

CITY OF GARDEN GROVE, CALIFORNIA

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

May 24, 1991

CERTIFIED MAIL

MDM Development Service
5832 Naples Plaza
Long Beach, CA 90803

P 961 670 658

RECEIPT FOR CERTIFIED MAIL

MDM Development Services
5832 Naples Plaza
Long Beach, CA 90803

H.O. State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	5-24-91

PS Form 3800, June 1985

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

RE: Minor Modification to SP-114-71 (MM-108-91)

The Zoning Administrator of the City of Garden Grove will consider the above referenced application at 10:00 a.m. on June 5, 1991.

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

If you are unable to be present, please have someone represent you.

Respectfully,

Frank A. Schuma, Director

Frank A. Schuma, Director
Development Services Department

cc: Texaco, USA

P 961 670 659

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Government)

Texaco, USA
10 Universal City Plaza
Universal City, CA 91608

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$

Postmark or Date

5-24-91

PS Form 3800, June 1985

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

CELEBRATING 25 YEARS

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. _____ Case Planner _____

Date Filed _____ Application Det. Complete _____ Hearing Date _____ Hearing Body _____

* * * * *

Applicant _____ Owner _____

Address _____ Address _____

Phone () _____ Phone () _____

* * * * *

Site Address _____ Assessor Parcel No(s) _____

Site Location _____ General Plan _____

City Map Coordinate _____ Current Zone _____

Zone Map Coordinate _____ Proposed Zone _____

* * * * *

PROCESSING INFORMATION

	<u>Planned</u>	<u>Actual Complete</u>		<u>Planned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	___	Site Visit/Pictures	___	___
Committee Review	___	___	Resumes Distributed	XXX	___
P.C.C. Review	___	___	Resumes Due	___	___
Comments Transmitted to App.	XXX	___	Facilities Engineering	___	___
Application Submitted	XXX	___	Fire	___	___
Application Correction Notice	XXX	___	Plan Check	___	___
Application Determined Complete	___	___	Police	___	___
Case Entered in Log Book	XXX	___	Redevelopment Agency	___	___
Fees Sent to Cashier	XXX	___	Sanitary District	___	___
Case Entered on Board (Hearing Date Determined)	XXX	___	Traffic Engineering	___	___
Case File Prepared	XXX	___	Water Services	___	___
Application Acceptance Letter	XXX	___	Legals Delivered to Paper	___	___
Initial Study for PCC	___	___	Mailed Legals Sent Out	___	___
Negative Declaration (PCC)	___	___	Staff Report-First Draft	___	___
P.C.C. Env. & Technical Review	___	___	Staff Report-Second Draft (Report Cover Sheet)	___	___
Prepare Mailing List	___	___	Final Staff Report	___	___
Draft Legal Notice	___	___	Staff Report Delivered	___	___
Final Legal Notice	___	___			



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

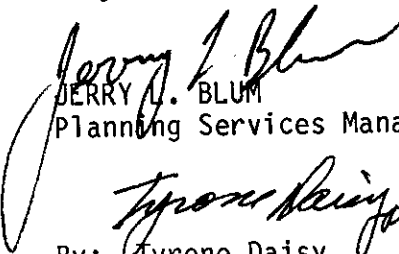
AGENDA ITEM NO. 7.
HEARING DATE July 12, 1990
CASE NO. Minor Mod. (MM-108-90)
PUD-101-87
APPLICANT Ramada Inn

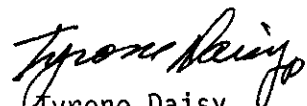
SITE LOCATION 10022 Garden Grove Bl.
GENERAL PLAN Commercial
ZONE Planned Unit Development
CEQA DETERMINATION N/A

On June 28, 1990, the Planning Commission directed staff to work with the Ramada Inn Owners to revise the proposed sign program. Staff has met once with the owner and the sign company representatives and is finalizing the submittal for the Planning Commission.

At this time, staff can not be assured that plans will be ready before your meeting on July 12. This item has been listed on the agenda so that you may take action on this matter if the final plans are ready and can be reviewed by staff.

Staff will apprise you of the status of this case at your meeting on July 12, 1990.


JERRY L. BLUM
Planning Services Manager

By: 
Tyrone Daisy
Associate Planner

APPROVED FOR AGENDA LISTING


FRANK A. SCHUMA, Director
Development Services Department

[Handwritten signature]
CONSTRUCTION

March 8, 1990

Mr. Jerry Blum
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Re : Garden Grove Ramada Inn - Request for Restaurant Sign Approval

Dear Mr. Blum:

First of all, we would like to express our deep appreciation for your close and unsparing cooperation and help which made us complete the project successfully.

We wish that this hotel would contribute in some way to the economic development of the City of Garden Grove, while it provide some convenience and space for gathering and meeting for the general public of this area.

In the meantime, we have one favor to ask of you regarding our necessity of putting a sign to show the public that we have a nice restaurant in the hotel. We should have gone through the routine procedure to obtain your approval but we had the sign ordered already and got it delivered to put on the building. Now we came to know thru the sign contractor that formal application for this should have been submitted or it should proceed now.

With our belief and hope that our business is also important to the City, We would like to ask for your special consideration in this matter and grant us your extraordinary approval

Your positive thinking and prompt action will be highly appreciated.

Very truly yours,

ROTEX CONSTRUCTION, INC.

[Handwritten signature]

Yong Hoon Cho
President

Possibility of Banner

I. APPLICANT'S REQUEST AS ADVERTISED

The applicant, Samuel Cho, 3200 Wilshire Boulevard, Los Angeles, CA, is requesting site plan approval to construct a two-story, 9,874 square foot retail/office building on an approximately 26,520 square foot site located in the C-2 (General Commercial) zone. The subject site is located on the south side of Garden Grove Boulevard, with frontage on Magnolia Street at 9042 Garden Grove Boulevard. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

II. GENERAL INFORMATION

The subject property has a General Plan classification of Commercial.

General Plan

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

Land Use/Zoning

Description of Subject Property

Zoned C-2 (General Commercial) and is improved with the Tiki Hut bar.

Surrounding Use/Zoning

North
(Across Garden
Grove Boulevard)

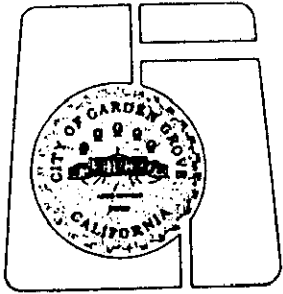
Zoned C-2 (General Commercial) and is improved with an auto repair service.

East

Zoned C-2 (General Commercial) and is improved with an auto sales and service business.

South
(Across Magnolia
Street)

Zoned PUD-109-71 and is improved with multi-family residences.



GARDEN GROVE

INFORMATION 638-6831

CITY OF GARDEN GROVE
PUBLIC WORKS & DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES DIVISION

APPLICATION FOR ADMINISTRATIVE WAIVER
(MINOR MODIFICATION)

Validation (Fee \$ 50.00)

Name SPRING GARDEN RESTAURANT

Address 10022 Garden Grove Blvd.

City/Zip Garden Grove, CA 92644

Phone # (714) 534-1818

Signature of Applicant *[Handwritten Signature]*

Case # _____ Property Address SAME

Request We would like to install (1) set of 15" illuminated channel letters to read "SPRING GARDEN RESTAURANT" as per drawings provided.

Reason for Request Our restaurant needs identification. We have a reputation for good food and good service, but we are not getting enough customers because no one can see who we are, or where we are.

Please attach ~~three~~ 2 copies of revised plans.

Analyst _____ Date Rec'd _____

Z.A. Action # _____ Approval Denial Date _____

Expressions
ADVERTISING

ATTEN: DON BUTTERFIELD



RAMADA INN
2726 S. GRAND
SANTA ANA, CA.

THIS WAS THE ONLY OTHER RAMADA THAT I COULD FIND LOCALLY WITH A RESTAURANT IN THE SAME BUILDING. AS YOU CAN SEE, THEY HAVE ADEQUATE SIGNAGE TO PROMOTE THE RESTAURANT SEPARATE FROM THE HOTEL.

BOB DE ROBBIO

RESOLUTION NO. 4093

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

WHEREAS, the Planning Commission recommended approval of Planned Unit Development No. PUD-101-87 on May 4, 1987; and

WHEREAS, the applicant, Ramada Inn, requested a minor modification to PUD-101-87 as follows:

1. The Spring Garden Restaurant sign is not in compliance with the existing signs of the site. (Proposed sign is mounted on exposed raceway.)
2. Alternative sign proposals submitted by applicant and supported by staff were not used. (Adding sign to existing monument sign or awning.) *Changed - see PMS*
3. The proposed signage exceeds the approved sign area for the PUD.
4. The architectural style of the portion of the building was not designed for signage.

WHEREAS, the Planning Commission gave due and careful consideration to the matter during its meeting of June 28, 1990.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby deny the requested modification to Planned Unit Development No. PUD-101-87.

ADOPTED this 28th day of June, 1990.

/s/ WILLIAM NUESSELE
CHAIRMAN

5687T/1909A
06/21/90

Rotex
CONSTRUCTION

8932 Katella Ave., Suite 202,
Anaheim, California 92804
Phone: (714) 821-7754

RECEIVED
MAR 21 1990
DEVELOPMENT SERVICES

March 8, 1990

Mr. Jerry Blum
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Re : Garden Grove Ramada Inn - Request for Restaurant Sign Approval

Dear Mr. Blum:

First of all, we would like to express our deep appreciation for your close and unspared cooperation and help which made us complete the project successfully.

We wish that this hotel would contribute in some way to the economic development of the City of Garden Grove, while it provide some convenience and space for gathering and meeting for the general public of this area.

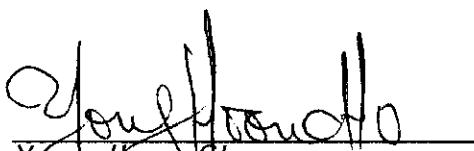
In the meantime, we have one favor to ask of you regarding our necessity of putting a sign to show the public that we have a nice restaurant in the hotel. We should have gone through the routine procedure to obtain your approval but we had the sign ordered already and got it delivered to put on the building. Now we came to know thru the sign contractor that formal application for this should have been submitted or it should proceed now.

With our belief and hope that our business is also important to the City, We would like to ask for your special considration in this matter and grant us your extraordinary approval.

Your positive thinking and prompt action will be highly appreciated.

Very truly yours,

ROTEX CONSTRUCTION, INC.


Yong Hoon Cho
President

CITY OF GARDEN GROVE

MEMO SLIP

DATE

TO

- For your info/comments
- For your approval/signature
- Please call/ret'd your call

- Please see me
- As you requested
- Please handle/file

Please Return

• RESTAURANT SIGN NOT INCLUDED IN ORIGINAL PUD APPROVAL.

• REVISED PUD WOULD HAVE TO BE SUBMITTED.

• CANNOT PROCESS SIGN REQUEST DS A "MINOR MOD"

• CONNIE MORGAN'S NOTIFIED 3/7/90.

Rolex CONSTRUCTION
MOBILE PHONE
(213) 500-7754

Director-Development
Young H. Ham
威龍虎

8932 Katella Ave., Suite 202, Anaheim, CA 92804
Tel.: (714) 821-7754 Fax.: (714) 821-1819



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 3.
HEARING DATE June 28, 1990
CASE NO. Minor Modification to
Site Plan No. SP-143-87
APPLICANT Jae Chung

SITE LOCATION 9240 Garden Grove Bl.
s/s of Garden Grove Bl. e/o Magn.St.
GENERAL PLAN Commercial
ZONE C-2 (General Commercial)
CEQA DETERMINATION N/A

REQUEST:

This modification request was continued from the Planning Commission meeting of May 24, 1990 where the Planning Commission reviewed a request to modify an approved site plan by the applicant, Jae Chung. The request was to add canvas awning to the existing elevations of the structure and to modify the existing sign program. The Commission continued this matter in order for staff and the architect to work on a solution to resolve staff's concerns. Staff notes that the applicant's original request was as follows:

1. To add to the first and second floors canvas awnings to the west and south elevation. In addition, the suites with awnings will also have recessed areas for signage;
2. To add two (2) 32-square-foot directory signs for the second floor tenants; and *Ground monument signs.*
3. To personalize the sign area by allowing business logos with a second line to show the type of service provided using non-English script, and to allow letters to be placed at obtuse angles.

The Commission did not support the applicant's request to place letters at obtuse angles. Additionally, the Commission did not support adding canvas awning to the elevations.

After several meetings with the architect, staff notes the following:

The applicant has withdrawn his request to allow obtuse angled letters and to add awnings to the south and west elevations.

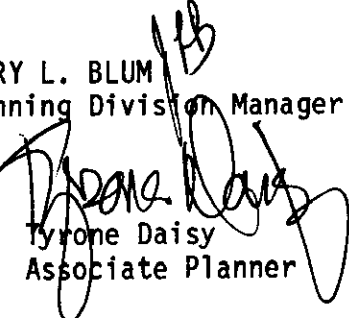
The applicant's original submittal was for two (2), 32 square foot directory signs. The applicant is now proposing to reduce the signs to 15 square foot signs not to exceed six (6') feet in height.

Don - I want to talk with A vice President (no less) of Panada about the signs before bringing it back. (6000 10th)

Additionally, the applicant may submit plans for an additional monument sign to be located along the Magnolia Street frontage. The existing signage for the center is well within the allowed sign area.

Staff has reviewed the applicant's resubmittal and will be available to discuss these issues further at your Planning Commission hearing of June 28, 1990.

JERRY L. BLUM
Planning Division Manager

By: 
Tyrone Daisy
Associate Planner

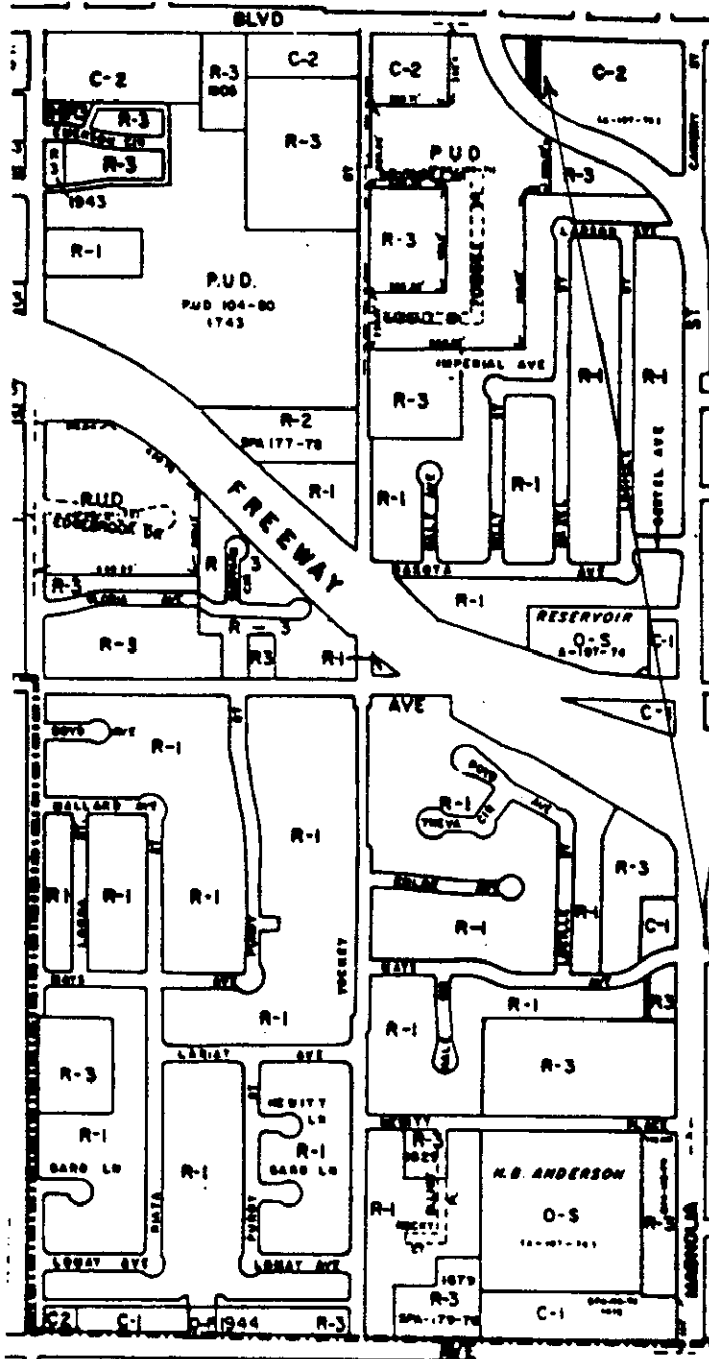
5685T/1909A
06/22/90

APPROVED FOR AGENDA LISTING



FRANK A. SCHUMA, Director
Development Services Department

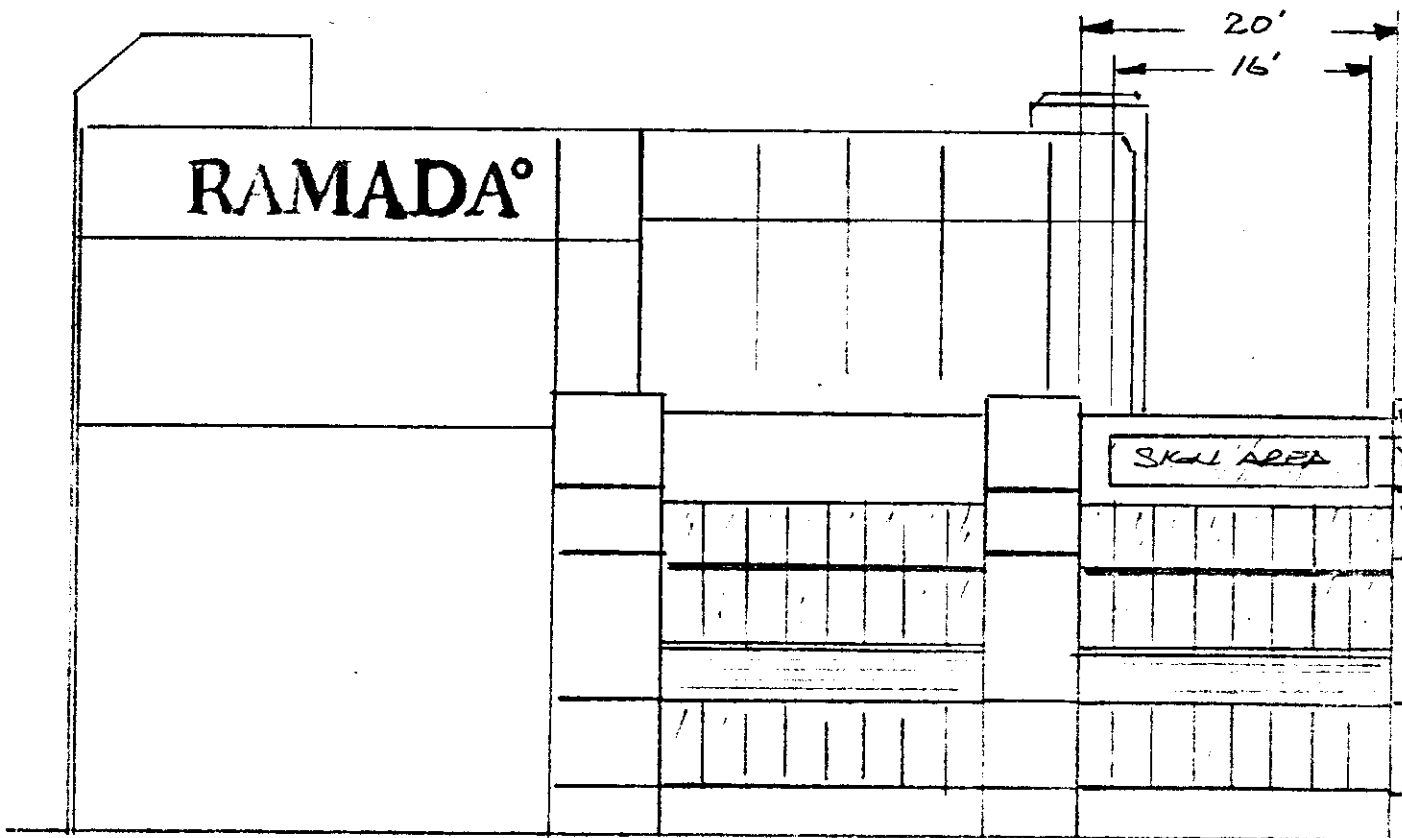
VICINITY MAP

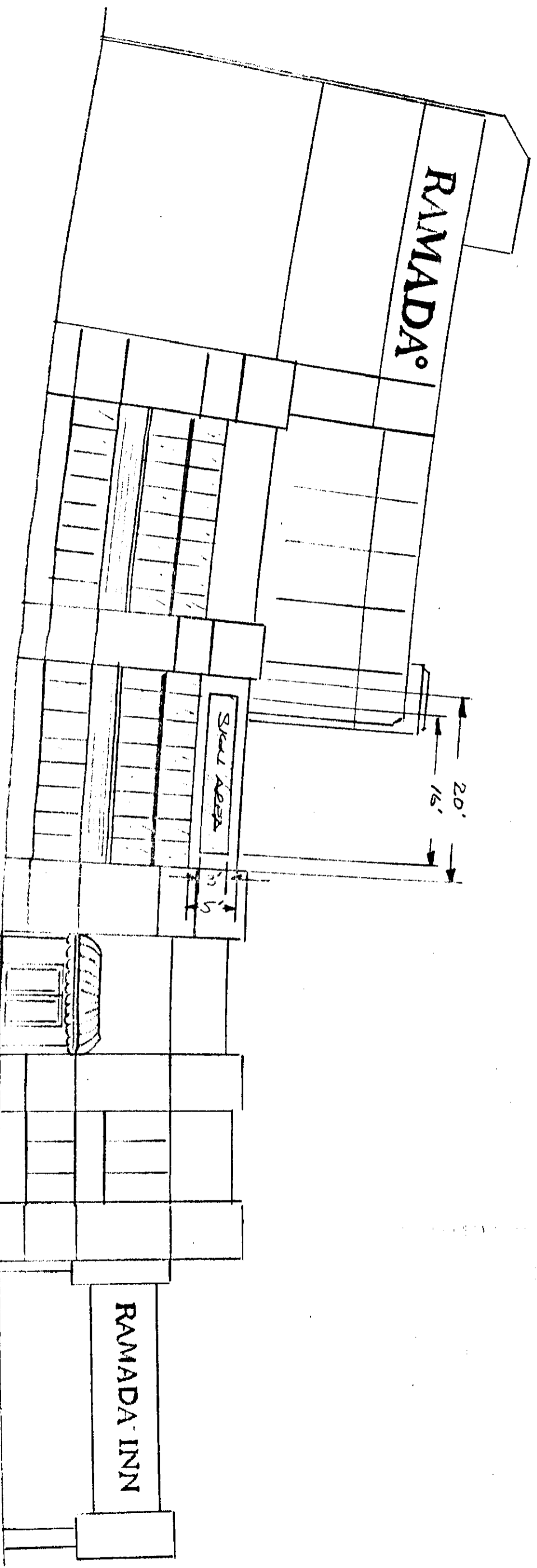
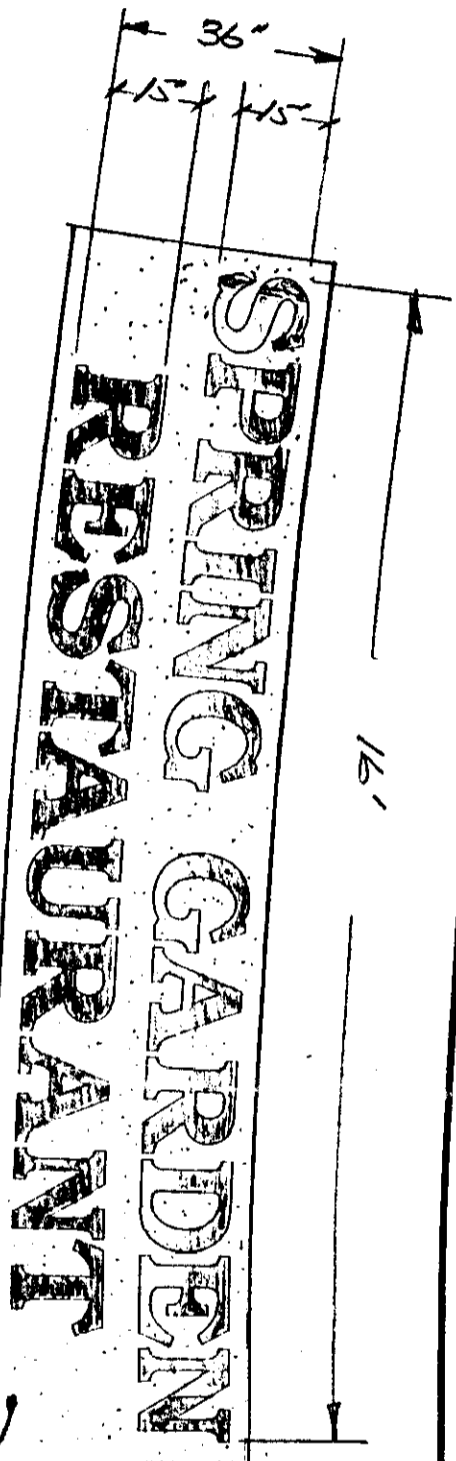


SCALE 1" = 1000'

CITY OF GARDEN GROVE CALIFORNIA
ZONING MAP PART D-7

SUBJECT SITE
S.P. 143-87





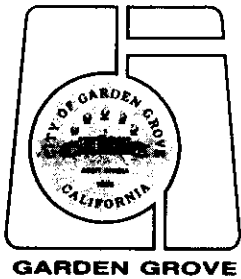
SHEET METAL TRANSMISSION LETTERS
 ILLUMINATION BY 13MM 3014A. NEDU.
 TAGES: YES GREAT ABOVE W/HEAD THE
 REVULS: GREAT.
 SIGN TO BE INSTALLED ON RAILWAY
 SHEET METAL RAILWAY. RAILWAY
 TO BE TOP CASTED & PAINTED TO
 MATCH BUILDING.

SPRING GARDEN RESTAURANT
 10022 GARDEN ABOVE BLDG G & C

SCALE: 1/4" = 1'-0"
 DATE: 2/22/90

SUBMITTED BY ADVERTISING
 EXHIBITS

SEE S BOSE ARCHITECT, CA
 714-778-0000
 05/11/2009/49



CITY OF GARDEN GROVE, CALIFORNIA

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

51-0111-12

January 29, 1993

Ramada Inn
10022 Garden Grove Blvd.
Garden Grove, CA 92641

Gentlemen:

Enclosed for your information is a copy of Resolution No. 7532-93 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, UPHOLDING AN APPEAL OF CONDITION OF APPROVAL NO. "H.R." FOR CONDITIONAL USE PERMIT NO. CUP-111-92, THEREBY ALLOWING THE HEALTH CLUB TO BE OPEN TO THE GENERAL PUBLIC. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58, adopted by the Garden Grove City Council on January 19th, 1993.

Sincerely,

Carolyn Morris
Carolyn Morris, GMC
City Clerk

Enclosure

RESOLUTION NO. 7532-93 (F: 51.CUP-111-92)

Councilman Chung moved, seconded by Councilman Leyes, that full reading of Resolution No. 7532-93 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE UPHOLDING AN APPEAL OF CONDITION OF APPROVAL NO. "H.5." FOR CONDITIONAL USE PERMIT NO. CUP-111-92, THEREBY ALLOWING THE HEALTH CLUB TO BE OPEN TO THE GENERAL PUBLIC. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58, be and hereby is adopted. Upon the following vote:

AYES: COUNCILMEMBERS: (4) BROADWATER, CHUNG, LEYES, KESSLER
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (0) NONE

said Resolution No. 7532-93 was declared adopted.

File

RESOLUTION NO. 7532-93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE UPHOLDING AN APPEAL OF CONDITION OF APPROVAL NO. "H.5." FOR CONDITIONAL USE PERMIT NO. CUP-111-92, THEREBY ALLOWING THE HEALTH CLUB TO BE OPEN TO THE GENERAL PUBLIC. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58

WHEREAS, the appellant, Ramada Inn, requested approval of a Conditional Use Permit to allow the establishment of a health club as an accessory use to the existing hotel and restaurant; and

WHEREAS, pursuant to Planning Commission Resolution No. 4286 the Planning Commission approved Conditional Use Permit No. CUP-111-92 with specific operating conditions of approval; and

WHEREAS, the applicant, Ramada Inn appealed Condition No. H.5, requiring the health club to be for the use of the employees and overnight guests of the hotel; and

WHEREAS, the City Council gave due and careful consideration to the appeal on January 5, 1993.

NOW, THEREFORE, BE IT RESOLVED:

1. The appeal is hereby upheld and Condition No. H.5 is hereby deleted allowing the health club to be open to the general public pursuant to the facts and reasons as follows:

FACTS:

Health clubs are permitted as an accessory use in the hotel.

The Planning Commission approved the Conditional Use Permit to allow the establishment of the health club.

The Planning Commission conditioned the operations of the health club to allow only employees and guests of the hotel access to the facilities.

The site is zone Planned Unit Development No. PUD-101-87/Revised '92.

REASONS:

The health club will not create a need for additional parking.

The site provides sufficient parking for all existing and proposed uses.

The health club will not create any additional impacts to the on-site vehicular circulation.

The health club will not create any additional impacts to the adjoining streets or highways.

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

ADOPTED this 19th day of January, 1993

/s/ FRANK KESSLER
MAYOR

ATTEST:

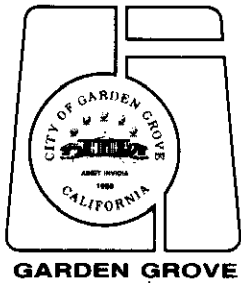
/s/ CAROLYN MORRIS, CMC
CITY CLERK

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 19th day of January, 1993, by the following vote:

AYES: COUNCILMEMBERS: (4) BROADWATER, CHUNG, LEYES, KESSLER
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC
CITY CLERK



CITY OF GARDEN GROVE, CALIFORNIA

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

MAY 31, 1995

Yong Hoon CHO

10022 GARDEN GROVE

GARDEN GROVE, CA

Our records indicate that you submitted Plan Check No. BA5205

The City of Garden Grove appreciates your attempt to improve the property at 10022 GARDEN GROVE

Unfortunately, this plan check has expired. In general, in order to renew action on an application after expiration, the applicant is required to resubmit plans and pay a new plan check fee pursuant to Section 304(d) of the Uniform Building Code.

Because of space limitations, the City cannot retain the file on your project indefinitely. If the plan check is not renewed within 60 days of the date of this letter, the file and/or plans will have to be discarded. We encourage you to renew the plan check and continue with the project. If you have any questions regarding this matter or would like information on renewal, please contact the Permit Section at (714) 741-5307.

Sincerely,

Richard C. Peters
Building Services Manager

By: Jim Cook
Building Inspector

FILE

CERTIFICATE of OCCUPANCY

CITY OF GARDEN GROVE - PUBLIC WORKS & DEVELOPMENT

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 306 OF THE UNIFORM BUILDING CODE CERTIFYING THAT, AT THE TIME OF ISSUANCE, THIS STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY REGULATING CONSTRUCTION OR USE FOR THE FOLLOWING:

JOB ADDRESS 10187 PERMIT NO 153251

USE OF BLDG. RESIDENTIAL GROUP A3/R1/E1 TYPE I 1HR

BLDG. APPROVED BY [Signature] DATE 11/13 USE ZONE C-2

ZONING REMARKS PUD 10187

BLDG. OWNER YONG HOON CO ADDRESS 4500 CANTON

[Signature] BY [Signature] DATE 11/13

BLDG. OFFICIAL

POST IN A CONSPICUOUS PLACE

CERTIFICATE of OCCUPANCY

CITY OF GARDEN GROVE - PUBLIC WORKS & DEVELOPMENT

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 306 OF THE UNIFORM BUILDING CODE CERTIFYING THAT, AT THE TIME OF ISSUANCE, THIS STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY REGULATING CONSTRUCTION OR USE FOR THE FOLLOWING:

JOB ADDRESS 10022 GARDEN GROVE BLVD PERMIT NO 163393A

USE OF BLDG. COMMERCIAL GROUP A3/R1/B1 TYPE I 1HR

BLDG. APPROVED BY DAVID MARTIN DATE 1/9/90 USE ZONE C-2

ZONING REMARKS P4D 10187

BLDG. OWNER YONG HOON CHO ADDRESS 4630 CAMPUS DR, NEWPORT #209

PATRICK IMPORTUNA BY _____ DATE 1/9/90

BLDG. OFFICIAL

POST IN A CONSPICUOUS PLACE