding relationship. Should you have questions regarding this matter or questions relating to other franchise matters, please do not hesitate to contact our office.

Sincerely,

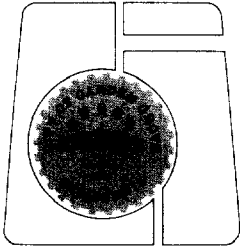


Robert N. Wilson
Director

RNW/mg

Enclosures: Approved Application
Documents as listed above
Rules of Operation/Quality Assurance Standards
Standards for New Construction, Additions and
Refurbishing Projects
Insurance requirements list

cc: Joe Armbrust
Ginny Bell
Ted Graphos
CF/WF



GARDEN GROVE

DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

APPLICATION FOR:

PARCEL MAP
(\$500 + \$10 PER LOT)

: ENVIRONMENTAL IMPACT REPORT
: REVIEW (20% OF EIR COST)

: ENVIRONMENTAL IMPACT REPORT (\$150)
: NEGATIVE DECLARATION

NAME OF APPLICANT: Kim Engineering Co. TELEPHONE: (213)388-0882

MAILING ADDRESS: 3400 W. 6th St #400
Los Angeles, CA ZIP: 90020

NAME OF RECORDED OWNER: Young Hoon Cho TELEPHONE: (213)757-0194

MAILING ADDRESS: 1319 W. El Segundo
Gardena, California ZIP: 90247

STATUS OF THE APPLICANT (CHECK ONE)

RECORDED OWNER OF THE PROPERTY

PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

LESSEE

AUTHORIZED AGENT OF ONE OF THE ABOVE

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

SIGNATURE OF OWNER: *Young Hoon Cho* DATE: 3-10-87

SIGNATURE OF APPLICANT: *Paul G. Kim* DATE: 3-11-87

ACCEPTANCE BY LAND USE: *Shelby Simons* DATE: 3-16-87

ACKNOWLEDGMENT OF FEE PAYMENT: *Shelby Simons* DATE: 3-16-87

0781R/502A
5/27/82

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

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division


LETTER OF AUTHORIZATION
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

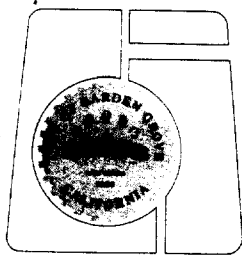
APPLICATION FOR Young Hoon Cho CASE NO. _____

I, Young Hoon Cho, owner of the below described property,
do hereby appoint Kim Engineering Co. my agent for the purpose of
consummating the above application, and agree to accept and fulfill any and
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: A Portion of NE 1/4, Sec. 6, T5S, R10W,
S.B.B. & M and South 40 ft of North 317 ft of Lot 60, Tract
1165, M.M. 43-3/5.

 GARDEN GROVE CALIFORNIA 92640 1980 Incorporation	RECEIPT	DATE <u>March 16</u> TO <u>CF</u> NO. <u>25618</u>
	RECEIVED FROM <u>Kim Engineering Co.</u>	
ADDRESS _____		
THE SUM OF <u>five hundred forty</u>	DOLLARS <u>540.00</u>	
FOR <u>land map</u>	<u>10 926A 3-16'87</u> CHECK <u>540.00</u>	
<input type="checkbox"/> CASH	<input type="checkbox"/> MONEY ORDER	<input checked="" type="checkbox"/> CHECK
GENERAL LEDGER NO. _____	VALIDATION	
ACCOUNT NUMBER _____	CITY OF GARDEN GROVE, CALIF. MBF	
	BY <u>[Signature]</u>	DEPARTMENT <u>OS</u>

Young Hoon Cho 3-10-87
(Signature of Owner)



GARDEN GROVE

DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

714/638-6831

APPLICATION FOR:

- PLANNED UNIT DEVELOPMENT (\$600) : ENVIRONMENTAL IMPACT REPORT REVIEW (20% OF EIR COST)
- : ENVIRONMENTAL IMPACT REPORT NEGATIVE DECLARATION (\$150)

NAME OF APPLICANT: PAUL IKPOONG KIM TELEPHONE: (714) 852-1103

MAILING ADDRESS: 4630 CAMPUS DR, SUITE 200-D
NEWPORT BEACH, CA ZIP: 92660

NAME OF RECORDED OWNER: YONG HOON CHO TELEPHONE: (213) 757-0194

MAILING ADDRESS: 1319 W. EL SEGUNDO
GARDENA, CA ZIP: 90247

STATUS OF THE APPLICANT (CHECK ONE)

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

IF THE APPLICANT IS ANYONE OTHER THAN THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, PLEASE COMPLETE THE FOLLOWING:

I. THE REQUEST ABOVE IS WARRANTED BECAUSE RAMADA INN FRANCHISE
AT THIS LOCATION HAS BEEN APPROVED BY THE
RAMADA INN CORPORATION

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE THE PROPOSED FACILITIES WILL PROVIDE NEW RESTAURANT, MEETING ROOMS AS WELL AS 125 GUEST ROOMS, IT WILL CREATE NEW JOBS AND NEW REVENUE TO THE CITY.

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE THE FACILITY WILL SELF SUPPORT IN TERMS OF PARKING AND ACTIVITIES. THE NEW RAMADA INN ON THIS LOCATION WILL ENHANCE ACTIVITIES IN THIS AREA.

OWNER'S SIGNATURE: *Yonelltondo* TITLE: OWNER
APPLICANT'S SIGNATURE: *[Signature]* TITLE: ARCHITECT
ACCEPTANCE BY LAND USE: _____ DATE: _____
ACKNOWLEDGMENT OF FEE PAYMENT: *Shirley [Signature]* DATE: 2/4/82

0750R/499A
1/6/82

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

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

LETTER OF AUTHORIZATION
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR FOUR STORY RAMADA INN CASE NO. _____

I, YONG HOON CHO, owner of the below described property,
do hereby appoint PAUL IKPOONG KIM 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

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES

On January 23, 1987 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared _____
YONG HOON CHO

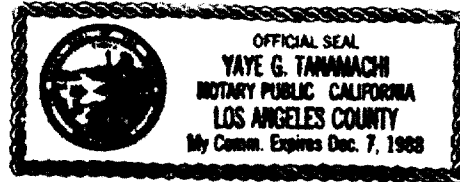
_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the
person _____ whose name is subscribed to the within
instrument and acknowledged that he executed the
same.

Signature Yaye G. Tanmachi



WTC WORLD TITLE COMPANY

FOR NOTARY SEAL OR STAMP



Yong Hoon Cho
(Signature of Owner)

Staple

Ack. Individual

Staple

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-two (22) sets of plans at the time of application. Each set of plans, except for the colored exhibit, must be stapled together in the following order (top to bottom):

1. Area Map
2. Existing Facilities Plan
3. Plot Plan
4. Floor Plan
5. Elevations
6. Landscape Plan
7. Sign Program Plan (is applicable)

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

 ✓

I. DETAILED DRAWINGS

A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-TWO (22) COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200' REDUCED TO 8½" 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

✓ _____

B. EXISTING FACILITIES PLAN (SEE ATTACHED EXAMPLE)
30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT THE SAME SCALE AS THE SITE PLAN AND AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW EXISTING BUILDING LOCATIONS DIMENSIONED TO SHOW BUILDING SIZES, SETBACKS, DISTANCES BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL EXISTING ADJACENT STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS AND MEDIANS DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL EXISTING SIGNS INCLUDING LOCATIONS, SIZE, HEIGHT AND TYPE.
6. SHOW ALL LABEL ALL EXISTING WATER, SEWER AND UTILITY LINES SERVING THE SUBJECT PROPERTY.
7. SHOW AND LABEL ALL EXISTING EASEMENTS (UTILITY, VEHICULAR ACCESS, PARKING, ETC.) AFFECTING THE SUBJECT PROPERTY, AND WHICH ARE DESCRIBED IN THE TITLE REPORT.
8. SHOW ALL PROPOSED EXISTING TREES LOCATED ON THE SITE. INDICATE TYPE (LATIN AND COMMON NAME) AND APPROXIMATE SIZE (CALIPHER AND HEIGHT).
9. SHOW ALL EXISTING PERIMETER FENCES AND WALLS LABELING EACH AS TO MATERIAL TYPE, HEIGHT, AND CONDITION.
10. SHOW ALL STRUCTURES, FENCES, AND WALLS LOCATED ON CONTIGUOUS PROPERTIES.

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

TWENTY-TWO (22) 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.

COMPLETE
YES _____ NO

C. PLOT PLAN (Continued)

2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
6. SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS.
7. SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES.
8. SHOW ALL PROPOSED WALLS, FENCES, TREES AND HEDGES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
9. SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
10. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NET SIZE OF PARCEL.
 - b. TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
 - c. TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.
 - d. BUILDING HEIGHTS.
 - e. TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES, AND PERCENTAGES OF EACH.

COMPLETE
YES NO



C. PLOT PLAN (Continued)

11. ~~FOR RESIDENTIAL PROJECTS, SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:~~
- ~~a. NUMBER OF UNITS.~~
 - ~~b. TOTAL BUILDING COVERAGE IN SQUARE FEET AND AS A PERCENT OF SITE AREA.~~
 - ~~c. TOTAL NUMBER OF COVERED AND GUEST PARKING SPACES, BOTH COMPACT AND REGULAR SIZE SPACES AND PERCENTAGES OF EACH.~~
 - ~~d. TOTAL SQUARE FEET OF ALL COMMON RECREATION AREAS.~~
 - ~~e. DENSITY AS SQUARE FEET PER UNIT.~~
 - ~~f. DENSITY AS NUMBER OF UNITS PER ACRE.~~
 - ~~g. NUMBERS OF ONE- TWO- AND THREE-BEDROOM UNITS AND SQUARE FOOTAGES OF EACH TYPE.~~
12. ~~FOR RESIDENTIAL PROJECTS, SHOW ALL COMMON RECREATION AREAS AND PRIVATE PATIO AREAS AND DIMENSIONS OF EACH.~~
13. FOR COMMERCIAL PROJECTS, INDICATE PROPOSED USES AND THE AMOUNT OF SQUARE FOOTAGE FOR EACH USE.



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

TWENTY-TWO (22) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

- 1. TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
- 2. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
- 3. TITLE BLOCK.
- 4. EACH SEPARATE FLOOR PLAN SHALL INDICATE SQUARE FOOTAGE.
- 5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.

COMPLETE
YES / NO

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

ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-TWO (22) COPIES OF ELEVATIONS CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
2. SCALE: 1/4" = 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 LANDSCAPING, SIGNS OR OTHER ARCHITECTURAL FEATURES ADDED OR AN ARTISTS RENDERING OF THE PROPOSED PROJECT.

F. LANDSCAPE PLAN: A PRELIMINARY LANDSCAPE PLAN SHALL BE SUBMITTED. THIS PLAN SHALL INDICATE TYPE, SIZE AND LOCATION OF TREES, AND TYPE AND LOCATION OF SHRUBS AND GROUNDCOVERS.

G. SIGN PLAN: SCALE DRAWINGS SHOWING EACH FACE OF EVERY PROPOSED SIGN SHALL BE SUBMITTED, ALONG WITH EXTERIOR MATERIALS LABELED AND IDENTIFIED.

H. TRANSPARENCIES: A REDUCED 8½" x 11" TRANSPARENCY OF EXISTING FACILITIES PLAN, PLOT PLAN, FLOOR PLAN, ELEVATIONS, AND LANDSCAPE PLANS FOR THE OVERHEAD PROJECTOR MUST BE SUBMITTED.

I. COLORED EXHIBIT: ONE OF THE TWENTY-TWO (22) SETS OF PLANS SHALL CONTAIN COLORED EXHIBITS OF THE SITE PLAN AND ELEVATIONS. THE COLORED ELEVATIONS OR RENDERINGS SHALL BE REPRESENTATIVE OF THE FINAL COLOR PLAN FOR THE PROJECT. THE COLORED EXHIBIT SHALL NOT BE FOLDED.

COMPLETE
YES NO

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.

 ✓ _____

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.

 N/A _____

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. (TWO SETS ARE REQUIRED.)

 ✓ _____

D. INITIAL STUDY OF ENVIRONMENTAL EFFECTS

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

COMPLETE
YES NO

____ III. ADDITIONAL INFORMATION

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

- A. _____

- B. _____

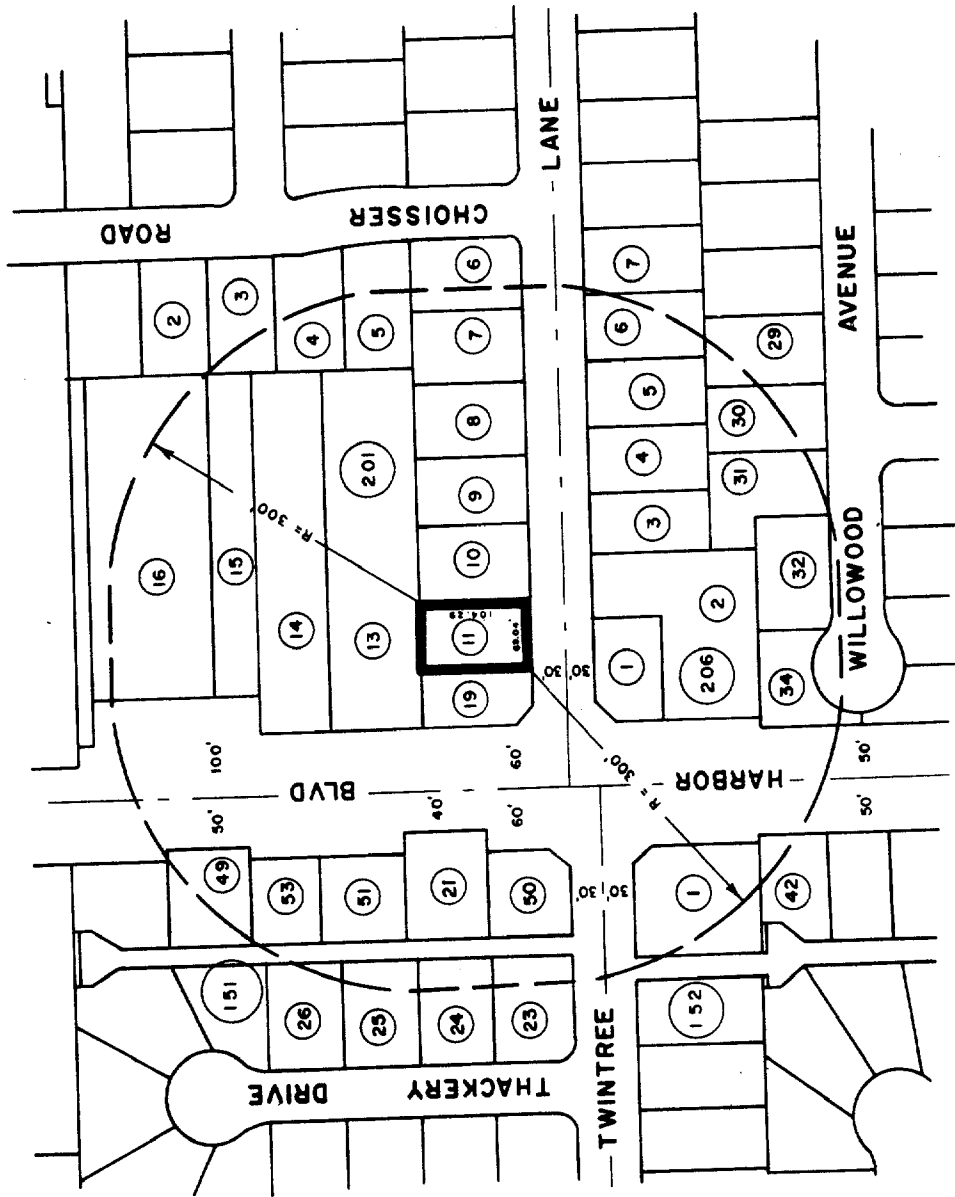
- C. _____

- D. _____

- E. _____

0738R/499A
11/13/84

GUIDE TO AREA MAP



VISUAL SCALE IN FEET

AREA MAP

GENERAL DESCRIPTION OF PROPERTY:

OWNER: _____ TEL: _____

ADDRESS: _____

MAP PREPARED BY: _____

ADDRESS: _____ CASE NO. _____

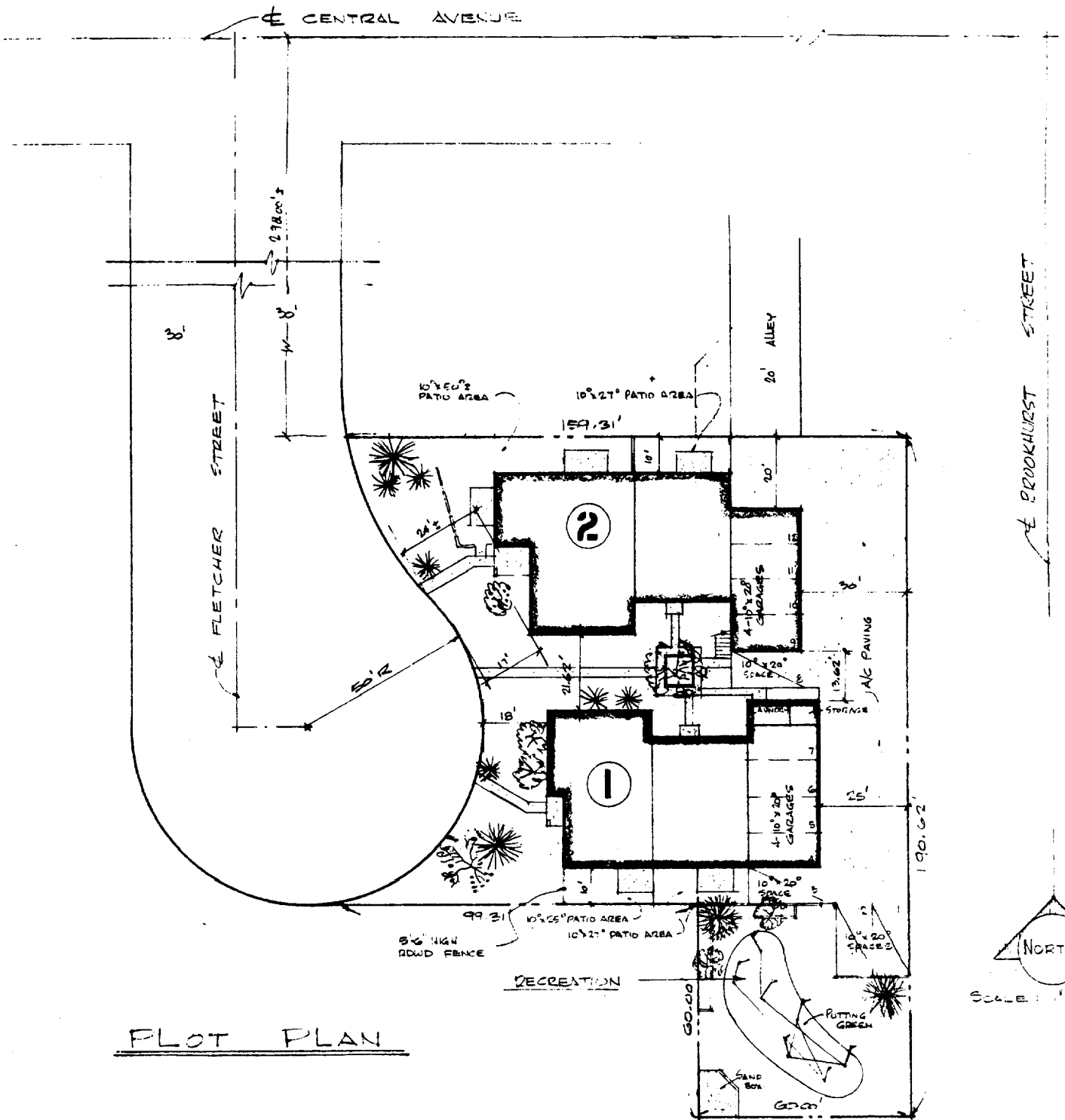
SCALE: _____

DATE: _____

ASSESSOR'S MAP
BOOK 138
PAGE 20

Please use scale of
1" = 100' or 1" = 200'

GUIDE TO PLOT PLAN



PLOT PLAN

TABULATION

2-4 UNIT APT. BUILDINGS

BUILDING #1

1-2 BDRM 2-BATH APT.
2-2 BDRM 1-BATH APT.
1-1 BDRM 1-BATH APT.

BUILDING #2

1-2 BDRM 2-BATH APT.
2-2 BDRM 1-BATH APT.
1-1 BDRM 1-BATH APT.

PARKING

8-10' x 20' GARAGES PROVIDED
4-10' x 20' OPEN PARKING SPACES PROVIDED.

EXAMPLE A

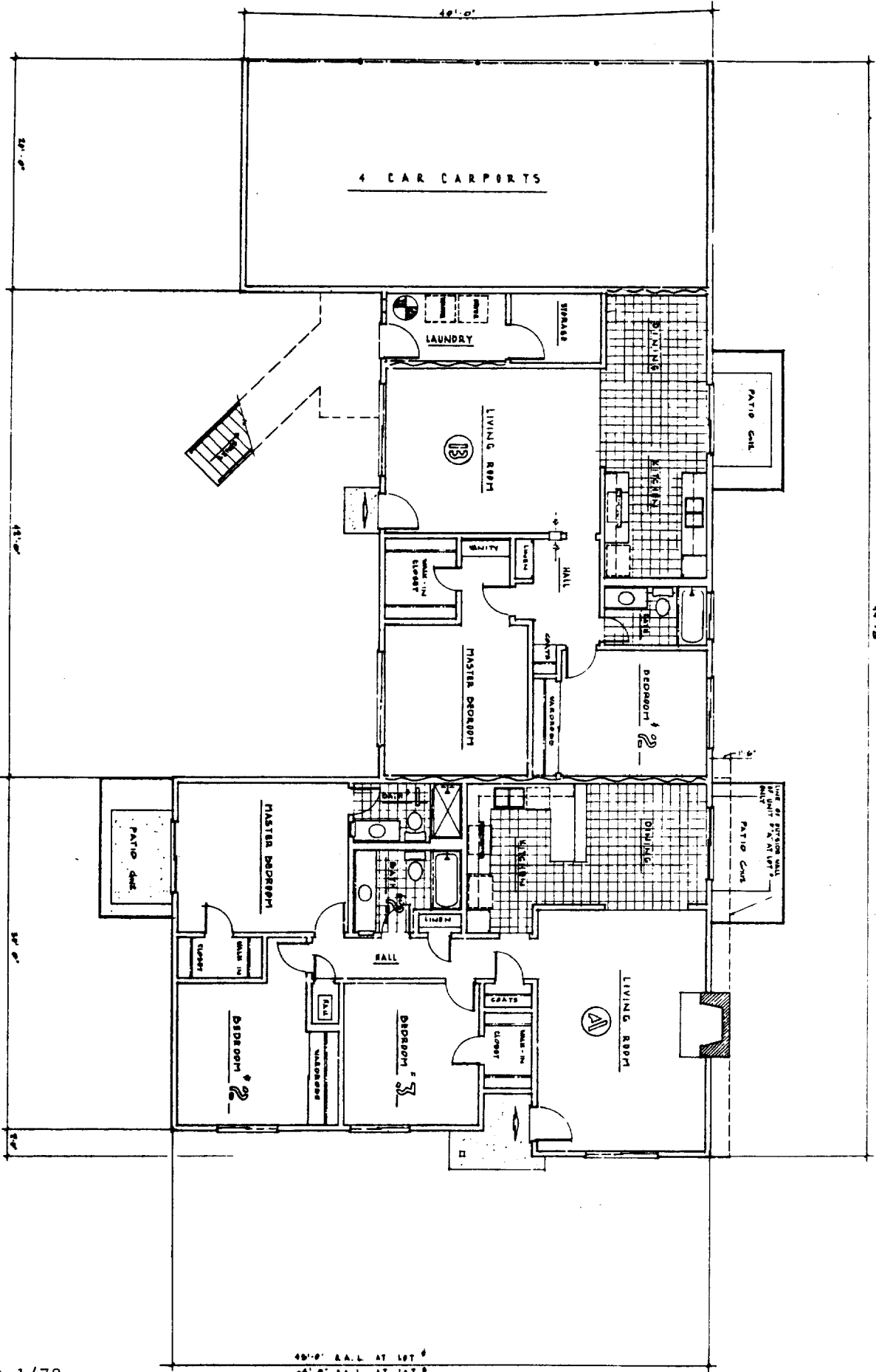
PLOT PLAN	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL:
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	
SCALE:	CASE NO.

GUIDE TO FLOOR PLAN

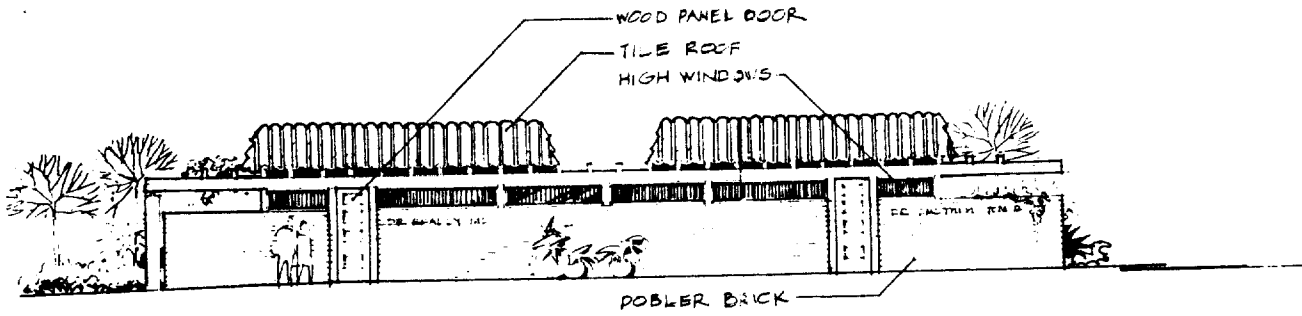
T A B U L A T I O N

UNIT A	2 BEDROOM	1340
UNIT B	2 BEDROOM	1340
UNIT C	2 BEDROOM	1340
UNIT D	2 BEDROOM	1340
TOTAL LIVING AREA		5360
LAUNDRY & STORAGE		111
COMMON		800

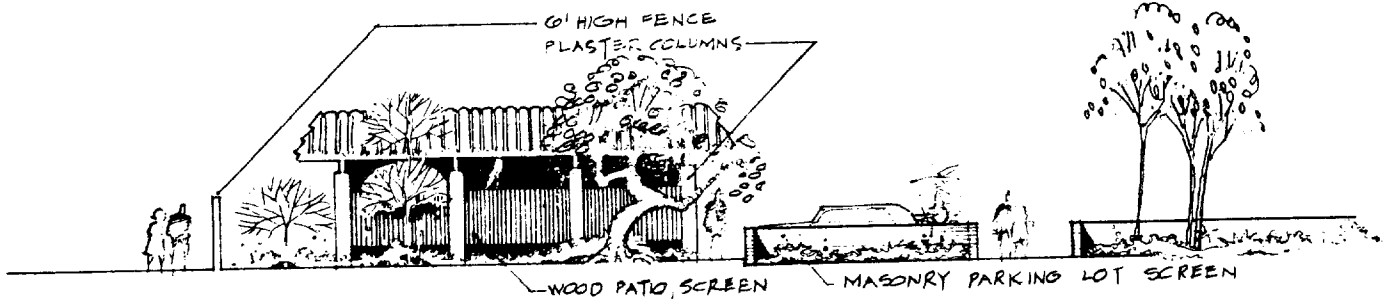
" TYPICAL "
F I R S T F L O O R P L A N



GUIDE TO ELEVATIONS

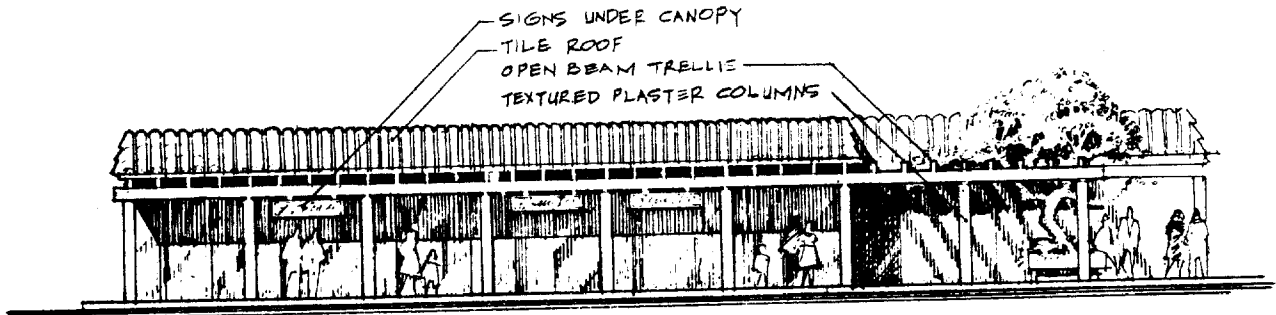


NORTH ELEVATION

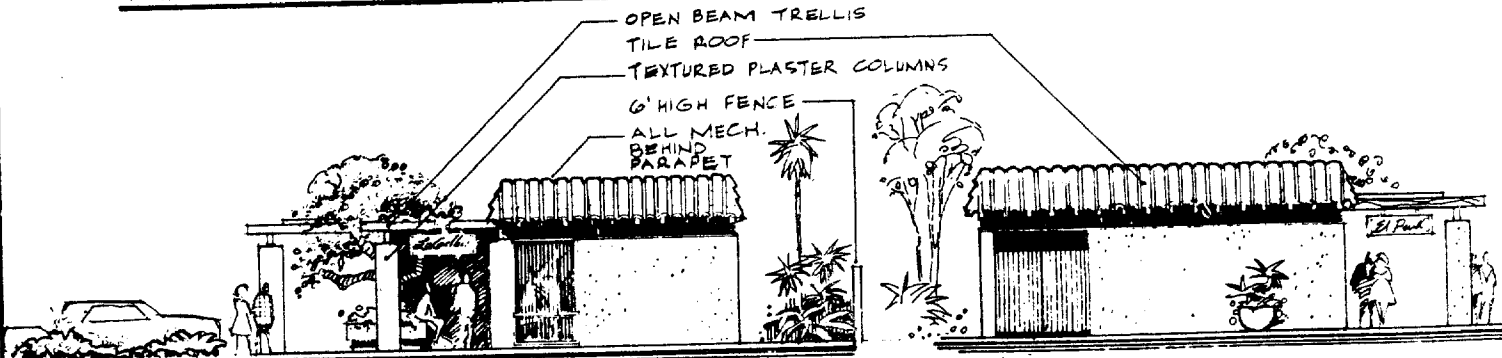


EAST ELEVATION (WEST SIDE)

MEDICAL BUILDING



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

RETAIL SHOPS

ELEVATIONS

GENERAL DESCRIPTION OF PROPERTY:

OWNER: _____ TEL. _____

ADDRESS: _____

MAP PREPARED BY: _____

RECORDING REQUESTED BY

86-573826

RECORDING REQUESTED BY
TICOR TITLE INS. CO. OF CALIF.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

YONG HOON CHO nad JEONG HAE CHO
17507 Regina Ave.
Torrance, CA 90504

SURVEY
MON. FUND
FEE \$10.00

\$9.00

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-1210 PM NOV 21 '86

NO OWNERSHIP
STATEMENT
\$20.00

Lee A Branch COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. 709494
Escrow or Loan No. 12513

GRANT DEED

PAID
DOC TRANSFER TAX
LEE A. BRANCH
ORANGE CO. RECORDER

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 1,100.00 CITY TAX \$
** computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale.
Unincorporated area: City of Garden Grove, and

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

HYON LEE and WHA SUN LEE, husband and wife, as JOINT TENANTS and MANNY CHOY
and JUNE Y. CHOI, husband and wife, as joint tenants.
hereby GRANT(S) to
YONG HOON CHO and JEONG AHE CHO, husband and wife, as community property.

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

legal description attached hereto and made a part hereof

CAT NO NN00631
TO 1947 CA (1-83)

 **TICOR TITLE INSURANCE**

(Attorney in Fact - Individual)

86-573826

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

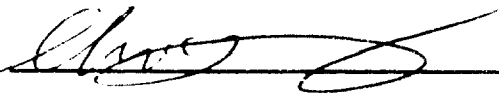
On 9-15-86 before me, the undersigned, a Notary Public in and for
said State, personally appeared JA LIP CHOY

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name

is subscribed to the within instrument as
the Attorney in fact of HYON LEE, WHA SUN LEE, MANNY CHOY, JUNE Y. CHOY

and acknowledged to me that they subscribed the name
of Manny Choy, June Y. Choy, hereto as principal
and Ja Lip Choy own name is as Attorney
in fact.

WITNESS my hand and official seal.

Signature 



(This area for official notarial seal)

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY, THAT THE NOTARY SEAL ON THE DOCUMENT
TO WHICH THIS STATEMENT IS ATTACHED, READS AS FOLLOWS:

NAME OF NOTARY : Christine Chung
DATE COMMISSION EXPIRES : Mar 22, 1988
COUNTY WHERE BOND IS FILED: Los Angeles

PLACE OF EXECUTION Santa Ana DATE: 11-21-86

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA


SIGNATURE

TR 709494-DN

002010020

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

RECORDING REQUESTED BY
TICOR TITLE INS. CO. OF CALIF.

NAME: YONG HOON CHO nad JEONG HAE CHO
STREET ADDRESS: 17507 Regina Ave.
CITY STATE ZIP: Torrance, CA 90504

SURVEY
MON. FUND
FEE \$10.00

\$9.00

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-12:10 PM NOV 21 '86

NO OWNERSHIP
STATEMENT
\$20.00

Lee A Branch COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

				ALL
				PTN

Title Order No. 709494
Escrow or Loan No. 12513

GRANT DEED

PAID
DOC TRANSFER TAX
LEE A. BRANCH
ORANGE CO. RECORDER

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 1,100.00 CITY TAX \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale
- Unincorporated area: City of Garden Grove and

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

HYON LEE and WHA SUN LEE, husband and wife, as JOINT TENANTS and MANNY CHOY and JUNE Y. CHOI, husband and wife, as joint tenants.
hereby GRANT(S) to
YONG HOON CHO and JEONG AHE CHO, husband and wife, as community property.

the following described real property in the City of Garden Grove

County of Orange State of California

legal description attached hereto and made a part hereof

Dated September 15, 1986

STATE OF CALIFORNIA
COUNTY OF Los Angeles,
On Sept. 15, 1986 before me the
undersigned a Notary Public in and for said State personally appeared
~~Wha sun Lee, Hyon Lee, Manny Choy &
JUNE Y. CHOY, all signd by JA LIP CHOY~~

Hyon Lee
HYON LEE, signed by JA LIP CHOY

WHA Sun Lee
WHA SUN LEE, signed by JA LIP CHOY

Manny Choy
MANNY CHOY, signed by JA LIP CHOY

June Y. Choy
JUNE Y. CHOY, signed by JA LIP CHOY

their attorney in fact.....

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument and acknowledged that executed the same

Signature

(This area for)

"EXHIBIT A"

86-573826

DESCRIPTION:

PARCEL 1:

THE EAST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51 PAGE 7, ET SEQ., OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 808.5 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 480.00 FEET, THENCE WEST 181.5 FEET; THENCE NORTH 480 FEET, AND THENCE EAST 181.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51 PAGE 7, ET SEQ., OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 808.5 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 400.00 FEET, THENCE WEST 181.5 FEET; THENCE NORTH 480 FEET, AND THENCE EAST 181.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 40.00 FEET OF THE NORTH 317.00 FEET OF LOT 60, TRACT 1165, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 43 PAGES 3, 4 AND 5, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51 PAGE 12, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 6, 990 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 6, 400 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, 5.30 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 60 OF TRACT 1165, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 43 PAGES 3, 4 AND 5 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 60, 400 FEET MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID SECTION 6; THENCE EASTERLY, ALONG SAID NORTH LINE, 5.20 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPTING THE NORTH 50 FEET THEREOF.

PUD-101-87
CASE NUMBER

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: JIM. DATE OUT: JUN 30, 1987
FROM: PATRICK RICHARDSON RETURN BY: FEB 10, 1987
APPLICANT: PAUL KIM DATE IN: _____
REQUEST: TO CONSTRUCT A 116 ROOM RAMADA INN AND RESTURANT.

SITE LOCATION: SO/SIDE OF GARDEN GROVE BLVD. E/OF KERRY ST.
ADDRESS: 10022 GARDEN GROVE BLVD
ASSESSOR PARCEL NOS.: 098-066-58905

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

\$600 PER ACRE
\$2⁰⁰ PER LIN FT ST FRONTAGE on Hwy
\$1⁰⁰ " " " " " Kerry



GARDEN GROVE
CALIFORNIA 92640
11371 ACACIA PARKWAY

RECEIPT

DATE 9/25 1991 No. 68985

RECEIVED FROM Rotex Construction

ADDRESS 3411 W. Olympic Blvd. L.A 90019

THE SUM OF Five hundred and 00/100 DOLLARS \$ 500⁰⁰

FOR minor modification to PUD-107-87

CASH MONEY ORDER CHECK

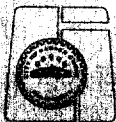
VALIDATION

GENERAL LEDGER NO. 4
ACCOUNT NUMBER

CITY OF GARDEN GROVE, CALIF.

BY [Signature] [Signature]
DEPARTMENT

FORM NO. 142-1-62



GARDEN GROVE
CALIFORNIA 92640
11371 ACACIA PARKWAY

RECEIPT

DATE January 20 37 No. 26811

RECEIVED FROM PAUL W. BROWN, KRM

ADDRESS 4030 OLIVE ST. SUITE 200-D N.B. 92660

THE SUM OF Seven hundred and 00/100 DOLLARS \$ 700⁰⁰

FOR PLANNED UNIT DEVELOPMENT (PUD) NEGOTIATION

115622A 2-04-87 CHECK 700.00

CASH MONEY ORDER CHECK

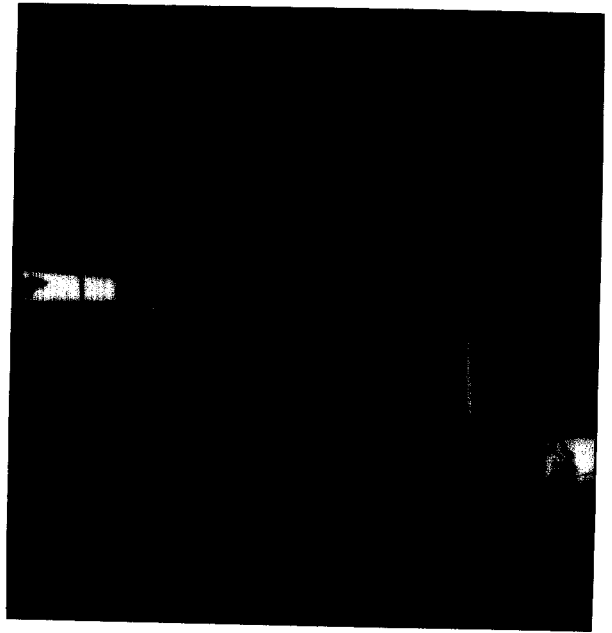
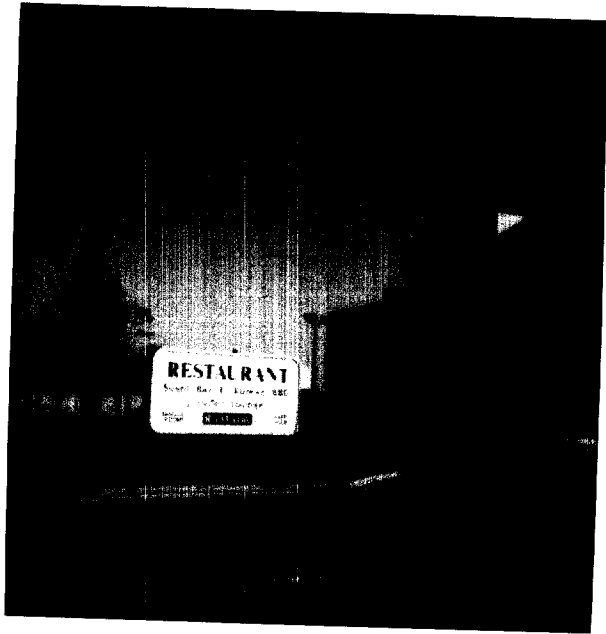
VALIDATION

GENERAL LEDGER NO.
ACCOUNT NUMBER

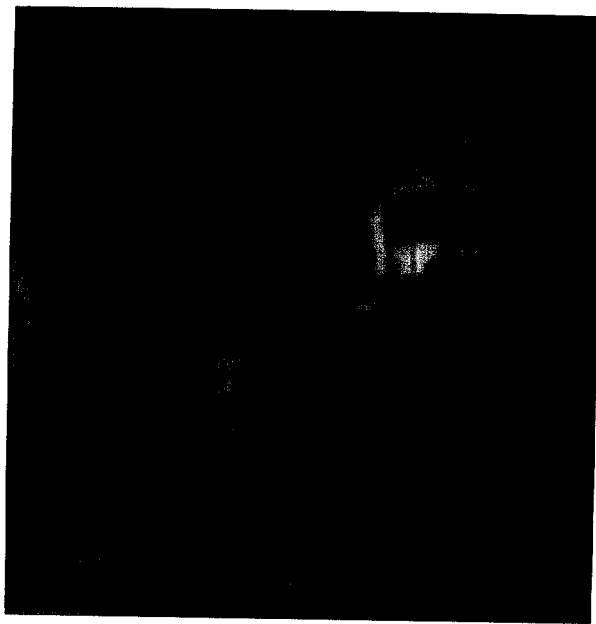
CITY OF GARDEN GROVE, CALIF. MBF

BY [Signature] [Signature]
DEPARTMENT

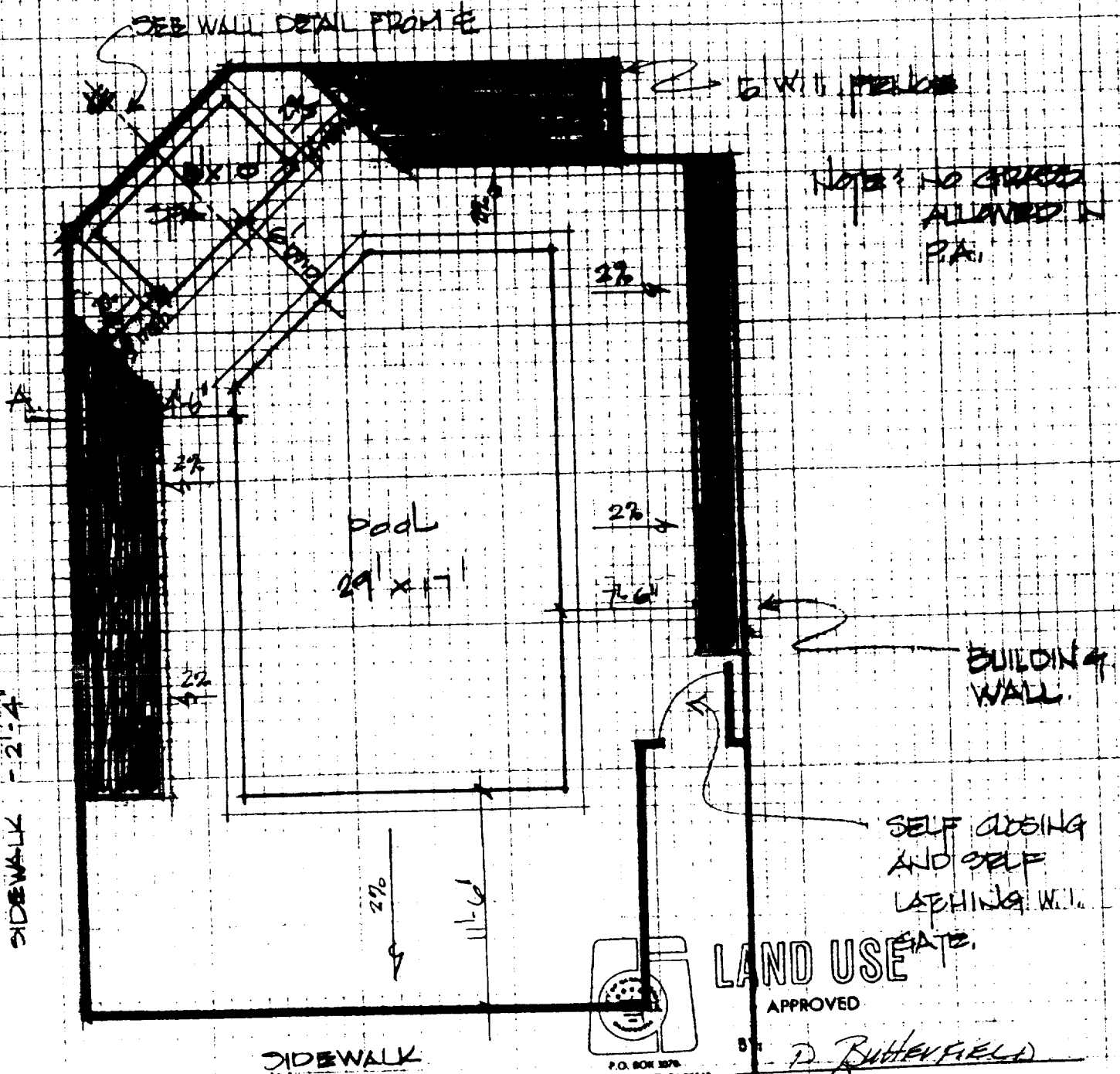
FORM NO. 142-1-62



1-24-91



REVISED DEQ. CENTER AND PLANTING AREA



- ORIGINALLY APPROVED OPEN AREA IN POOL AREA : 226.25 sq ft

- REVISED OPEN AREA IN POOL AREA : 226.25 sq ft

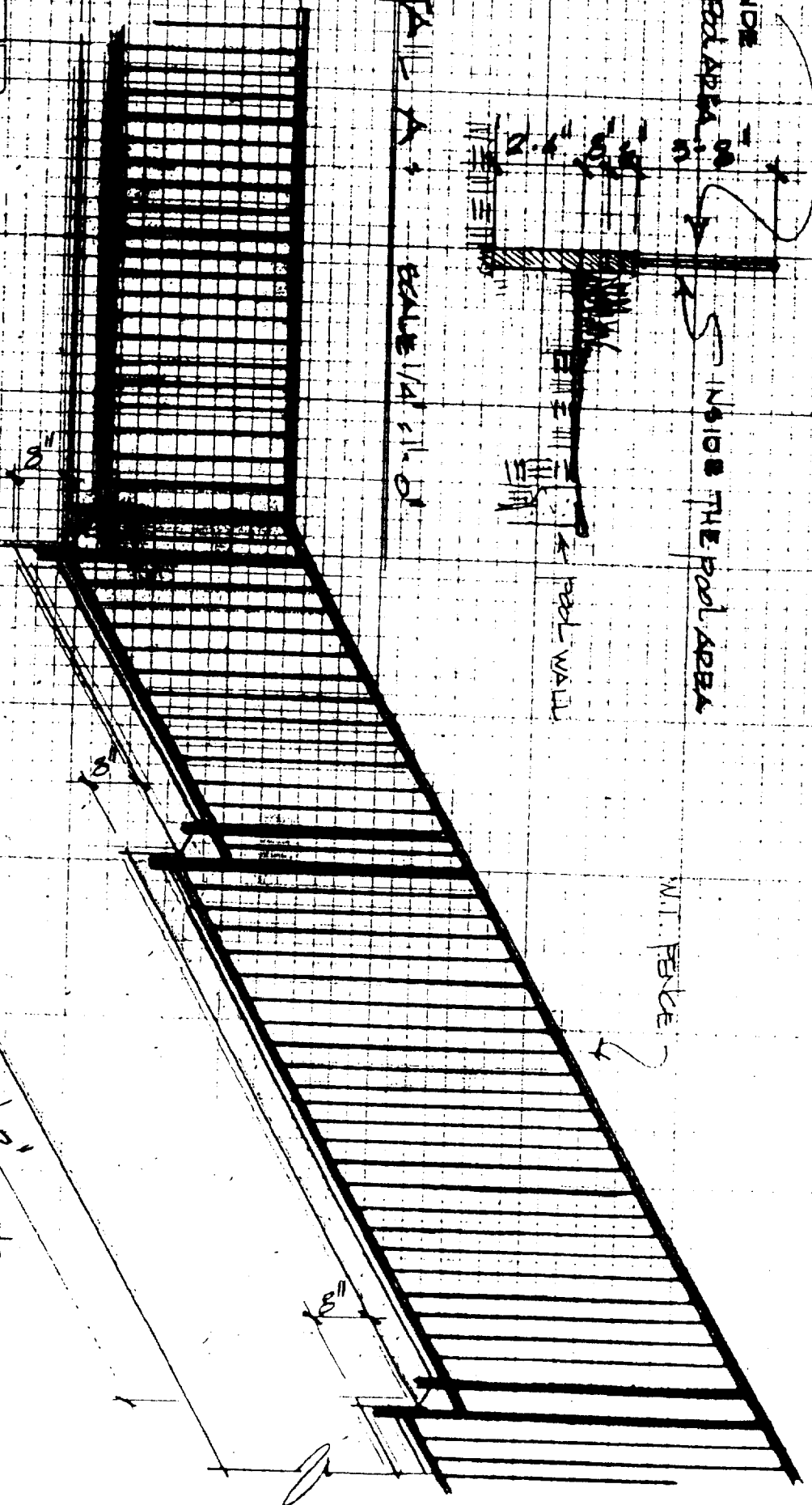
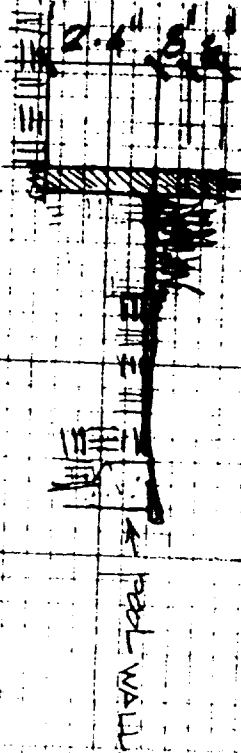
PROJECT: RAMADA INN
 CONTRACTOR: MISSION POOLS
 DATE: 10.4.89

SCALE: 1/8" = 1'-0"

KDK

OUTSIDE THE POOL AREA
INSIDE THE POOL AREA

DETAIL A SCALE 1/4" = 1'-0"



LAND USE

APPROVED

BY: D. Ruffin

DATE: 10-16-85

W.I. and Barriers

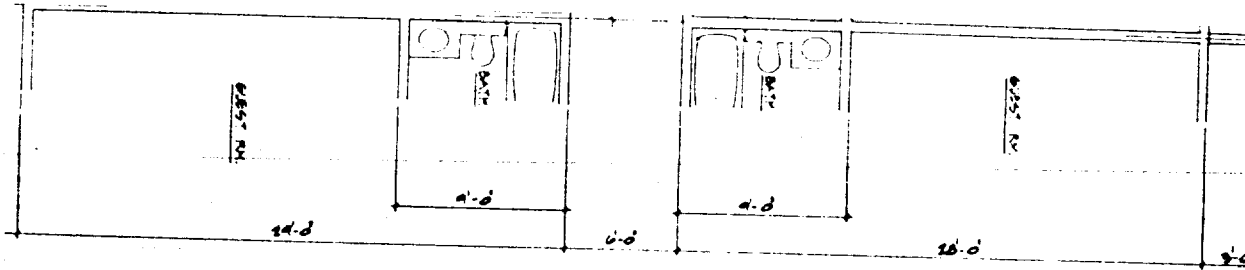
Grill base for

POOL AREA STEEL WALL

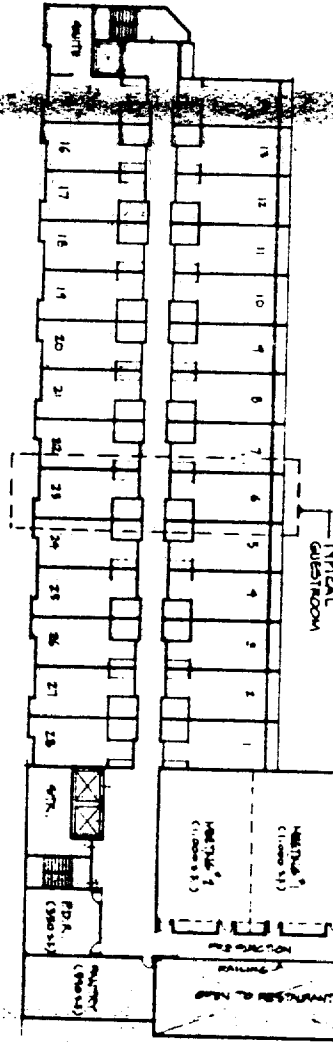
1/2" x 1'-0"

NOTE: STEEL WALL BY SP SHALL HAVE TILE WALL TREATMENT FOR INSIDE THE POOL AREA.

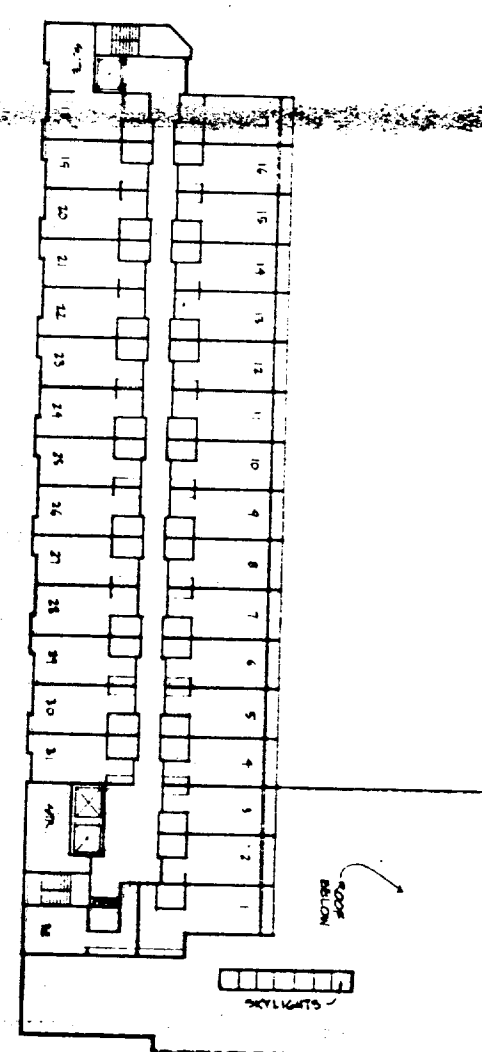




2ND FLOOR PLAN



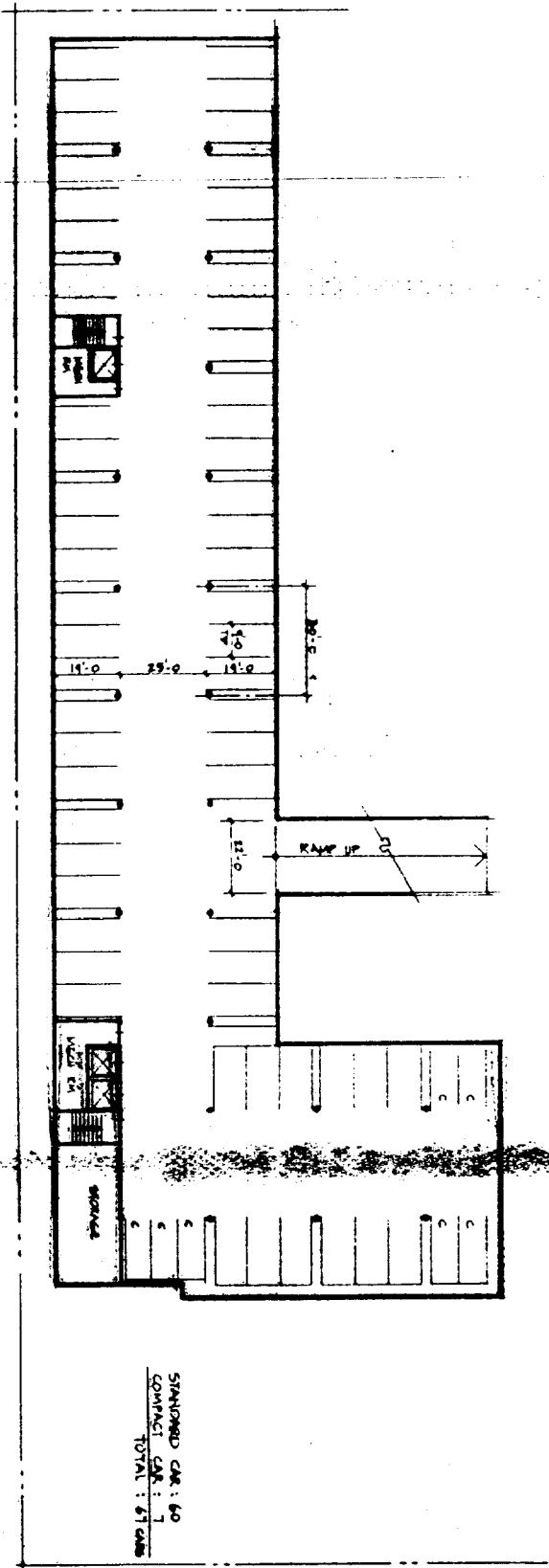
3RD & 4TH FLOOR PLAN



<p>2</p>	<p>PAUL I. KIM, A.I.A. AND ASSOCIATES architecture / planning / interior design 400 CANTON ST., STE. 2000, NEWPORT BEACH, CA 92660 (714) 897-1100</p>	<p>GARDEN GROVE RAMADA INN 3902 GARDEN GROVE BLVD., GARDEN GROVE, CALIF DEVELOPER : MR. AND MRS. Y. H. CHO 1319 W. EL SEGUNDO, GARDENA, CA</p>
	<p>2ND, 3RD & 4TH FLOOR PLANS</p>	

SUBTERRANEAN PARKING PLAN

1" = 20'



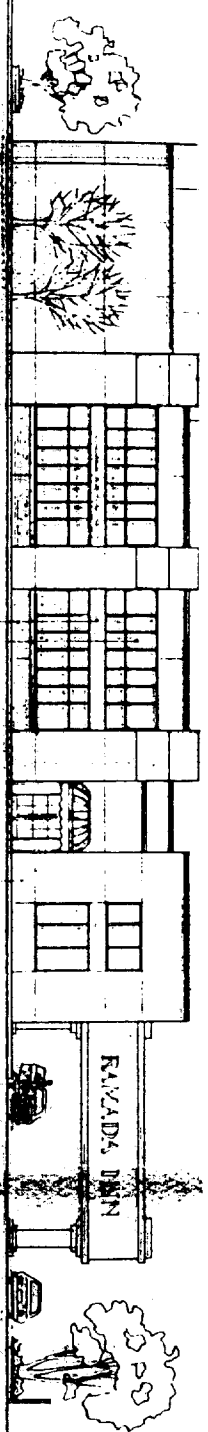
STANDARD CAR : 60
 COMPACT CAR : 7
 TOTAL : 67 CARS

NORTH ELEVATION

3/8" = 1'-0"

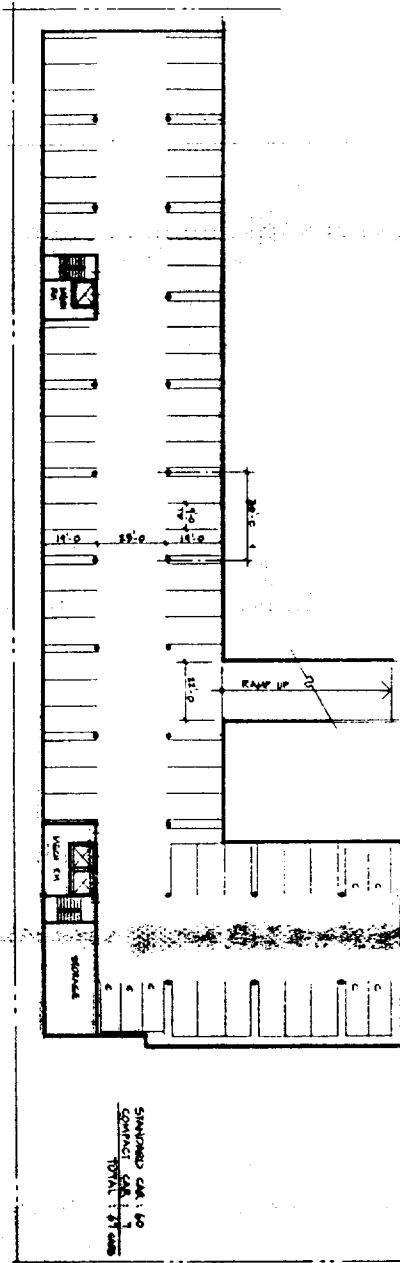
GLASS & ALUM.
 WINDOW
 TILE COVERING

EXTERIOR PASTER



SUBTERRANEAN PARKING PLAN

1" = 20'



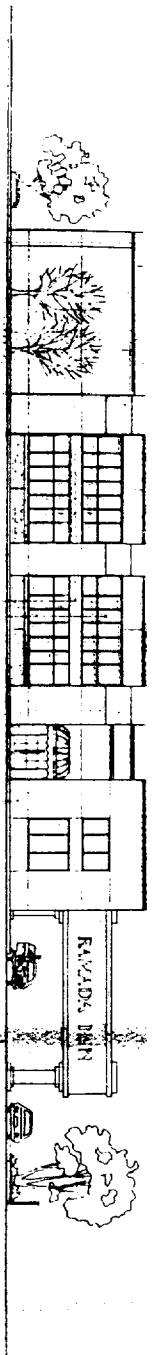
SHOWING CAR 1: 60
CONCRETE CAR 1: 7
TOTAL: 67 CARS

& GARDEN GROVE BLVD.

NORTH ELEVATION

3/8" = 1'-0"

GARAGE & ALUM
TILE CORNERING
EXTERIOR FINISH



	PAUL I. KIM, A.I.A. AND ASSOCIATES architecture / planning / interior design 480 CAMPUS DRIVE SUITE 2009, NEWPORT BEACH, CA 92660 (714) 782-1438	GARDEN GROVE RAMADA INN 1982 GARDEN GROVE BLVD., GARDEN GROVE, CALIF.
	PARKING LEVEL PLAN & BLDG. ELEVATIONS	DEVELOPER : MR. AND MRS. Y. H. CHK 1214 W. EL SEGUNDO, GARDENA, CA