

No extra cards

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. CUP-201-94 Case Planner Paul Wernquist  
Related Case File Nos. CUP-111-92

Date Filed 5/23 Application Det. Complete 7/28 per P.W. Hearing Date 7/14 Hearing Body PC

\* \* \* \* \*

Applicant Yong Heon Cho Property Owner \_\_\_\_\_  
Address 10022 GG Blvd Address \_\_\_\_\_  
City GG CA 921644 City Same  
Phone ( ) 534-1818 Phone ( ) \_\_\_\_\_

\* \* \* \* \*

Site Address 10022 GG Blvd Assessor Parcel No(s) 098-070-58  
Site Location S/S GG B. e/o Keriy General Plan Com  
Flood Zone X Current Zone PUD-101-87  
Map & Panel No. X Proposed Zone N/A

Processing Information

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

Identification No CWP-201-94

Hearing Date 7/14/94

DEVELOPMENT SERVICES DEPARTMENT  
PUBLIC HEARING NOTICE WORKSHEET

Subject Site: (See Attached Map-Red Circles)

Entered  
7/5/94  
PC

098-070-58 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. Total Subject Site \_\_\_\_\_

300 Foot Radius (See Attached Map-Yellow Circles)

( ) * <u>098-070-35</u>	( )	<u>33</u>	( )	<u>05</u>
( ) <u>38</u>	( )	<u>32</u>	( )	<u>07</u>
( ) <u>68</u>	( )	<u>22</u>	( )	<u>08</u>
( ) <u>32</u>	( )	<u>21</u>	( )	
( ) <u>56</u>	( )	<u>14</u>	( )	
( ) <u>066-01</u>	( )	<u>11</u>	( )	
( ) <u>↓</u>	( )	<u>12</u>	( )	
( ) <u>09</u>	( )	<u>18</u>	( )	<u>183-363-05</u>
( ) <u>061-03</u>	( )	<u>45</u>	( )	
( ) <u>↓</u>	( )	<u>089-071-30</u>	( )	
( ) <u>05</u>	( )	<u>14</u>	( )	
( ) <u>25</u>	( )	<u>13</u>	( )	
( ) <u>062-37</u>	( )	<u>12</u>	( )	
( ) <u>38</u>	( )	<u>11</u>	( )	
( ) <u>16</u>	( )	<u>25</u>	( )	
( ) <u>20</u>	( )	<u>24</u>	( )	

Total to be notified (1+2) \_\_\_\_\_  
Total parcels on map \_\_\_\_\_  
Total parcels on printout \_\_\_\_\_

\_\_\_\_\_  
Date Planning Supervisor Date

2. Total 300' Radius \_\_\_\_\_

\* ( ) indicates total number of parcels in range

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



GARDEN GROVE  
CALIFORNIA 92640  
11391 ACACIA PARKWAY

# RECEIPT

DATE 12 15 77 No. 80227

RECEIVED FROM [Handwritten Name]

ADDRESS [Handwritten Address]

THE SUM OF [Handwritten Amount]

DOLLARS \$ [Handwritten Amount]

FOR [Handwritten Description]

4100.00'S.00

CHCK 11775.00

CASH

MONEY  
ORDER

CHECK

VALIDATION

GENERAL  
LEDGER NO.  
ACCOUNT  
NUMBER

**CITY OF GARDEN GROVE, CALIF.**

BY \_\_\_\_\_

DEPARTMENT

FORM NO. 142-1-62

Identification No. \_\_\_\_\_

*CUP-201-94*

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC HEARING NOTICE WORKSHEET

*related*

*CUP-171-92*

Subject Site: (See Attached Map-Red Circles)

*098-070-58*

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

1. Total Subject Site \_\_\_\_\_

300 Foot Radius (See Attached Map-Yellow Circles)

( ) * <i>098-070-58</i>	( ) <i>062-37</i>	( ) <i>071-08</i>
( ) <i>56</i>	( ) <i>38</i>	( ) <i>07</i>
( ) <i>32</i>	( ) <i>16</i>	( ) <i>06</i>
( ) <i>68</i>	( ) <i>20</i>	( ) <i>05</i>
( ) <i>35</i>	( ) <i>33</i>	( ) <i>24</i>
( ) <i>38</i>	( ) <i>32</i>	( ) <i>133-363-02</i>
( ) <i>066-01</i>	( ) <i>22</i>	( ) <i>↓</i>
( ) <i>↓</i>	( ) <i>21</i>	( ) <i>09</i>
( ) <i>09</i>	( ) <i>189-071-30</i>	( ) _____
( ) <i>061-25</i>	( ) <i>14</i>	( ) _____
( ) <i>03</i>	( ) <i>13</i>	( ) _____
( ) <i>↓</i>	( ) <i>12</i>	( ) _____
( ) <i>05</i>	( ) <i>25</i>	( ) _____
( ) <i>17</i>	( ) <i>11</i>	( ) _____

*Not on load*

2. Total 300' Radius \_\_\_\_\_

Analyst \_\_\_\_\_ Total to be notified (1+2) \_\_\_\_\_

Analyst \_\_\_\_\_ Total parcels on map \_\_\_\_\_

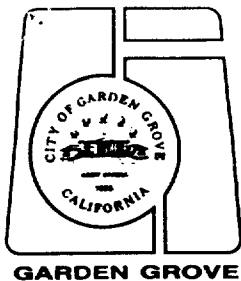
Clerical \_\_\_\_\_ Total parcels on printout \_\_\_\_\_

Analyst \_\_\_\_\_

Date \_\_\_\_\_ Planning Supervisor \_\_\_\_\_ Date \_\_\_\_\_

\* ( ) indicates total number of parcels in range

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



# CITY OF GARDEN GROVE, CALIFORNIA

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

April 18, 1995

Mr. Gary Lopez  
R & R Hospitality Management Company  
Ramada Inn  
10022 Garden Grove Boulevard  
Garden Grove, CA 92644

Dear Mr. Lopez:

Pursuant to your recent telephone conversations with Kathy Hyland, Chief of Collections, we have compiled preliminary data to assist you in facilitating the recent transition as regards Ramada Inn.

The attached compilation was begun last week after the first discussion between you and Ms. Hyland and was completed yesterday since the Transient Occupancy Tax, usually due on or before the 15th of each month, became due on April 17, 1995. Mr. Cho is responsible for this TOT submittal, which covers the month of March; and is additionally responsible for TOT from April 1 through April 10, 1995.

After you have had a chance to review the material, should you have any questions, please do not hesitate to contact Kathy at (714) 741-5074.

Very truly yours,

Anthony J. Andrade  
Controller

enc1

c: Kathy Hyland

## Ramada Inn

April 17, 1995

As a result of Ramada Inn entering into receivership effective April 11, 1995, the following subsequent actions are in order together with perceived responsibilities.

### 1. Yong Hoon Cho - Previous Owner from 1989 to 1995 (April 11)

Account No. 137268 - Ramada Inn Hotel. This account must be closed out as of April 10, 1995. Forms are herein provided for Mr. Cho's use.

Account No. 139564 - Spring Garden Restaurant. This account must be closed out as of April 10, 1995. Forms are herein provided for Mr. Cho's use.

Transient Occupancy Tax Account (TOT) - Mr. Cho is responsible for transient occupancy tax receipts plus interest and penalties for the month of March which was due April 17, 1995. Mr. Cho is additionally responsible for transient occupancy tax for April 1 through April 10, 1995 plus interest and penalties should they occur.

### 2. Commercial Bank of Korea - New Owner from April 11, 1995

A new business tax account must be established which will combine both the hotel and restaurant indicating the change of ownership. There is a one-time \$25 Recordation Fee plus a basic minimum Business Tax of \$50 for a total of \$75.00. At the end of 12 consecutive months, renewal fees will be based on gross receipts. Forms are enclosed for the Commercial Bank of Korea.

A new transient occupancy tax account must also be established which has no registration fee but is based on 10% of each month's occupancy fees. Forms are also enclosed for this purpose. This account will cover TOT from April 11, 1995 through April 30, 1995, and will become due on May 15, 1995.

### 3. R & R Hospitality Management Company - On-Site Managers from April 11, 1995

A new business tax account must be established for R & R Hospitality Management Company to perform services on behalf of the Ramada Inn. Forms are enclosed for this purpose.

### 4. Wald Nickell Realty Advisors - Receiver

A new business tax account must be established for Wald Nickell Realty Advisors to perform receivership services for Ramada Inn. If Jeffrey K. Nickell is construed as an employee of the Commercial Bank of Korea, this will not be necessary. If Wald Nickell Realty Advisors are acting as independent contractors, a business tax account will indeed be required.

## Miscellaneous

It is our understanding that Prince Hotel Management, Mr. James Su, Owner, will continue to co-exist. This account is valid until December 31, 1995 at which

time it must either be renewed or closed with the required declaration of gross receipts. It is important to note that this is the only account for Ramada Inn that has a valid Resale Number/Seller's Permit.

**Any nightclub activity** has ceased. The area previously designated for nightclub use is no longer permitted for this use without the required City approvals.

**Resale Number/Seller's Permit.** This very important permit was previously held by Yong Hoon Cho but closed out upon the assumption of financial responsibilities by Prince Hotel Management, Inc. If this arrangement changes or terminates in any way, it is most important that the City of Garden Grove and the California State Board of Equalization be notified immediately.

Concerning any other business who may be currently operating within the hotel; i. e., Pola Cosmetics, it is our understanding that their ownership remains unaffected by any of the recent activity. Therefore, this business still requires the appropriate City sanctions.

COPY

Rick D. Navarrette, Esq. (Bar #122653)  
HONG & CHANG  
800 West Sixth Street, Suite 1010  
Los Angeles, California 90017  
Telephone: (213) 629-5611  
Facsimile: (213) 629-1170

FILED  
ORANGE COUNTY SUPERIOR COURT

APR 11 1995

ALAN SLAICH, Executive Officer/Clerk  
By \_\_\_\_\_ DEPUTY

Attorneys for Plaintiff  
THE COMMERCIAL BANK OF KOREA, LTD.

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF ORANGE

ORIGINAL

THE COMMERCIAL BANK OF KOREA,  
LTD., a Korean Corporation

CASE NO.: 719692  
(Assigned for all purposes  
to Judge Thomas N. Thrasher)

Plaintiff,

ORDER RE:

vs.

- 1) EX PARTE APPOINTMENT OF RECEIVER;
- 2) ORDER TO SHOW CAUSE WHY RECEIVER SHOULD NOT BE CONFIRMED;
- 3) TEMPORARY RESTRAINING ORDER; AND
- 4) ORDER TO SHOW CAUSE WHY PRELIMINARY INJUNCTION SHOULD NOT BE GRANTED

YONG HOON CHO; JEONG HAE CHO  
a/k/a JEONG AHE CHO; ROTEX  
CONSTRUCTION, INC., a California  
Corporation; ROYATEX  
INTERNATIONAL, INC., a California  
corporation; BANK OF SEOUL, a  
Korean corporation; OUTDOOR MEDIA  
GROUP, an entity of unknown  
nature; GRANT REYNOLDS; and DOE  
ONE through DOE ONE HUNDRED,  
inclusive,

Defendants.

OSC HEARING (20)  
Date: April 25, 1995  
Time: ~~11:00 AM~~ 11:00 AM  
Place: Department 13  
Trial Date: None

The Court having considered the Stipulated Judgment of Foreclosure entered in this case, the declarations submitted, and the Points and Authorities filed in support of the Ex Parte Application for the Appointment of a Receiver, Temporary Restraining Order and Orders to Show Cause, and good cause appearing therefore,



ORDER TO SHOW CAUSE

1  
 2 IT IS HEREBY ORDERED that defendants appear on  
 3 April 20, 1995, at 11:00 a.m., in Department 13 of the  
 4 above-entitled court, located at 700 Civic Center Dr. West, Santa  
 5 Ana, California, to show cause, if they have any, why they, and  
 6 each of them, and their agents, partners, servants, employees, and  
 7 all persons acting under, in concert with, or on behalf of any of  
 8 them, should not be enjoined and restrained from and in any manner,  
 9 directly or indirectly, demanding, collecting, discounting,  
 10 receiving or in any way diverting any rents, issues, profits, or  
 11 income from the real property and personal property described below  
 12 or any part thereof; and why a receiver should not be  
 13 [confirmed/appointed] to take possession, custody and control of  
 14 such property to collect all of the rents, issues, profits, and  
 15 income therefrom, and to manage and operate such property in  
 16 accordance with the terms of this Order and until further Order of  
 17 this Court.

ORDER APPOINTING RECEIVER

18  
 19 IT IS FURTHER ORDERED that pending the hearing of this  
 20 Order to Show Cause, Jeffrey K. Nickell (the "Receiver")  
 21 shall be appointed as receiver to take possession, custody and  
 22 control of all personal property and the real property commonly  
 23 known as 10022 Garden Grove Boulevard, Garden Grove, California,  
 24 including all improvements located thereon such as the Ramada Inn  
 25 Garden Grove Hotel, food beverage and operational business operated  
 26 therein (hereinafter "the Property"). In particular, but without  
 27 limitation, the Receiver shall take possession of the rents,  
 28 issues, profits, barter income, proceeds, food and beverage income,

1 and any other service income (hereinafter the "Rents").

2 1. Before performing his/her duties, the Receiver shall  
3 execute a receiver's oath and file a bond in Department 13, with  
4 surety thereon, approved by this Court, in the sum of  
5 \$ 10,000<sup>00</sup>, conditioned upon the faithful performance of the  
6 Receiver's duties.

7 2. The Receiver is required to disclose to all parties  
8 any financial relationship between the Receiver and any company  
9 he/she hires to assist in the management of the Receivership  
10 estate. *Receiver charges and charges*

11 3. The Receiver shall charge the amount of  
12 \$ \_\_\_\_\_ for his/her services. The receiver is authorized  
13 to employ the hotel management firm of  
14 \_\_\_\_\_ which shall charge the amount of  
15 \$ \_\_\_\_\_. *for hotel management firm  
subject to court approval. to*

16 4. Plaintiff shall file a CCP § 566 bond in the amount  
17 of \$ 1500<sup>00</sup> and a CCP § 527 bond for the Temporary Restraining  
18 Order in the amount of \$ 1500<sup>00</sup>. Both bonds shall be from a  
19 surety approved by this Court and shall be filed in Department 13  
20 by no later than 4:30 p.m. on April 14, 1995.

21 5. After so qualifying, the Receiver shall take  
22 possession, custody and control of the Property and all of the  
23 improvements thereon and collect all Rents therefrom, care for,  
24 preserve and maintain the Property, and incur the expenses  
25 necessary for the care, preservation and maintenance of the  
26 Property.

27 6. Within thirty (30) days after qualification  
28 hereunder, the Receiver shall file an inventory of all of the

1 Property and rents of which he/she has taken possession pursuant to  
2 this Order.

3 7. The Receiver shall collect the Rents which are now  
4 or hereafter may be due from the Property and improvements thereon.

5 8. The Receiver may make and enter into leases for a  
6 term not exceeding one year, without Court approval, obtain and  
7 eject tenants, set or modify rents and terms of rent. The Receiver  
8 is authorized to employ and compensate unlawful detainer attorneys  
9 or eviction services with respect to the operation of the Property.

10 9. Any security or other deposits which tenants have  
11 paid to defendants or their agents and which are not paid to the  
12 Receiver, and over which the Receiver has no control, shall be  
13 obligations of the defendants and may not be refunded by the  
14 Receiver without an Order of this Court. Any other security or  
15 other deposits which tenants have paid or may pay to the Receiver,  
16 if otherwise refundable under the terms of their leases or  
17 agreements with the Receiver, shall be refundable by the Receiver  
18 in accordance with the leases or agreements.

19 10. The Receiver shall prepare and serve monthly  
20 statements reflecting the Receiver's fees and administrative  
21 expenses, including fees and costs of accountants and attorneys  
22 authorized by the Court, incurred for each monthly period in the  
23 operation and administration of the receivership estate. Upon  
24 service of each statement, the Receiver may disburse from estate  
25 funds, if any, the amount of each statement. Notwithstanding  
26 periodic payment of fees and expenses, fees and expenses shall be  
27 submitted to the Court for its approval and confirmation, in the  
28 form of either a properly noticed interim request for fees,

1 stipulation of all parties, or Receiver's Final Account and Report.

2 11. Subject to further Order of this Court, the Receiver  
3 shall operate and manage the Property including, but not limited  
4 to, collecting Rent, taking possession of all accounts containing  
5 either security deposits or rental deposits. The Receiver may  
6 employ agents, employees, clerks, accountants, and property  
7 managers to administer the receivership estate, purchase materials,  
8 supplies and services, and pay for them at the ordinary and usual  
9 rates out of the funds which shall come into the Receiver's  
10 possession and shall do all things and incur the risks and  
11 obligations ordinarily incurred by owners, managers and operators  
12 of similar businesses and enterprises as such Receiver. No such  
13 risk or obligation so incurred shall be the personal risk or  
14 obligation of the Receiver, but the risk and obligation of the  
15 receivership estate.

16 12. The Receiver is empowered to establish bank accounts  
17 for the deposit of monies and funds collected and received in  
18 connection with the receivership estate, at federally-insured  
19 banking institutions or savings associations, which are not parties  
20 to this case. Monies coming into the possession of the Receiver  
21 and not expended for any purposes herein authorized shall be held  
22 by the Receiver in interest bearing accounts.

23 13. The Receiver is further authorized and empowered to  
24 hold all licenses and permits, including, without limitation,  
25 liquor licenses, which are necessary and appropriate for the proper  
26 operation of the Property, and operate any food or beverage  
27 concessions or businesses located on the Property. The Receiver  
28 may, in the exercise of his judgment, require the transfer of

1 liquor licenses currently held by any individual or entity to the  
2 Receiver, or any other hotel service operator the Receiver deems  
3 qualified, as operator of the food and beverage operations of the  
4 Property.

5 14. The Receiver and the parties to this case may at any  
6 time apply to this Court for further or other instructions or  
7 orders and for further powers necessary to enable the Receiver to  
8 perform the Receiver's duties properly.

9 15. All rents and monies coming into the Receiver's  
10 possession shall only be expended for the purposes herein  
11 authorized, and the balance of funds, except for minimum cash  
12 balances necessary for the operation of the Property, shall be  
13 remitted to plaintiff The Commercial Bank of Korea, Ltd. on a  
14 monthly basis without the need for any further Order of this Court.

15 16. The Receiver shall determine upon taking possession  
16 of the Property whether in the Receiver's judgment there is  
17 sufficient insurance coverage. With respect to any insurance  
18 coverage, the Receiver shall be named as an additional insured on  
19 the policies for the period that the Receiver shall be in  
20 possession of the Property. If sufficient insurance coverage does  
21 not exist, the Receiver shall immediately notify the parties to  
22 this lawsuit and shall have thirty (30) calendar days to procure  
23 sufficient all-risk and liability insurance on the Property  
24 (excluding earthquake and flood insurance) provided, however, that  
25 if the Receiver does not have sufficient funds to do so, the  
26 Receiver shall seek instructions from the Court with regard to  
27 whether insurance shall be obtained and how it is to be paid for.  
28 If consistent with existing law, the Receiver shall not be

1 responsible for claims arising from the lack of procurement or  
2 inability to obtain insurance.

3 17. Upon receipt by the Receiver of a Deed of Sale or  
4 Certificate of Redemption as provided in California Code of Civil  
5 Procedure Section 729.080, the Receiver shall turn over possession,  
6 custody and control of the Property to either plaintiff,  
7 defendant(s), or to the person or entity who redeems the Property  
8 (whichever is appropriate) without further Order of this Court.  
9 The Receiver shall then be divested of possession, custody and  
10 control of the Property and, if consistent with existing law, the  
11 Receiver shall have no further liability as to the Property.

12 **TEMPORARY RESTRAINING ORDER**

13 18. IT IS FURTHER ORDERED that defendants, and each of  
14 them, and their respective agents, partners, property managers,  
15 employees, assignees, successors, representatives, and all persons  
16 acting under, in concert with, or for them:

17 A. Shall relinquish and turn over possession of the  
18 Property to the Receiver upon his or her appointment becoming  
19 effective;

20 B. Shall turn over to the Receiver and direct all  
21 property managers and other third parties in possession thereof to  
22 turn over all keys, leases, books, records, books of account,  
23 ledgers, operating statements, budgets, real estate tax bills, and  
24 all other business records relating to the Property, wherever  
25 located, and in whatever mode maintained, including information  
26 contained on computers and any and all software relating thereto as  
27 well as all banking records, statements and cancelled checks;

28 C. Shall turn over to the Receiver all documents which

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pertain to all licenses, permits, or government approvals relating to the Property and shall immediately advise the Receiver of their Federal Taxpayer Identification Number used in connection with the operation of the Property;

D. Shall immediately advise the Receiver as to the nature and extent of insurance coverage on the Property. Defendants shall immediately name the Receiver as an additional insured on the insurance policy(ies) for the period that the Receiver shall be in possession of the Property. Defendants are prohibited from cancelling, reducing or modifying any and all insurance coverage currently in existence with respect to the Property; and

E. Defendants, and each of them, and their respective agents, employees, partners, and all other persons in concert with them, are ordered to immediately turn over to the Receiver any monies (including, but not limited to, security deposits, prepaid rent, or funds in property management bank accounts for the Property) which represent rental or lease payments with respect to the Property, which are received, or have been received by defendants. The tenants occupying, using or leasing the Property, or any portion thereof, shall now make payment to the Receiver.

19. Pending further Order of this Court, defendants, and each of them, and their agents, partners, property managers and employees, and all other persons acting in concert with them who have actual or constructive knowledge of this Order, and their agents and employees, shall not:

A. Commit or permit any waste on the Property or any part thereof, or suffer or commit or permit any act on the Property

1 or any part thereof in violation of law, or remove, transfer,  
2 encumber or otherwise dispose of any of the Property or the  
3 fixtures presently on the Property or any part thereof;

4 B. Demand, collect, receive, discount, or in any other  
5 way divert or use any of the Rents from the Property;

6 C. Directly or indirectly interfere in any manner with  
7 the discharge of the Receiver's duties under this Order or the  
8 Receiver's possession of and operation or management of the  
9 Property;

10 D. Expend, disburse, transfer, assign, sell, convey,  
11 devise, pledge, mortgage, create a security interest in, encumber,  
12 conceal or in any manner whatsoever deal in or dispose of the whole  
13 or any part of the Property, including, but not limited to, the  
14 Rents, without prior Court Order; and

15 E. Do any act which will, or which will tend to impair,  
16 defeat, divert, prevent or prejudice the preservation of the  
17 Property, including the Rents, or the preservation of plaintiff's  
18 interest in the Property and the Rents.

19 20. No utility may terminate service to the Property as  
20 a result of the non-payment of pre-receivership obligations without  
21 prior Order of this Court.

22 **SERVICE AND BRIEFING SCHEDULE**

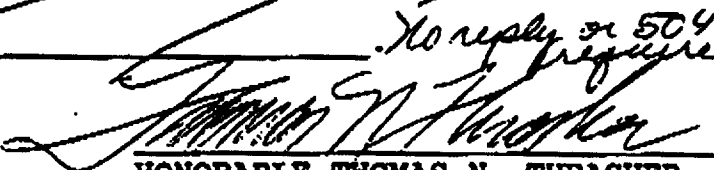
23 The Memorandum of Points, and Authorities in Support of  
24 the Ex Parte Application for Appointment of Receiver, this Order  
25 and all declarations and supporting papers are to be personally  
26 served on defendants Yong Hoon Cho and Jeong Hae Cho ~~and served by~~  
27 ~~mail~~ April 14, 1995, counsel for said defendant,  
28 by fax no later than April 14, 1995; with proof of service to be filed



1 in Department 13, no later than 4:30 p.m. on April 18, 1995. Any  
 2 opposition to this Order to Show Cause is to be personally served  
 3 on plaintiff's counsel and filed in Department 13 no later than  
 4 4:30 p.m. on April 18, 1995. Any reply is to be personally  
 5 served on the defendant or his counsel and filed in Department 13  
 6 no later than \_\_\_\_\_ p.m. on \_\_\_\_\_

*No reply or 504  
required*

7  
8 Dated: APR 11 1995



HONORABLE THOMAS N. THRASHER

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

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PUBLIC  
HEARING:                   CONDITIONAL USE PERMIT NO. CUP-201-94  
APPLICANT:                YONG HOON CHO (RAMADA INN)  
LOCATION:                   SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET  
                              10082 GARDEN GROVE BOULEVARD  
DATE:                      JULY 28, 1994

Staff announced that the request is for modifications to the floor plan for a nightclub and an extension of time for a health club, previously approved under CUP-111-92 in the PUD-101-87 (Planned Unit Development) zone. The establishment operates under a State Alcoholic Beverage Control License Type "47" (On-Sale General, Public Eating Place).

Staff report was reviewed recommending approval.

Commissioner Killingbeck questioned the operation of a restaurant without food, Staff informed him that there was an elevator from the nightclub to the restaurant.

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

Yong Hoon Cho, owner, addressed the Commission. Chairman Krebs asked if he read and understood the Conditions of Approval and Mr. Cho responded that he had. Mr. Cho stated that the corrections were done without permits because they did not understand that it was structural. He said they now understood all the Conditions of Approval and were going to conform to all of the Conditions.

Commissioner Killingbeck asked when they would start shortening the walls, and Mr. Cho responded that they would start within 90 days.

There being no further comments, the public portion of the hearing was closed.

Commissioner Ingegneri moved, seconded by Commissioner Butterfield, to approve CUP-201-94 pursuant to the facts and reasons as stated in the Resolution, and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES: COMMISSIONERS: KREBS, BUTTERFIELD, INGEGNERI,  
KILLINGBECK, WILSON  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

Commissioner Ingegneri moved, seconded by Commissioner Butterfield, to approve a time extension for PUD-101-87 (Revised '92). The motion carried with the following vote:

AYES: COMMISSIONERS: KREBS, BUTTERFIELD, INGEGNERI,  
WILSON  
NOES: COMMISSIONERS: KILLINGBECK  
ABSENT: COMMISSIONERS: NONE

CUP-201-94 -

**City of Garden Grove**  
**INTER-DEPARTMENT MEMORANDUM**

To: George L. Tindall  
Dept: City Manager  
Subject: RAMADA INN  
10022 GARDEN GROVE BLVD.

From: J. David Kennon  
Dept: Development Services  
Date: February 13, 1995


In 1992 the Planning Commission and City Council approved a Conditional Use Permit and revision to the Planned Unit Development for the Ramada Inn located at 10022 Garden Grove Boulevard. The Conditional Use Permit allowed the establishment of a nightclub and health club on the second floor of the hotel. The nightclub was established with an unauthorized floor plan; the health club is yet to be constructed.


Staff made contact with the operator and owner of the Ramada Inn to inform them of the violations of the Conditional Use Permit, the Uniform Fire Code and the Uniform Building Code. The owner was ordered by the Building Division to submit plans to plan check, obtain the necessary permits and have periodic inspections on the work to be done. After several meetings between staff and the owner of the establishment a new Conditional Use Permit was approved by the Planning Commission. The Conditional Use Permit was approved on July 28, 1994 with the provision that the applicant obtain the appropriate permits and complete the work as ordered by the Building Division.

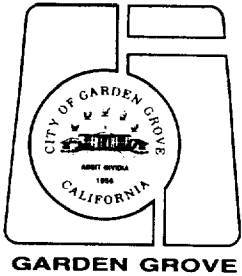
On August 25, 1994 the architect submitted working drawings to the Building Division. The plans were reviewed and corrections noted. The architect collected the plans and corrections on September 27, 1994. No further action has occurred with the plan check since this time.

On January 25, 1995 the owner of the establishment was notified by certified mail that permits were to be obtained by February 16, 1995 and an additional month was allotted for the work to be completed. At this time, staff has not had response from the owner of the business.

There is no known change in ownership of the establishment. If there was a change in ownership, the requirements of the Conditional Use Permit would transfer to the new owner.

  
J. DAVID KENNON  
Director

  
By: Paul Wernquist  
Associate Planner



# CITY OF GARDEN GROVE, CALIFORNIA

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

(714) 741-5312

January 25, 1995

CERTIFIED MAIL  
Return Receipt Requested

Mr. Yong Hoon Cho  
17507 Regina Avenue  
Torrance, CA 90504

Reference: Ramada Inn  
Conditional Use Permit No. CUP-201-94  
10022 Garden Grove Boulevard

Dear Mr. Cho:

As you know, modifications to the approved floor plans for the above referenced location were completed without benefit of Planning Commission approval or the necessary building permits. Subsequently on July 28, 1994, the Planning Commission approved the floor plan modifications for the nightclub via Conditional Use Permit No. CUP-201-94.

To help ensure public safety, the Conditional Use Permit required that you submit plans for plan check, obtain permits, and complete the work as specified by the Building Division. It was your responsibility to insure that permits were obtained and that the work was completed in a timely manner.

Upon your submittal of the structural plans for plan check on August 25, 1994, the City of Garden Grove reviewed the plans to insure that the design of the modifications was consistent with the plans approved by the Planning Commission and that they were consistent with all code requirements. The corrections for these plans were picked up by Paul Kim on September 27, 1994. No further action has occurred on your part and the plan check is not yet completed and you have not obtained the necessary permits. Therefore, the establishment is being operated in violation of your Conditional Use Permit and in violation of the City's adopted building codes.


You are hereby requested to obtain all appropriate permits for construction by February 15, 1995. All work, including all required inspections must be completed by March 16, 1995. Should you fail to meet these requirements, City staff will begin proceedings to revoke the Conditional Use Permit which may affect your ability to sell alcoholic beverages.

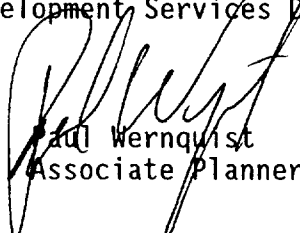
Mr. Yong Hoon Cho  
January 25, 1995

page 2

If you have any questions or need assistance, please contact Paul Wernquist at  
(714) 741-5312.

Sincerely,

  
J. David Kennon, Director  
Development Services Department

By:   
Paul Wernquist  
Associate Planner

**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 this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)    2.  Restricted Delivery (Extra charge)

3. Article Addressed to:  
 Yong Hoon Cho  
 17507 Regina Avenue  
 Torrance CA 90504

4. Article Number  
 P 297 018 365

Type of Service:  
 Registered     Insured  
 Certified     COD  
 Express Mail     Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
 *Yong Hoon Cho*

6. Signature - Agent

7. Date of Delivery

8. Addressee's Address (ONLY if returned and postpaid)  
**RECEIVED**  
 FEB 06 1995  
 DEVELOPMENT SERVICES

PS Form 3811, Apr. 1989    \*U.S.G.P.O. 1989-238-815    **DOMESTIC RETURN RECEIPT**

P 297 018 365



**Receipt for Certified Mail**

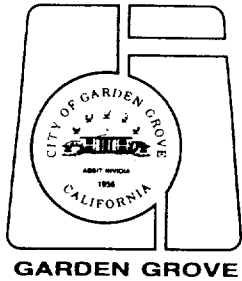
No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

Yong Hoon Cho  
 17507 Regina Avenue  
 Torrance CA 90504

Postage	
Postage and Fees	
Postage and Fees (Total)	
Postage and Fees (Total) (with optional services)	
Postage and Fees (Total) (with optional services) (with return receipt fee)	
Postage and Fees (Total) (with optional services) (with return receipt fee) (with delivery point address)	
Total	\$

PS Form 3820, June 1991

1-25-95  
 CUP-201-94



# CITY OF GARDEN GROVE, CALIFORNIA

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

August 15, 1994

(714) 741-5312

Yong Joon Cho  
10022 Garden Grove Blvd.  
Garden Grove, CA 92644

REFERENCE: Conditional Use Permit No. CUP-201-94  
Time Extension Planned Unit Development No. PUD-101-87/R'92

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

Provided that you do comply with all conditions of approval and no appeals of the Planning Commission's decision are filed with the City Clerk, the earliest effective date will be August 18, 1994.

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

Sincerely,

J. David Kennon, Director  
Development Services Department

By: Millie J. Summerlin  
Planning Services Manager

Enclosure



RESOLUTION NO. 4463

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, APPROVING CONDITIONAL USE PERMIT NO. CUP-201-94 FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 28, 1994, does hereby approve Conditional Use Permit No. CUP-201-94.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-201-94, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Yong Joon Cho.
2. The applicant requests Conditional Use Permit approval to allow floor plan modifications to an existing nightclub operating under an ABC Type "47" (On Sale General - Bona Fide Public Eating Place) License.
3. The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities.
4. The property has a General Plan designation of Commercial and is zoned PUD-101-87. The site is improved with a hotel and ancillary uses.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the property have been reviewed.
6. Report by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on July 28, 1994, 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 July 28, 1994; and

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

FACTS:

The site is zoned PUD-101-87.

Restaurants and nightclubs serving alcoholic beverages are conditionally permitted uses in this zone.

A restaurant has operated at this location since 1989.

The site is approximately 1.98 acres in area.

FINDINGS AND REASONS:

1. The Conditional Use Permit for the floor plan modifications is consistent with the city's adopted General Plan and Redevelopment Plan.

The site is zoned PUD-101-87 which permits restaurants and nightclubs to operate under an ABC Type "47" (On-Sale General, Bona-Fide Public Eating Place) license.

2. The use at this location will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area.

The conditions of approval will ensure the business will not adversely impact the welfare of persons working or residing in the area.

3. The use at this location will not unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

The conditions of approval will ensure that the serving of alcoholic beverages at this location will not interfere with the use, enjoyment or valuation of the surrounding properties and that the consumption of alcohol is incidental to the consumption of food.

4. The use at this location will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.

Provided the operator of the establishment complies with the conditions of approval, the use will not endanger or otherwise constitute a menace to public health, safety or general welfare.

5. The site is adequately served by public or private service facilities as required.

With the conditions of approval, the ABC license in this area will not impact the Police Department or other public services provided by the City.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Conditional Use Permit No. CUP-201-94 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.

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 Conditional Use Permit No. CUP-201-94:

CONDITIONS OF APPROVAL:

- A. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all other requirements of the Garden Grove Municipal Code shall apply.
- B. All requests for minor modifications shall be submitted to the Planning Commission for approval. If other than minor changes are proposed in the development, approval of a new Conditional Use Permit, containing all proposed revisions, shall be required.
- C. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan without the approval of the Development Services Department. Any change in the approved floor plan which has the effect of expanding or intensifying the present use shall require a new Conditional Use Permit.
- D. The restaurant and nightclub shall be operated as a "Bona-Fide Public Eating Place" which is regularly used and kept open for the serving of meals to guests. These facilities shall contain sufficient space and equipment to assure a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the restaurant and nightclub are open. "Meals" means the usual assortment of food commonly ordered at various times of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed in compliance with this requirement.
- E. At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
- F. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the sale of food.
- G. The owner of the establishment shall, upon request, provide the City of Garden Grove with an audited report of sale ratio of food to alcohol.
- H. The sale of any alcoholic beverages for consumption off the premises is prohibited.

- I. There shall be no pool tables or amusement devices on the premises at any time.
- J. There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and .050 on the premises at any time.
- K. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.12.060.
- L. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height which partially enclose or separate booths shall be of a clear transparent material. No item shall be placed in the area of booths which would limit or decrease the visibility of the interior of the business from any location within the business.
- M. Hours of operation for the restaurant and nightclub shall be permitted only between the hours of 6 a.m. and 2 a.m., seven (7) days a week.
- N. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven (7) days a week.
- O. There shall be no customers or patrons in or about the restaurant or nightclub between the hours of 2 a.m. and 6 a.m., seven (7), days a week.
- P. The Permittee shall be responsible for maintaining free of litter, the areas adjacent to the premises over which he/she has control.
- Q. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all person on or about the parking lot.
- R. The applicant/property owner shall be responsible for providing parking area lighting during the hours of darkness the establishment is open at a minimum of two foot candles of light on the parking surface and a minimum of one foot candle of light during all other hours of darkness. Lighting in the parking area shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
- S. No new roof mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Development Services Department. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- T. No satellite dish antenna shall be installed on said premises unless and until plans have been submitted to and approved by the Development Services Department. No advertising material shall be placed thereon.
- U. All requirements of the Fire Department shall be met, including all

necessary occupancy permits and inspections.

- V. The applicant shall maintain on the property a standard refuse enclosure to accommodate a typical trash bin for use by the establishment. Food handling businesses such as restaurants and markets shall have a minimum of three (3) trash pickups a week.
- W. All signs shall comply with the City of Garden Grove sign requirements.
- X. This Conditional Use Permit shall be reviewed annually from the date of approval. This Conditional Use Permit may be called for review by City staff, the City Council, Planning Commission, Zoning Administrator, and/or Neighborhood Improvement and Conservation Commission, if complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of the approved conditions, the Garden Grove Municipal Code, or any other applicable provision of law.
- Y. This Conditional Use Permit shall expire three (3) years after the issuance unless, upon application, a Conditional Use Permit is extended by order of the Planning Commission upon finding that the use has been operated in compliance with all conditions of approval and Codes, and is not a nuisance to neighboring properties.
- Z. The prior Conditional Use Permit No. CUP-132-89 is terminated by operation of law in accordance with Municipal Code Section 9.08.080. Except as modified by this approval, Conditional Use Permit No. CUP-111-92 remains in full force and effect.
- AA. The Permittee shall submit a signed letter acknowledging receipt of the Resolution approving Conditional Use Permit No. CUP-201-94, and his/her agreement with all conditions of approval.
- BB. A copy of the Resolution approving Conditional Use Permit No. CUP-201-94 shall be kept on the premises at all times.
- CC. In the event security problems occur and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed uniformed security guard(s) on the premises during such hours as requested by the Police Department.

cup201res  
7.28.94

ADOPTED this 28th day of July 1994.

/s/ HARRY KREBS  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden

RESOLUTION NO. 4464

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, APPROVING A TIME EXTENSION FOR PUD-101-87 REVISED 92 FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 28, 1994, does hereby a Time Extension for Planned Unit Development NO. PUD-101-87 Revised '94.

BE IT FURTHER RESOLVED in the matter of the Time Extension for Planned Unit Development No. PUD-101-87 Revised '92, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Yong Joon Cho.
2. The applicant requests a one (1) year Time Extension to allow health clubs with approval of a Conditional Use Permit in conjunction with the existing hotel and restaurant.
3. The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities.
4. The property has a General Plan designation of Commercial and is zoned PUD-101-87. The site is improved with a hotel and ancillary uses.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the property have been reviewed.
6. Report by City staff was reviewed.
7. Pursuant to legal notice, hearing was held on July 28, 1994, 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 July 28, 1994; and

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

FACTS:

The site is zoned PUD-101-87, Revised '92.

Health clubs are conditionally permitted uses in this zone.

A restaurant and hotel have operated at this location since 1988.

The site is approximately 1.98 acres in area.

The PUD currently sets a time limit of one (1) year for the second story addition.

FINDINGS AND REASONS:

1. The Time extension for the construction of the proposed health club area may be granted as the Amendment to the permitted uses in the PUD was adopted by City Council Ordinance.
2. There has been no change in the General Plan or zoning of this property that would render the uses or the proposed addition nonconforming.
3. There are no land use studies currently underway that would have the potential to render the use or the addition nonconforming.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Time Extension for Planned Unit Development No. PUD-101-87 Revised '92 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.

ADOPTED this 28th day of July 1994.

/s/ HARRY KREBS  
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 28, 1994, and carried by the following votes:

AYES:	COMMISSIONERS:	KREBS, BUTTERFIELD, INGEGNERI, WILSON
NOES:	COMMISSIONERS:	KILLINGBECK
ABSENT:	COMMISSIONERS:	NONE

/s/ PATRICIA BREZNA  
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is August 18, 1994.



**Notice of Exemption**

**Appendix I**

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) City of Garden Grove  
P. O. Box 3070, 11391 Acacia Parkway  
Garden Grove, Ca <sup>(Address)</sup> 92642

County Clerk  
County of Orange  
P. O. Box 22013  
Santa Ana, Ca 92702



Project Title: CONDITIONAL USE PERMIT NO. CUP-201-94

Project Location - Specific: South side Garden Grove Blvd., east of Kerry St.  
at: 10022 Garden Grove Blvd.

Project Location - City: Garden Grove Project Location - County: Orange

Description of Project: To allow modifications to a floor plan for a night club, and an extension of time for a health club, previously approved under Conditional Use Permit No. CUP-111-92 in the Planned Unit Development No. PUD-101-87 zone.

Name of Public Agency Approving Project: City of Garden Grove

Name of Person or Agency Carrying Out Project: Yong Hoon Cho (Ramada Inn)

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1 - Section 15301
- Statutory Exemptions. State code number: \_\_\_\_\_

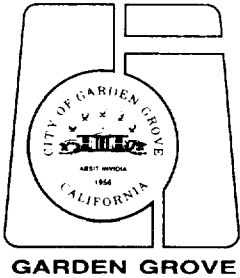
Reasons why project is exempt: \_\_\_\_\_  
Existing facilities

Lead Agency Contact Person: Paul Wernquist Area Code/Telephone/Extension: 714-741-5312

- If filed by applicant:
1. Attach certified document of exemption finding.
  2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Signature: [Signature] Date: July 28, 1994 Title: Planning Services Mgr.

- Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_
- Signed by Applicant



# CITY OF GARDEN GROVE, CALIFORNIA

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

(714) 741-5312

July 21, 1994

CERTIFIED MAIL

Yong Hoon Cho  
10022 Garden Grove Blvd.  
Garden Grove CA 92644

SUBJECT: Public Hearing before the Planning Commission  
Case Number: Conditional Use Permit No. CUP-201-94  
Date and Time: July 28, 1994 - 7 p.m.  
Place: City Council Chamber, Garden Grove Community Meeting  
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in connection with the subject Public Hearing.

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

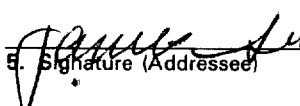
Sincerely,

J. David Kennon, Director  
Development Services Department

By: Millie J. Summerlin  
Planning Services Manager

Enclosure

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> <ul style="list-style-type: none"> <li>• Complete items 1 and/or 2 for additional services.</li> <li>• Complete items 3, and 4a &amp; b.</li> <li>• Print your name and address on the reverse of this form so that we can return this card to you.</li> <li>• Attach this form to the front of the mailpiece, or on the back if space does not permit.</li> <li>• Write "Return Receipt Requested" on the mailpiece below the article number.</li> <li>• The Return Receipt will show to whom the article was delivered and the date delivered.</li> </ul>		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to:  Yong Hoon Cho 10022 Garden Grove Blvd. Garden Grove CA 92644		4a. Article Number P 297 018 110	
5. Signature (Addressee) 		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise	
6. Signature (Agent)		7. Date of Delivery RECEIVED 2594 JUL 27 1994	
8. Addressee's Address (Only if requested and fee is paid)		(Empty)	

for using Return Receipt Service.

PS Form 3811, December 1991

U.S. GPO: 1993-352-714

**DEVELOPMENT SERVICES RECEIPT**

P 297 018 110



**Receipt for Certified Mail**

No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

Yong Hoon Cho  
 10022 Garden Grove Blvd.  
 Garden Grove CA 92644

Article Number	
Quantity of Certified Mail	
Restricted Delivery Fee	
Postage and Insurance (When & Date Delivered)	
Postage and Insurance to Whom Sent (Addressee's Address)	
Postage	\$

PS Form 3800, June

7-21-94  
 CUP-201-94

**BACKGROUND:**

The site was approved under Planned Unit Development No. PUD-101-87 which allowed the construction of the existing 116-room hotel and restaurant.

A Conditional Use Permit (CUP-132-89) was approved in 1989 allowing the sale of alcoholic beverages (including hard liquor) for on-site consumption. This CUP allowed alcohol sales anywhere in the building including in the banquet areas, restaurant and as a part of room service. The Conditional Use Permit also allowed entertainment in conjunction with receptions and banquets.

In 1992, Conditional Use Permit No. CUP-111-92 was granted to this location which permitted the establishment of a nightclub and health spa on the second floor of the hotel. This CUP was approved as part of a revision of the permitted uses for PUD-101-87. This revision allowed health clubs with the approval of a CUP. The existing ABC Type "47" (On-Sale General, Bona-Fide Public Eating Place) License was not affected by this change.

In 1993 the nightclub was established, but with an unauthorized floor plan which included enclosed booths. Staff and the applicant had several meetings over the last 12 months attempting to bring the site into compliance with the approved CUP. Approximately one (1) year after the first notification of violation, and under threat of revocation of the CUP, the applicant submitted a request for a new Conditional Use Permit.

**DISCUSSION:**

The applicant has applied for a Conditional Use Permit in order to obtain approval for modifications to the approved floor plan. The modifications have been completed without City approval. The unpermitted modifications include six (6) foot high partition walls between the booths, a stage and dance floor. The proposed floor plan for the 2,210 square foot second floor nightclub indicates low height partition walls between booths, a stage area, and a dance floor.

Along with the request for the new Conditional Use Permit, the applicant is requesting a one (1) year Time Extension for the Site Plan portion of the PUD revision for the construction of a second-story addition for the health club. The applicant has indicated a desire to continue with this portion of the project but has been constrained by financial difficulties.



# DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 4  
HEARING DATE July 28, 1994  
CASE NO. Conditional Use Permit No.  
CUP-201-94  
APPLICANT Ramada Inn

SITE LOCATION S/S G.G. Blvd, E/O  
Kerry St. @ 10022 G.G. Blvd  
GENERAL PLAN Commercial  
ZONE PUD-101-87 Revised '92  
CEQA DETERMINATION Exempt

## REQUEST:

Conditional Use Permit approval to allow floor plan modifications to an existing nightclub operating under an ABC Type "47" (On Sale General, Bona-Fide Public Eating Place) License. Also requested is a Time Extension for a previous PUD revision which allowed construction of a two-story addition for the purposes of establishing a health club.

## PROJECT STATISTICS:

	<u>Provided</u>	<u>Code</u>
<u>Lot Size:</u>	1.98 acres*	5 acres

\* This site provides 1.98 acres of land area. In 1987, when the project was approved it met all of the requirements applicable to PUDs, including minimum lot size. With the adoption of Title 9 the site became nonconforming.

## Building Square Footage:

Existing Hotel and Restaurant:	44,750 s.f.	N/A
Night Club:	2,210 s.f.	N/A

## Parking:

Standard:	119	119
Compact:	40 (24%)	40 (24%)
Handicap:	5	5
TOTAL	<u>164</u>	<u>164</u>

**ISSUES:**

The Police Department is concerned with the applicant's business practices. Primarily of concern is that the applicant commenced construction at this business location without benefit of building permits and when notified of the violations the applicant did nothing to resolve the issue.

In order to ensure that the use is operated in a manner that will not impact the surrounding neighborhood, conditions of approval have been included requiring that the sale of alcohol is incidental to the serving of food, that a full restaurant kitchen be maintained, that the sale of alcohol not exceed 35% of the sale of food; and that the sale of any alcoholic beverages for consumption off the premises is prohibited.

**CONDITIONAL USE PERMIT:**

Based on the materials submitted by the applicant and the information contained in this report it appears that the Conditional Use Permit for alterations to an approved floor plan for this establishment is consistent with the City's adopted General Plan and Redevelopment Plan. The floor plan changes at this location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the area and will not unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The sale of alcohol for consumption on site has not jeopardized, endangered or otherwise constituted a menace to public health, safety or general welfare and the floor plan changes should not significantly alter the operation of the business. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 9 or as is otherwise required in order to integrate the use with the uses in the surrounding area. The site is adequately served by highways and streets of sufficient width and improved as necessary to carry the quantity of traffic generated by the use; the site is also improved with adequate public and private service facilities.

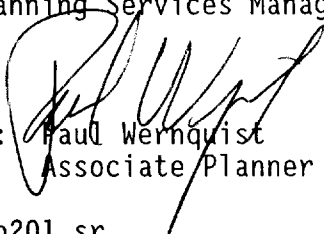
**TIME EXTENSION:**

A time extension may be granted as the PUD is adopted by City Council ordinance. There has been no change in the General Plan or zoning of this property that would render the uses on the property nonconforming and there are no land use studies currently underway that would have the potential for rendering the uses nonconforming.

**RECOMMENDATION:**

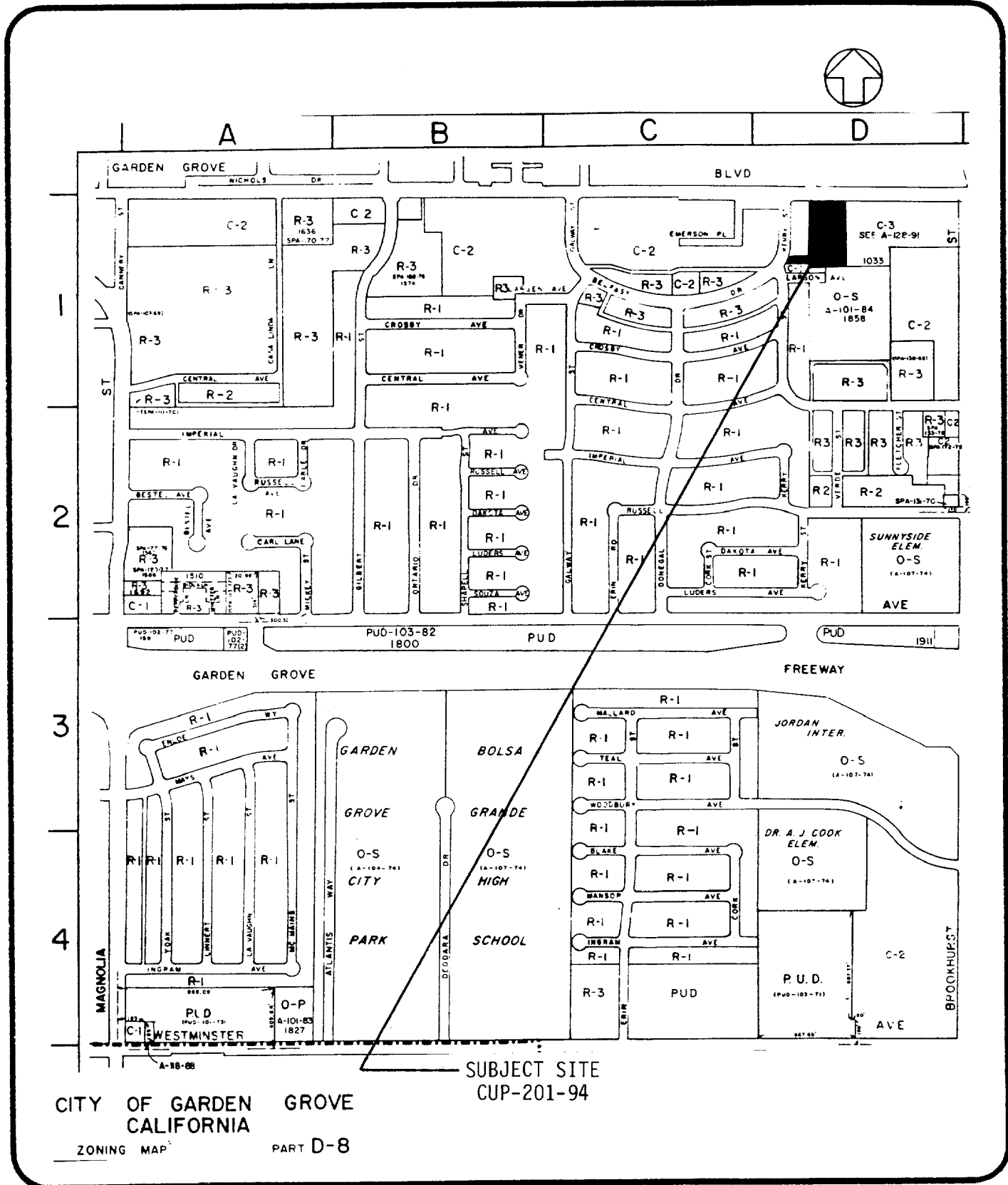
Staff has reviewed the Conditional Use Permit in relation to the goals and objectives of Title 9 and other applicable ordinances and finds the request is in compliance. Staff, therefore, recommends approval of Conditional Use Permit No. CUP-201-94 and the Time Extension for Planned Unit Development No. PUD-101-87 revised '92.

MILLIE J. SUMMERLIN  
Planning Services Manager

By:   
Paul Wernquist  
Associate Planner

cup201.sr  
7.28.94

# VICINITY MAP





PROOF OF PUBLICATION  
(2015.5 C.C.P)

This space is for the County Clerk's Filing Stamp

\$38.50

STATE OF CALIFORNIA,  
COUNTY OF ORANGE,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

ORANGE COUNTY NEWS

a newspaper of general circulation, printed and published TWICE A WEEK

in the City of GARDEN GROVE County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of DEC. 16, 1958, 19

Case Number A31502; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

7/13  
all in the year 1994

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

Dated at GARDEN GROVE

California, this 19th day of July, 1994  
[Signature]  
Signature

Free copies of this blank form may be secured from:  
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Proof of Publication of

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 p.m., July 28, 1994 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION DESCRIBED BELOW:

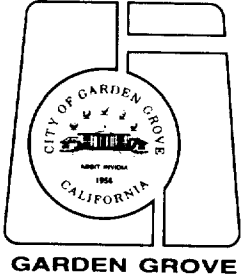
CONDITIONAL USE PERMIT  
NO. CUP-131-87/R'94  
THE APPLICANT, THEODORE ALLEN HEIER, IS REQUESTING TO MODIFY THE FLOOR PLAN OF A 3,250 SQ.FT. NIGHT CLUB/BAR (THE FRATERNITY HOUSE) PREVIOUSLY APPROVED TO OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE "48" (ON-SALE GENERAL PUBLIC PREMISE). THE SITE IS LOCATED IN THE C-2 (COMMUNITY COMMERCIAL) ZONE ON THE SOUTH SIDE OF GARDEN GROVE BLVD., WEST OF COAST ST. AT 8112 GARDEN GROVE BLVD. THE CITY OF GARDEN GROVE HAS DETERMINED THIS ACTION IS EXEMPT PURSUANT TO CEQA.

THE APPLICANT, YONG HOON CHO (RAMADA INN) IS REQUESTING MODIFICATIONS TO A FLOOR PLAN FOR A NIGHT CLUB, AND AN EXTENSION OF TIME FOR A HEALTH CLUB, PREVIOUSLY APPROVED UNDER CUP-111-92 IN THE PUD-101-87 (PLANNED UNIT DEVELOPMENT) ZONE. THE ESTABLISHMENT OPERATED UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE "47" (ON-SALE GENERAL PUBLIC EATING PLACE) THE PROPERTY IS LOCATED ON THE

SOUTH SIDE OF GARDEN GROVE BLVD., EAST OF KERRY ST. AT 10082 GARDEN GROVE BLVD. THE CITY OF GARDEN GROVE HAS DETERMINED THAT THIS ACTION IS EXEMPT PURSUANT TO CEQA.

CONDITIONAL USE PERMIT  
NO. CUP-202-94  
THE APPLICANT, DAVID NGO, IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A 4,048 SQ FT. FAMILY RESTAURANT (IMPERIAL SEAFOOD RESTAURANT) IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE TO OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE "41" (ON-SALE BEER & WINE, PUBLIC EATING PLACE). THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF 15TH ST. & BROOKHURST ST AT 14122-14126 BROOKHURST ST. THE CITY OF GARDEN GROVE HAS DETERMINED THAT THIS ACTION IS EXEMPT PURSUANT TO CEQA.

CONDITIONAL USE PERMIT  
NO. CUP-204-94  
THE APPLICANTS, SOON JA CHO & OAK JA KIM ARE REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW AN EXISTING RESTAURANT (SU WON) IN THE C-2 (COMMUNITY COMMERCIAL) ZONE TO OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE "41" (ON-SALE BEER & WINE, PUBLIC EATING PLACE). THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF GARDEN GROVE BLVD. & CASA LINDA LANE AT 9252 GARDEN GROVE BLVD. THE CITY OF GARDEN GROVE HAS DETERMINED THAT THIS ACTION IS EXEMPT PURSUANT TO CEQA.  
ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application on Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.  
or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.  
Further information on the above may be obtained at the Development Services Department, City of Garden Grove, or by telephone: (714) 741-5312.  
Orange County News 137894  
Publish: July 13, 1994



# CITY OF GARDEN GROVE, CALIFORNIA

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

(714) 741-5312

July 15, 1994

CERTIFIED MAIL

Yong Hoon Cho  
10022 Garden Grove Blvd.  
Garden Grove CA 92644

SUBJECT: Case Number: Conditional Use No. CUP-201-94  
Date and Time: July 28, 1994 - 7 p.m.

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

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

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

Sincerely,

J. David Kennon, Director  
Development Services Department

By: Millie J. Summerlin  
Planning Services Manager

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

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

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

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Yong Hoon Cho  
10022 Garden Grove Blvd.  
Garden Grove CA 92644

4a. Article Number

P 045 319 769

4b. Service Type

Registered  Insured

Certified  COD

Express Mail  Return Receipt for Merchandise

7. Date of Delivery

7-16-94

5. Signature (Addressee)

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

6. Signature (Agent)

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Thank you for using Return Receipt Service.

PS Form 3811, December 1991 \*U.S. GPO: 1993-352-714 DOMESTIC RETURN RECEIPT

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No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Yong Hoon Cho  
10022 Garden Grove Blvd.  
Garden Grove CA 92644

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
POSTAGE, Postage & Fees	\$
Postmark or Date	7-15-94 CUP-201-94

PS Form 3800, June 1991

CUP-201-94 09907105 HAYMAN, GLADYS S (CA) 2 0 0003 3902 SARITA MONICA/CA 92402  
CUP-201-94 09907106 EPIEDLANDER, HERBERT T JR (TO) 01 01 0118 LAGUNA MIRABEL/CA 92277  
CUP-201-94 ~~09907107 [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]~~ LAGUNA MIRABEL/CA 92277  
CUP-201-94 09907108 NELSON, JOHN C JR (CO) 1 0 0 00 0000 NEW 4 FULLERTON/CA 92255

CUP-201-94 09907111 RUBENSHAW, DALE D (JT) 4 0 11 00 00 00 WATKINSON/CA 92649  
CUP-201-94 ~~09907112 [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]~~ FULLERTON/CA 92655

CUP-201-94 ~~09907113 [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]~~ LAGUNA MIRABEL/CA 92277  
CUP-201-94 ~~09907114 [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]~~ SARITA MONICA/CA 92402  
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CUP-201-94 09907125 AYALA, JOHNN DANNY (CA) 1 0 0 0 0 0000 FULLERTON/CA 92655

CUP-201-94 09907135 COOIJ, JAE ROON (CA) 2 0 0 0 0 0000 VESICIA WEDON/CA 92291  
CUP-201-94 09907136 YOUNG, STEVEN R JR (CO) 1 0 1 0 0 0000 SARITA MONICA/CA 92642  
CUP-201-94 09907140 TAYLOR, LINDA T (CO) 1 0 0 0 0 0000 MARIAN GROVE/CA 92640  
CUP-201-94 09907150 RETROSSINE, THEODORE L (CO) 1 0 1 1 1 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907151 COLEMAN, MARY LOUISE JR (TO) 1 0 0 0 0 0000 WILLIAMS GROVE/CA 92640

CUP-201-94 09907156 CH, CHUN TAK (CO) 1 0 0 0 0 0000 WILLIAMS GROVE/CA 92640  
CUP-201-94 09907167 PARK, HYONS POU (JT) 1 0 0 0 0 0000 WILLIAMS GROVE/CA 92640  
CUP-201-94 09907171 WELLS, EDGAR (JT) 1 0 0 0 0 0000 WILLIAMS GROVE/CA 92640  
CUP-201-94 09907176 DEE, GAIL KOO (CO) 1 0 0 0 0 0000 WILLIAMS GROVE/CA 92640

CUP-201-94 09907185 PARK, SECURITY PACIFIC (TO) 1 0 2 0 0 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907188 HAN, DAN HAN (JT) 1 0 1 0 1 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907195 KOOK, S UNOK (CA) 2 0 0 0 0 0000 WILSON GROVE/CA 92640

CUP-201-94 09907197 NOROBA, MIZUO (CL) 1 1 0 0 0 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907198 RICH, JUNE TS (TO) 4 0 0 1 0 0000 WATKINSON/CA 92640

CUP-201-94 09907211 MOO, WILLIAM R (JT) 2 0 0 0 0 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907212 PARK, YONG HO (JT) 2 0 0 0 0 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907214 KIM, CHUL HO (CA) 1 0 0 0 0 0000 SARITA MONICA/CA 92705  
CUP-201-94 09907215 COE, JAI HA (CO) 1 0 0 0 0 0000 WATKINSON VALLEY/CA 92702  
CUP-201-94 09907220 LEE, ANDREW Y (JT) 1 0 0 0 1 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907221 PARK, JAI DON (JT) 0 0 0 0 1 0000 FULLERTON/CA 92640  
CUP-201-94 09907222 TSANG, JOSEPH W (CA) 1 0 0 0 0 0000 FULLERTON/CA 92701  
CUP-201-94 09907230 BYC, HOCK SUN (JT) 1 0 0 0 0 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907233 LEE, ANDREW W (JT) 1 0 0 0 1 0000 WILSON GROVE/CA 92640  
CUP-201-94 09907237 CH, CHUL H (TO) 1 0 0 0 1 0000 SARITA MONICA/CA 92705  
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CUP-201-94 09907241 SAG DONALD, WILLIAM R (CO) 2 0 0 0 0 0000 FULLERTON/CA 92631

CUP-201-94	09000001 BERRYUDEE, RICHARD (JT)	92-1	LUDWIG AV	GARDEN GROVE/CA	92944
CUP-201-94	09000002 BERRY, JAMES R (CP)	92-1	WATSON AV	GARDEN GROVE/CA	92941
CUP-201-94	09000003 CHU, KEI SOON (EA)	92-77	FOXWOOD BL	FULLERTON/CA	92973
CUP-201-94	09000004 MC PASTOR, JAMES (CP)	92-1	WATSON AV	GARDEN GROVE/CA	92968
CUP-201-94	09000005 SEAMAN, MARIE E TR (TR)	92-1	WATSON AV	GARDEN GROVE/CA	92941
CUP-201-94	09000006 CHU, YONG HOON (CP)	92-1	WATSON AV	GARDEN GROVE/CA	92941
CUP-201-94	09000007 YONG, KUI S (CP)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000008 JOO-SHERITY, THOMAS E (WR)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000009 RICHARDS, ELIZABETH JANE (WC)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000010 EMLEN, W HORRIG FOUNDATION (PL)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000011 CHU, YONG HOON (CP)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000012 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000013 DUTTON, MADDOBLONE TR (TR)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000014 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000015 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
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CUP-201-94	09000020 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000021 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000022 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000023 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000024 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000025 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000026 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000027 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000028 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000029 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944
CUP-201-94	09000030 LEE, SANG HAK (JT)	92-1	WATSON AV	GARDEN GROVE/CA	92944

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*OK'd by  
Sal Salazar  
7/94*

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added (not included on CUP-III-92 load)



PARCEL.. NOTICE#..... CNT..

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13336307	✓CUP-201-94	1
13336308	✓CUP-201-94	1
13336309	✓CUP-201-94	1

*added sal per*

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61

*Paul - Ramada Inn*

PARCEL.. NOTICE#..... CNT..

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09806222	CUP-201-94	1
09806232	CUP-201-94	1
09806233	CUP-201-94	1
09806237	CUP-201-94	1
09806238	CUP-201-94	1
09806321	CUP-201-94	1
09806324	CUP-201-94	1
09806325	CUP-201-94	1
09806601	CUP-201-94	1
09806602	CUP-201-94	1
09806603	CUP-201-94	1
09806604	CUP-201-94	1
09806605	CUP-201-94	1
09806606	CUP-201-94	1
09806607	CUP-201-94	1
09806608	CUP-201-94	1
09806609	CUP-201-94	1
09807032	CUP-201-94	1
09807035	CUP-201-94	1
09807038	CUP-201-94	1
09807056	CUP-201-94	1
09807058	CUP-201-94	1
09807068	CUP-201-94	1

*See add'l parcel numbers added*

PARCEL.. NOTICE#..... CNT..

\*\*\*

50

MS 7-7-94  
OK 13:13:52 of attached

PN-TEXT CUP-201-94  
USER SALLY SALLY 07/05/94 10:25 5 01/05/95 SALLY 07/05/94 10:25 5 01/05/95

1 THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC  
2 HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,  
3 GARDEN GROVE ON THURSDAY, JULY 28, 1994 AT 7 PM TO  
4 CONSIDER CONDITIONAL USE PERMIT NO. CUP-201-94.  
5 THE APPLICANT, YONG HOON CHO (RAMADA INN) IS REQUESTING  
6 MODIFICATIONS TO A FLOOR PLAN FOR A NIGHT CLUB, AND  
7 AN EXTENSION OF TIME FOR A HEALTH CLUB, PREVIOUSLY  
8 APPROVED UNDER CUP-111-92 IN THE PUD-101-87  
9 (PLANNED UNIT DEVELOPMENT) ZONE. THE ESTABLISHMENT  
10 OPERATES UNDER A STATE ALCOHOLIC BEVERAGE CONTROL  
11 LICENSE TYPE "47" (ON-SALE GENERAL, PUBLIC EATING PLACE)  
12 THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF GARDEN  
13 GROVE BLVD., EAST OF KERRY ST. AT 10082 GARDEN GROVE  
14 BLVD. THE CITY OF GARDEN HAS DETERMINED THAT THIS  
15 ACTION IS EXEMPT PURSUANT TO CEQA.  
16 FOR INFORMATION PLEASE CALL 741-5312 OR INQUIRE IN  
17 ROOM 220.

[405] 1 items listed out of 1 items.

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC  
HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,  
GARDEN GROVE ON THURSDAY, JULY 28, 1994 AT 7 PM TO  
CONSIDER CONDITIONAL USE PERMIT NO. CUP-201-94.  
THE APPLICANT, YONG HOON CHO (RAMADA INN) IS REQUESTING  
MODIFICATIONS TO A FLOOR PLAN FOR A NIGHT CLUB, AND  
AN EXTENSION OF TIME FOR A HEALTH CLUB, PREVIOUSLY  
APPROVED UNDER CUP-111-92 IN THE PUD-101-87  
(PLANNED UNIT DEVELOPMENT) ZONE. THE ESTABLISHMENT  
OPERATES UNDER A STATE ALCOHOLIC BEVERAGE CONTROL  
LICENSE TYPE "47" (ON-SALE GENERAL, PUBLIC EATING PLACE)  
THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF GARDEN  
GROVE BLVD., EAST OF KERRY ST. AT 10082 GARDEN GROVE  
BLVD. THE CITY OF GARDEN HAS DETERMINED THAT THIS  
ACTION IS EXEMPT PURSUANT TO CEQA.  
FOR INFORMATION PLEASE CALL 741-5312 OR INQUIRE IN  
ROOM 220.

*Paul*

Legals approved by: *[Signature]* Date *7/5/94*  
Planner *[Signature]* Date \_\_\_\_\_  
Supervisor \_\_\_\_\_ Date \_\_\_\_\_

PN-TEXT CUP-201-94  
 USER SALLY SALLY 07/05/94 10:25 5 01/05/95 SALLY 07/05/94 10:25 5 01/05/95

1 THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC  
 2 HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,  
 3 GARDEN GROVE ON THURSDAY, JULY 28, 1994 AT 7 PM TO  
 4 CONSIDER CONDITIONAL USE PERMIT NO. CUP-201-94.  
 5 THE APPLICANT, YONG HOON CHO (RAMADA INN) IS REQUESTING  
 6 ~~APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW~~ *and an extension of time*  
 7 MODIFICATIONS TO A FLOOR PLAN FOR A NIGHTCLUB, PREVIOUSLY *for a*  
 8 APPROVED UNDER CUP-111-92 IN THE PUD-101-87 *health club,*  
 9 (PLANNED UNIT DEVELOPMENT) ZONE. THE ESTABLISHMENT  
 10 OPERATES UNDER A STATE ALCOHOLIC BEVERAGE CONTROL  
 11 LICENSE TYPE "47" (ON-SALE GENERAL, PUBLIC EATING PLACE)  
 12 THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF GARDEN  
 13 GROVE BLVD., EAST OF KERRY ST. AT 10082 GARDEN GROVE  
 14 BLVD. THE CITY OF GARDEN HAS DETERMINED THAT THIS  
 15 ACTION IS EXEMPT PURSUANT TO CEQA.  
 16 FOR INFORMATION PLEASE CALL 741-5312 OR INQUIRE IN  
 17 ROOM 220.

[405] 1 items listed out of 1 items.

July 14

CONDITIONAL USE PERMIT

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE ON THURSDAY, AT 7 PM TO CONSIDER

JULY 28  
per Paul  
6/9/94

CONDITIONAL USE PERMIT NO. CUP-201-94

THE APPLICANT, Yong Hoon Cho (Ramada Inn)  
(ADDRESS)

IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW modifications to a floor plan for a night club previously approved under CUP-111-92

IN THE PUD-101-87 Planned Unit Development ) ZONE. ~~is~~ The establishment

OPERATES UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE " 47 "  
(On Sale General - bona fide Public Eating Place)

THE ~~PROPERTY~~ PROPERTY IS LOCATED on the s/s of Garden Grove Blvd E/o Kerry St @ 10082 Garden Grove Blvd.

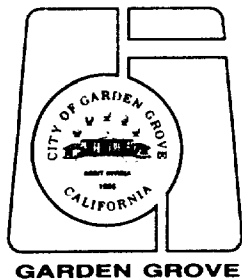
USE ONE OF THE FOLLOWING:

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.

✓ THE CITY OF GARDEN GROVE HAS DETERMINED THAT THIS ACTION IS EXEMPT PURSUANT TO CEQA. FOR INFORMATION PLEASE CALL 741-5312 OR INQUIRE IN ROOM 220.

Section 15301 (Existing Facilities)

C.D.L.  
J.B.  
5-23-74



# CITY OF GARDEN GROVE, CALIFORNIA

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

May 25, 1994

Mr. Yong Hoon Cho  
17507 Regina Avenue  
Torrance, CA 90504

Reference: Ramada Inn - Garden Grove

Dear Mr. Cho:

In an Office Hearing held on March 24, 1994, you advised that the Nightclub/Dance Hall operation began in approximately May of 1993. A permit for this operation was never applied for. Therefore, the following fees are due and payable.

Also listed are additional fees if payment is not made on or before May 31, 1994.

Due upon Open Date - May 1993	\$200.00	Base Tax
	<u>25.00</u>	Recordation Fee
Tax Period: 5-1-93/4-30-94	\$225.00	<u>Total Due to Open</u>
No Payment as of 5-23-94; hence:	\$200.00	100% Penalty
Credit on Cho's Previous Acct	<u>-90.00</u>	
Total Due <u>on or before 5-31-94</u>	\$335.00	

After May 31, 1994:

Tax Period: 5-1-94/4-30-95	\$200.00	Base Tax
	<u>10.00</u>	Renewal Fee
	\$210.00	Total to Renew
	<u>335.00</u>	Previous Balance
		\$545.00 Total

We would hope to hear from you on or before May 31, 1994.

Very truly yours,

*Anthony J. Andrade*  
Anthony J. Andrade  
Controller

**SUGGESTED PARAGRAPH ON BUSINESS FEES**

In an Office Hearing held on March 24, 1994, Mr. Yong Hoon Cho advised that the Nightclub/Dance Hall operation began in approximately May of 1993. A permit for this operation was never applied for. Therefore, the following fees are due and payable.

Also listed are additional fees if payment is not made on or before May 31, 1994.

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Total Due <u>on or before 5-31-94</u>	\$335.00	

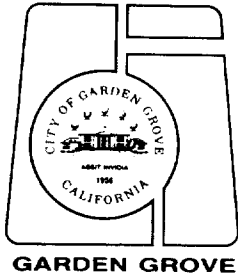
After May 31, 1994:

Tax Period: 5-1-94/4-30-95	\$200.00	Base Tax
	<u>10.00</u>	Renewal Fee
	\$210.00	Total to Renew
	<u>335.00</u>	Previous Balance

\$545.00

*To Paul: May 24, 1994*





# CITY OF GARDEN GROVE, CALIFORNIA

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

(714) 741-5312

April 20, 1994

Mr. Yong Hoon Cho  
17507 Regina Avenue  
Torrance, CA 90504

Reference: PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV.'92 AND CONDITIONAL USE PERMIT NO. CUP-111-92 - 10022 GARDEN GROVE BOULEVARD

Dear Mr. Cho:

As a reminder to you, it was determined and agreed at our March 24, 1994 meeting that you will need to file a new Conditional Use Permit application with plans indicating the areas in the night club which have been changed and request an extension of time to acquire permits for the two-story addition for the health club. The request for a time extension should indicate the current status of the project. The applications and fees are due on, or before, April 25, 1994. If the applications are not submitted prior to this date revocation proceedings may begin, and your privilege to sell alcoholic beverages may be lost.

A fee in the amount of \$1,000 is required to process these applications. Please make the check payable to the City of Garden Grove. Once the response is received, staff will notify you of the date the item will be scheduled before the Planning Commission. Please have someone available at the Planning Commission meeting to answer any questions.

Should you have any questions or need further information, please call Paul Wernquist at (714) 741-5312.

Sincerely,

J. David Kennon, Director  
Development Services Department

By: Paul Wernquist  
Associate Planner



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

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

(714) 741-5312

March 29, 1994

Mr. Yong Hoon Cho  
17507 Regina Avenue  
Torrance, CA 90504

Reference: PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV.'92 AND CONDITIONAL USE PERMIT NO. CUP-111-92 - 10022 GARDEN GROVE BOULEVARD

Dear Mr. Cho:

Thank you for meeting with us March 24, 1994 to discuss bringing your facility into compliance with the City's laws and codes. The intent of this letter is to summarize the Office Hearing for you and to remind you of what the City is requiring you to do to clear the present violations of the City's laws. At the meeting the areas of discrepancies are as follows:

- o Modifications to the floor plan of the night club without benefit of approval by the Planning Commission. Plans are required showing the area of modification. Conditional Use Permit approval is required.
- o Building and Fire Code violations for the area of work completed without benefit of permits. Plans shall be submitted to the Building Division after approval of the new Conditional Use Permit; permits and inspections will be required.
- o Delinquent and nonpayment of fees and taxes. The Controller's Office indicated that the TOT is delinquent and that no nightclub or dance hall business tax was paid. NOTICE OF THESE FEES WILL BE COMMUNICATED TO YOU UNDER SEPARATE COVER.
- o There was also a question raised by the Controllers Office about the ownership of the establishment due to the fact that a new fictitious name statement had been filed and a new Business Operation Tax Certificate had been filed with the City indicating that Prince Hotel Management, Inc. was the new owner of the hotel.

It was determined and agreed that you will need to file a new Conditional Use Permit application with the plans for the area of changes in the night club and request an extension of time to acquire permits for the two-story addition for the health club. The request for a time extension should indicate the current

TO	<i>Mrs</i>	DATE	5/20	TIME	AM PM
FROM	<i>Val</i>	PHONE			
OF	-----				
PHONED <input type="checkbox"/> RETURN CALL <input type="checkbox"/> WANTS TO SEE YOU <input type="checkbox"/> WILL CALL BACK <input type="checkbox"/> CAME IN <input type="checkbox"/>					
MESSAGE:					
<i>I have yet to receive the highlighted info from Mr. Su</i>					
SIGNED _____					

February 16, 1994

Mr. James Su  
 Ramada Inn  
 10022 Garden Grove Blvd.  
 Garden Grove, CA 92640

Dear Mr. Su,

Re: Ramada Inn.  
 10022 Garden Grove Blvd.

A Fire Safety Survey of the nightclub on the second floor of your occupancy, conducted on February 9, 1994, by Fire Prevention Specialist Valerie Bottrell, revealed several deficiencies. A reinspection for corrections was conducted on March 31, 1994. At this time it was noted that all of the deficiencies listed below were corrected.

- 1.) Exit doors shall not be provided with a latch or lock unless it is panic hardware. **Uniform Fire Code, Section 25.106.** Therefore, the existing hardware on both exit doors shall be removed and replaced with panic hardware.
- 2.) Addition of wing wall in the exit corridor obstructs automatic sprinkler coverage at the top of the stairwell. N.F.P.A. 13. Therefore, the wall shall be removed or sprinkler coverage extended to that area.
- 3.) Added wing wall shall be constructed with the same fire-resistive standards in accordance with the Uniform Building Code as the corridor in which it is installed. **Uniform Fire Code, Section 10.601.** Therefore, the wing wall shall be removed or constructed as above.
- 4.) Exit signs shall be illuminated either internally or externally in accordance with the Uniform Building Code. **Uniform Fire Code, Section 12.111.** Therefore, burnt bulbs shall be replaced in all exit signs.

Item #2, referring to the sprinkler coverage at the top of the stairwell, was corrected, but it is necessary for you to provide us with documentation that the work was performed by a licensed sprinkler contractor. Please submit this information to the Garden Grove Fire Prevention Bureau at your earliest convenience.

If you have any questions please contact Fire Prevention Specialist Valerie Bottrell at (714)741-5628.

Sincerely,

TED JUST  
Division Chief/Fire Marshal

By: Valerie Bottrell  
Fire Prevention Specialist

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING SERVICES DIVISION  
PLANNING SECTION

APPLICATION FOR:

- CONDITIONAL USE PERMIT  
(~~\$1,000~~ + \$40 Per Hour)  
500
- VARIANCE (\$650)
- \$25 CASHIER'S CHECK MADE  
PAYABLE TO COUNTY OF ORANGE
- NOTICE OF EXEMPTION (\$75)
- ENVIRONMENTAL IMPACT REPORT  
REVIEW (COST + 15%)
- NEGATIVE DECLARATION (\$250)
- APU extension (\$500)

NAME OF APPLICANT: YONG HOON CHO TELEPHONE: 714-534-1818

MAILING ADDRESS: 10032 Garden Grove Blvd  
Garden Grove ZIP: 92644

NAME OF RECORDED OWNER: YONG HOON CHO TELEPHONE: 714-534-1818

MAILING ADDRESS: 10032 Garden Grove Blvd

SUBJECT PROPERTY ADDRESS: 10032 Garden Grove Blvd ZIP: 92644

SUBJECT PROPERTY LOCATION: \_\_\_\_\_ ZIP: 92644

NAME AND ADDRESS WHERE ALL CORRESPONDENCE REGARDING SUBJECT CASE SHOULD BE  
MAILED: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_  
ZIP: \_\_\_\_\_

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: [Signature] DATE: May 12, 1994

SIGNATURE OF APPLICANT: [Signature] DATE: May 12, 1994

ACCEPTANCE BY LAND USE: \_\_\_\_\_ DATE: \_\_\_\_\_

ACKNOWLEDGMENT OF FEE PAYMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

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

X [Signature]  
(Signature of Owner)

[Signature]  
(Signature of Applicant)

Date May 12, 1994

EXCERPT-9.RPT  
09/08/93

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 \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, \_\_\_\_\_, owner of the below-described property, do hereby appoint \_\_\_\_\_ my agent for the purpose of consumating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

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

\_\_\_\_\_  
(Signature of Owner)

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

Section 9.24.100.C. DECISIONS OF HEARING BODIES. EFFECTIVE DATE OF ORDER GRANTING OR DENYING LAND USE ACTIONS. TIME FOR APPEAL. The order granting or denying a land use action shall become final twenty-one (21) days after the order, unless within such twenty-one (21) day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of the appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted upon the appeal as hereafter set forth in this Chapter.

Section 9.24.010.D. GENERAL PROVISIONS. FEES REQUIRED. All applications described in Section 9.24.030 shall require fees be paid in accordance with a resolution adopted by the City Council.

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

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

Section 9.24.030. LAND USE ACTIONS. A. The hearing body may revoke or modify a land use action if any one of the following findings are made:

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

Section 9.24.160. EXPIRATION OF GRANTED LAND USE ACTIONS. Any discretionary action granted becomes null and void if not exercised within the time specified in the approval of said discretionary action, or if no date is specified, within one (1) year from the date of approval of said discretionary action. In no case shall the hearing body specify a time period exceeding three (3) years via two, one-year extensions.