

CUP-120-81

CASE FILE CONTENTS

Application Check List



~~Council Resolution~~



~~Council Minutes~~



Hearing Body Decision/Res.



Hearing Body Minutes



Staff Report



Comment Sheets



Legals - Mailing List



~~Notice of Determination~~



~~Initial Study~~



Correspondence



Application Package



Case File Plans



Nal Messinger  
Case Planner

Date

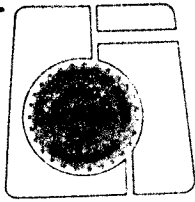
APPLICATION CHECK LIST

Application No. CG-120-81 For Meeting of 7-15-81 Final Action With: Z, A  
 Applicant: Frank Kyriakos Owner: Helen Schnitger, Trust  
Ferns Hines, Trustees  
 Address: 2580 Mesa Verde, Fullerton, CA 92633 12422 Lee Lane, G. C. 92640  
 Phone Number: 992-0379(home) 539-6204(work) 534-7541  
 Request: to permit the establishment of a new restaurant in a recently constructed building in the C-1 (Limited Commercial) zone to operate under a State Alcoholic Beverage Control License, "Type 41-On Sale Beer and Wine (Bona Fide Public Eating Place)" in accordance with the provisions of ~~Municipal Code Section 9209~~ The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 of the State Environmental Impact Report Guidelines.  
 Current Zoning C1 General Plan Des. COMM Zone Map Coordinate C-9 09  
 Located At SW corner Euclid & Chapman Present Use New Restaurant building  
 Address of Site 12001 Euclid Avenue A.P. NO(S) 89-253-14  
 Date Filed 6-5-81 Analyst Hgl Messinger

Following information to be documented as work is completed: (Please initial)

Analyst	<u>Hgl</u>	File prepared
Clerical	<u>HW</u>	Plans folded & identified
	<u>HW</u>	Case entered on board & map
	<u>HW</u>	Case resumes distributed
	<u>HW</u>	Public hearing notice-newspaper
		Notice to property owners within 300'
		Neg. Declaration typed
		Staff Report written
		Letter to applicant
		Fee Letter
		Hearing
		Written Decision (action) in file
		Minutes of hearing(s) in file
		Appeal
		Notice of Determination
		Purge File

Final Action: _____	Other Actions: _____	Modifications: _____
Date: _____	Date: _____	Date: _____



GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 876

CONDITIONAL USE PERMIT CUP-120-81

FRANK KYRIAKOS

August 14, 1981

This is a Conditional Use Permit application pertaining to property located on the southwest corner of Euclid Street and Chapman Avenue at 12001 Euclid Street.

A public hearing was held on July 15, 1981, and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a Conditional Use Permit to permit the establishment of a new restaurant in a recently constructed building in the C-1 (Limited Commercial) zone to operate under a State Alcoholic Beverage Control License, Type "41", On Sale Beer and Wine (Bona Fide Public Eating Place). The City of Garden Grove has determined that this action is Exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 of the State Environmental Impact Report Guidelines.

The applicant appeared before the Zoning Administrator and did indicate that he has read the staff report and agrees with the recommendations contained therein and does request approval of the application.

The subject 4,027 square foot restaurant is located on an approximately 0.64 acre parcel.

Ingress and egress to the subject property is provided from a driveway on Chapman and from the shopping center parking area to the south.

Site Plan 129-80, authorizing the existing structure to be built was approved by the Planning Commission on December 11, 1981 and by the Agency for Community Development on January 20, 1981, which permitted the recently completed restaurant.

In reviewing the application, it would appear that the subject restaurant does meet the criteria set forth in Municipal Code Section 9219.4, which states that the purpose of a Conditional Use Permit shall be to assure that the degree of compatibility be maintained with respect to the particular use on the particular side and in consideration of other existing and potential uses and improvements within the general area. It would therefore appear that the applicant's request is justified.

Zoning Administrator Decision No. 876  
Conditional Use Permit No. CUP-120-81

In consideration of the evidence submitted and after a review of the criteria established for approval of Conditional Use Permits, it is hereby determined that Conditional Use Permit No. CUP-120-81 should be and is hereby approved. There are no conditions with this application.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for the subject case is August 21, 1981.

0291J/459A

MINUTE EXCERPTS

Zoning Administrator Hearing

7-15-81

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-120-81 - FRANK KYRIAKOS - SOUTHWEST  
CORNER OF EUCLID STREET AND CHAPMAN AVENUE - 12001 EUCLID STREET

The Zoning Administrator announced that the subject application, initiated by Frank Kyriakos requests Conditional Use Permit approval to permit the establishment of a new restaurant in a recently constructed building in the C-1 (Limited Commercial) zone to operate under a State Alcoholic Beverage Control license, Type 41 (on-sale beer and wine bona fide public eating place). The City of Garden Grove has determined that this action is Exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 of the State Environmental Impact Report Guidelines.

The Zoning Administrator asked for staff comments. Hal Messinger, Administrative Intern, advised that the case had been properly advertised and staff had received no correspondence relative to the application. He then outlined the location of the property and explained that the property is zoned C-1 and is improved with a restaurant. Existing land uses and zoning in the vicinity of the subject property were discussed.

The Zoning Administrator declared the public hearing on Conditional Use Permit No. CUP-120-81 open. Pete Panagos, 17732 Della Lane, Garden Grove, addressed the Zoning Administrator as a representative of the owner, and requested approval of the application.

Ed Hines, 12422 Lee Lane, Garden Grove, addressed the Zoning Administrator as the owner of the property, and requested approval of the subject application.

There being no further testimony, the Zoning Administrator declared the public hearing on Conditional Use Permit No. CUP-120-81, closed.

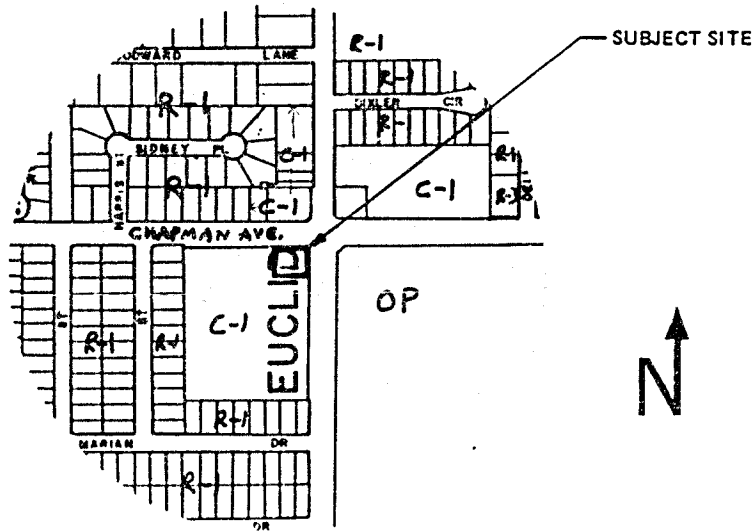
# COMMUNITY DEVELOPMENT

PLANNING DIVISION  
STAFF REPORT

AGENDA NO. 4

CASE NO. CUP-120-81 SITE LOCATION Southwest corner Euclid,  
and Chapman Avenue  
PUBLIC HEARING OF July 15, 1981 12601 Euclid Avenue  
APPLICANT Frank Kyriakos ZONE C-1  
ADDRESS 2380 Mesa Verde AP NO. 89-253-14  
Fullerton, CA 92633 GENERAL PLAN DESIG. COMM  
OWNER Helen Schnitger, Trust ANALYST Hal Messinger  
Ferne Hines, Trustee  
ADDRESS 12422 Lee Lane CEQA DETERMINATION Exempt  
Garden Grove, CA 92640

VICINITY MAP



REQUEST to permit the establishment of a new restaurant in a recently constructed building in the C-1 (Limited Commercial) zone to operate under a State Alcoholic Beverage Control License, "Type 41-On-Sale Beer and Wine (Bona Fide Public Eating Place)". The City of Garden Grove has determined that this action is Exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 of the State Environmental Impact Report Guidelines.

CITY OF GARDEN GROVE, 11391 ACACIA PARKWAY, GARDEN GROVE, CA 92640  
(714) 638-6831



GARDEN GROVE

STAFF REPORT FOR PUBLIC HEARING  
CUP-120-81

I. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned C-1 and is improved with a restaurant.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  - 1. North: Across Chapman Avenue zoned C-1 and improved with a self-service gas station.
  - 2. South: Zoned C-1 and improved with a neighborhood shopping center.
  - 3. East: Across Euclid Street zoned O-P and improved with a strawberry field.
  - 4. West: Zoned C-1 and improved with a neighborhood shopping center.
- C. General Plan Designation:

The proposed use is in conformance with the existing Commercial General Plan Designation and the current C-1 (Limited Commercial) zoning.

II. BACKGROUND INFORMATION:

SP-129-80 was approved by the Planning Commission on December 11, 1981 and by the Agency for Community Development on January 20, 1981, which permitted the recently completed restaurant.

III. STAFF COMMENTS:

- A. The subject 4,027 square foot restaurant is located on an approximately 0.64 acre parcel.
- B. Ingress and egress to the subject property is provided from a driveway on Chapman and from the shopping center parking area to the south.



- C. It is the opinion of staff that the subject restaurant meets the criteria set forth in Municipal Code Section 9219.4, which states that the purposes of a Conditional Use Permit shall be to assure that the degree of compatibility be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses and improvements within the general area.
- D. Based on these findings, staff recommends approval. Since this is a new restaurant for which a site plan has recently been approved, no conditions of approval are necessary.

0180J/444A  
7/10/81

REGISTERED MAIL RECEIPT

1. Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
- Show to whom and date delivered.....C
  - Show to whom, date and address of delivery.....C
  - RESTRICTED DELIVERY  
Show to whom and date delivered.....C
  - RESTRICTED DELIVERY.  
Show to whom, date, and address of delivery.S

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ACKNOWLEDGED TO:

HELEN SCHNITGER, FERNE HINES  
12422 Ke1 Lane  
Garden Grove, CA 92640

3. ARTICLE DESCRIPTION:

REGISTERED NO.	POSTPAID NO.	POSTAGE NO.
	P07 7825803	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*Helen Hines*  
DATE OF DELIVERY

*7/15/81*

5. ACKNOWLEDGE RECEIPT (check one if requested)



6. UNABLE TO DELIVER REASON:

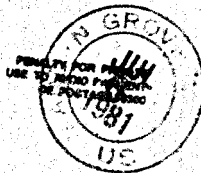
CLERK'S INITIALS

**UNITED STATES POSTAL SERVICE**  
OFFICIAL BUSINESS

**SENDER INSTRUCTIONS**

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Enclose article "Return Receipt Requested" adjacent to number.



**RETURN  
TO**



CUP-120-81

CITY OF GARDEN GROVE

Hal Messinger

(Name of Sender)

11391 Acacia Parkway

(Address or P.O. Box)

Garden Grove, CA 92640

(City, State, and ZIP Code)

ALWAYS REGISTER, REGISTERED, INSURED AND CERTIFIED MAIL

Complete items 1, 2, and 3.  
Add your address in the "RETURNS TO" space on reverse.

1. The following service is requested (check one.)
- Show to whom and date delivered. .... \$
  - Show to whom, date and address of delivery. .... \$
  - RESTRICTED DELIVERY  
Show to whom and date delivered. .... \$
  - REGISTERED DELIVERY  
Show to whom, date, and address of delivery. \$

(ADDITIONAL POSTMASTER FEE'S)

2. ARTICLE ADDRESSED TO:

**MR. FRANK KYRIAKOS**  
**2200 Mesa Verde**  
**Hillerton, CA 92633**

3. ARTICLE DESCRIPTION

REGISTERED MAIL	REGISTERED MAIL	REGISTERED MAIL
	<b>PO7 7825795</b>	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE  Addressee  Authorized agent

*Demetris Kyriakos*

DATE OF DELIVERY

POSTMARK

4. ADDRESS (Complete only if requested)

5. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

**UNITED STATES POSTAL SERVICE**  
OFFICIAL BUSINESS

**SENDER INSTRUCTIONS**

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Indicate article "Returns Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE  
USE TO AVOID PAYMENT  
OF POSTAGE. \$395



RETURN  
TO



CITY OF GARDEN GROVE  
Hal Messinger

(Name of Sender)

11391 Acacia Parkway

(Street or P.O. Box)

Garden Grove, CA 92640

(City, State, and ZIP Code)

CUP-120-81

P07 7825795

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

SENT TO		MR. FRANK KYRIAKOS		
STREET AND NO.		2380 Mesa Verde		
P.O., STATE AND ZIP CODE		Fullerton, CA 92633		
POSTAGE		\$		
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	\$		
	SPECIAL DELIVERY	\$		
	RESTRICTED DELIVERY	\$		
	OPTIONAL SERVICES	RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	\$
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	\$
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	\$
		SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	\$	
TOTAL POSTAGE AND FEES		\$		
POSTMARK OR DATE				
July 2, 1981				

PS Form 3800, Apr. 1976

P07 7825803

# RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

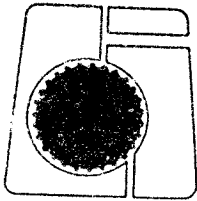
SENT TO  
**HELEN SCHNITGER, FERNE HINES**  
 STREET AND NO  
**12422 Kei Lane**  
 P.O. STATE AND ZIP CODE  
**Garden Grove, CA 92640**

POSTAGE		\$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	¢
	SPECIAL DELIVERY	¢
	RESTRICTED DELIVERY	¢
	OPTIONAL SERVICES	
	RETURN RECEIPT SERVICE	
	SHOW TO WHOM AND DATE DELIVERED	¢
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢

TOTAL POSTAGE AND FEES \$

POSTMARK OR DATE  
**July 2, 1981**

PS Form 3800, Apr. 1976



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA  
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

(714) 638-6831

July 2, 1981

Mr. Frank Kyriakos  
2380 Mesa Verde  
Fullerton, CA 92633

Dear Mr. Kyriakos:

Re: CUP-120-81

The Zoning Administrator of the City of Garden Grove will consider the above referenced application at a public hearing at 3:00 P.M. on

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

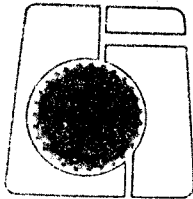
If you are unable to be present at the hearing, please have someone represent you.

Sincerely,

William H. Claire III  
Planning Division Manager

cc: Helen Schnitger, Trust  
Ferne Hines, Trustee  
12422 Lei Lane  
Garden Grove, CA 92640





GARDEN GROVE

**CITY OF GARDEN GROVE, CALIFORNIA**  
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

July 13, 1981

Mr. Frank Kyriakos  
2380 Mesa Verde  
Fullerton, CA 92633

Subject: Case No. CUP-120-81  
Hearing before the Zoning Administrator  
Date and Time: July 15, 1981 - 3:00 p.m.  
City Council Chamber, Garden Grove Community Meeting Center  
11300 Stanford Avenue, Garden Grove, California 92640

Dear Mr. Kyriakos:

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

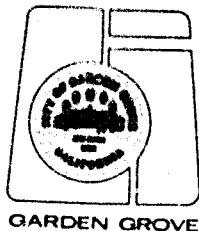
If you have any questions concerning this report, please contact the Land Use Section of the Community Development Department at 638-6831.

Sincerely,

*Stewart O. Miller*

Stewart O. Miller  
Zoning Administrator

SOM/d  
Attachment



CITY OF  
GARDEN GROVE  
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY FRANK KYRIAKOS

2380 MESA VERDE, FULLERTON, CA 92633

FOR A CONDITIONAL USE PERMIT NO. CUP-120-81

REQUESTING to permit the establishment of a new restaurant in a recently constructed building in the C-1 (Limited Commercial) zone to operate under a State Alcoholic

Beverage Control License, "Type 41-On Sale Beer and Wine (Bona Fide Public Eating Place)". The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101

of the State Environmental Impact Report Guidelines.

LOCATION: 12001 EUCLID STREET  
SOUTHWEST CORNER OF EUCLID AND CHAPMAN

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE ZONING ADMINISTRATOR IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 3:00 p.m. ON JULY 15, 1981.

FOR FURTHER INFORMATION, CALL 638-6831, OR INQUIRE AT THE PUBLIC COUNTER, ROOM 200 OF CITY HALL, 11391 ACACIA PARKWAY, GARDEN GROVE, CA.

ASSESSOR - LABEL FILE LISTING  
AP# NAME

ADDRESS

CITY

ZIP

132  
 08925314 SCHNITGER, ARTHUR W TR (NO)  
 08925315 SCHNITGER, ARTHUR W TR (NO)  
 09064124 PANNIER, WILLIAM W (EA)  
 09064127 PANNIER, DONALD A (NO)  
 09064128 PANNIER, DONALD A (NO)  
 09064129 PANNIER, DONALD A (NO)  
 09005001 KAISER FOUNDATION (CR)  
 09005021 KAISER FOUNDATION (CR)  
 08917016 WAGNER, RUBEN J (WR)  
 08917017 RODRIGUEZ, ADOLFO (JT)  
 08917018 SEEDROEG, HERBERT C (JT)  
 08917019 EGAN, WILLIAM L (JT)  
 08917020 DELIA, SERGE M (MS)  
 08917048 ROTHSCHILD, VICTOR R (CP)  
 08917052 FARMERS & MERCHANTS TRUST (CR)  
 08917051 FARMERS & MERCHANTS TRUST (CR)  
 08917041 ASLAN, MOSES (SM)  
 08917031 HEIFNER, ANN S (WD)  
 08917032 BORDERS, DAVID A (JT)  
 08917033 HUSTON, RONALD E (JT)  
 END OF JOB

HAL CUP-120-A1  
 HINES, FERNE L TR  
 SANTA ANITA DEV CORP 363 SAN MI  
 123 N RAYMOND AVE  
 11101 CHAPMAN AVE  
 11101 CHAPMAN AVE  
 11101 CHAPMAN AVE  
 1515 N VERMONT AVE  
 1515 N VERMONT AVE  
 10891 CHAPMAN AVE  
 10901 CHAPMAN AVE  
 12342 BRITTAIN  
 10921 CHAPMAN AVE  
 3060 JAVA RD  
 605 S ARROYO PARKWAY  
 302 PINE AVE  
 302 PINE AVE  
 458 S SPRING ST 5TH FLOOR  
 10952 SIDNEY PL  
 10932 SIDNEY PL  
 10922 SIDNEY PL  
 118

2 831  
 12422 LEE LN GARDEN GROVE, CA 92640  
 P O BOX 1980 NEWPORT BEACH, CAL 92660  
 FULLERTON, CA 92631  
 GARDEN GROVE, CA 92640  
 GARDEN GROVE, CA 92640  
 GARDEN GROVE, CA 92640  
 LOS ANGELES, CAL 90027  
 LOS ANGELES, CAL 90027  
 GARDEN GROVE, CA 92640  
 GARDEN GROVE, CA 92640  
 HAWAIIAN GARDENS, CAL 90701  
 GARDEN GROVE, CAL 92640  
 COSTA MESA, CAL 92626  
 PASADENA, CAL 91105  
 LONG BEACH, CAL 90802  
 LONG BEACH, CAL 90802  
 LONG BEACH, CA 90013  
 GARDEN GROVE, CAL 92640  
 GARDEN GROVE, CA 92640  
 GARDEN GROVE, CAL 92640

MAILING LIST

CUP-120-81 Frank Kyriakos (Salt & Pepper)

Subject Property

089-253-14

(20)

Property with 300'

089-253-15

090-641-24

27

28

29

090-050-01

21

089-170-16

17

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48

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DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: FIRE DATE: 6-8-81  
CASE: CUP-120-81 ANALYST: Hal Messinger  
APPLICANT: Frank Kyriakos  
REQUEST: Conditional Use Permit approval for a proposed  
restaurant in a new building to serve beer and wine.  
(see SP-129-80, Salt & Pepper)  
LOCATION: S/w corner Euclid & Chapman AP # 089-253-14  
RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

BY: W Bonacker  
DATE: 7-2-81

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 5/28/81

DEVELOPMENT REVIEW  
AND COMMENT SHEET

0-9

TO: WATER/PERMITS DATE: 6-8-81

CASE: CUP-120-81 ANALYST: Hal Messinger

APPLICANT: Frank Kyriakes

REQUEST: Conditional Use Permit approval for a proposed restaurant in a new building to serve beer and wine. (see SP-129-80, Salt & Pepper)

LOCATION: SW corner Euclid & Chapman AP # 089-253-14

RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

① COMPLIANCE WITH THE CITY'S BACKFLOW PREVENTION PROGRAM IS A CONDITION OF WATER SERVICE

BY: Milt Gust

DATE: 6/22/81

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 5/28/81

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: PLAN CHECK DATE: 6-8-81  
 CASE: CUP-120-81 ANALYST: Hal Messinger  
 APPLICANT: Frank Kyriakos  
 REQUEST: Conditional Use Permit approval for a proposed restaurant in a new building to serve beer and wine. (see SP-129-80, Salt & Pepper)  
 LOCATION: SW corner Euclid & Chapman AP # 089-253-14  
 RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

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BY: JRM  
 DATE: 6-15-81

NOTE - PLEASE TYPE OR PRINT CLEARLY.

DEVELOPMENT REVIEW  
AND COMMENT SHEET

RECEIVED

JUN 17 1981

TO: POLICE-Special Investigations DATE: 6-8-81 Dept. of Community Development

CASE: CUP-120-81 ANALYST: Hal Messinger

APPLICANT: Frank Kyriakos

REQUEST: Conditional Use Permit approval for a proposed restaurant in a new building to serve beer and wine. (see SP-129-80, Salt & Pepper)

LOCATION: S/W corner Euclid & Chapman AP # 089-253-14

RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

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BY: Sgt. R. Hill x 838

DATE: 6-15-81

NOTE - PLEASE TYPE OR PRINT CLEARLY.



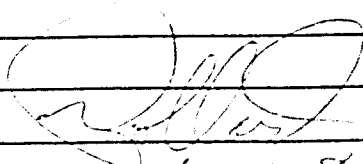
DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: ENGINEERING DATE: 6-8-81  
CASE: CUP-120-81 ANALYST: Hal Messinger  
APPLICANT: Frank Kyriakes  
REQUEST: Conditional Use Permit approval for a proposed  
restaurant in a new building to serve beer and wine.  
(see SP-129-80, Salt & Pepper)  
LOCATION: SW corner Euclid & Chapman AP # 089-253-14  
RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

No Comment

BY:   
DATE: 6-8-81

NOTE - PLEASE TYPE OR PRINT CLEARLY.

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: REDEVELOPMENT DATE: 6-8-81  
CASE: CUP-120-81 ANALYST: Hal Messinger  
APPLICANT: Frank Kyriakos  
REQUEST: Conditional Use Permit approval for a proposed  
restaurant in a new building to serve beer and wine.  
(see SP-129-80, Salt & Pepper)  
LOCATION: S/W corner Euclid & Chapman AP # 089-253-14  
RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

RECEIVED

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

JUN 9 1981

Dept. of Community Development

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BY: [Signature]  
DATE: 6-9-81

NOTE - PLEASE TYPE OR PRINT CLEARLY.

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: TRAFFIC DATE: 6-8-81  
CASE: CUP-120-81 ANALYST: Hal Messinger  
APPLICANT: Frank Kyriakos  
REQUEST: Conditional Use Permit approval for a proposed  
restaurant in a new building to serve beer and wine.  
(see SP-129-80, Salt & Pepper)  
LOCATION: S/W corner Euclid & Chapman AP # 089-253-14  
RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

OK R.G.W.

no st lights required

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 5/28/81



DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: SANITARY DISTRICT DATE: 6-8-81  
CASE: CUP-120-81 ANALYST: Hal Messinger  
APPLICANT: Frank Kyriakos  
REQUEST: Conditional Use Permit approval for a proposed  
restaurant in a new building to serve beer and wine.  
(see SP-129-80, Salt & Pepper)  
LOCATION: S/w corner Euclid & Chapman AP # 089-253-14  
RETURN TO CURRENT PLANNING BY: 6-15-81

COMMENTS

- NO COMMENTS  
 COMMENTS (BELOW)  
 COMMENTS (ATTACHED)

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 5/28/81

BY: *Richard M. Gatten*  
DATE: 6/9/81

RECEIVED JUN 8 1981

Please note carefully: Liability Exclusions and Limitations are specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

# Record Owner Guarantee **RO 10657** Title Insurance and Trust Company

a California corporation, herein called the Company, guarantees

MR. HINES  
12422 LEE LANE  
GARDEN GROVE, CA. 92640

Liability \$100.00  
Fee \$ 12.00  
Your \_\_\_\_\_  
Ref. SCHNITGER

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth herein

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to herein or with respect to the validity, legal effect or priority of any matter shown herein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

The assurances referred to above are: That, according to the Company's property records relative to the following described real property (but without examination of those Company records maintained and indexed by name), the last recorded instrument purporting to transfer title to said real property is:  
Doc. recorded 8-31-71 Doc. No. 28274 in Book/ 9784 Page/ 779 D.T.S. s  
In favor of ARTHUR WALLACE SCHNITGER, AS TRUSTEE OF THE HELEN SUSAN SCHNITGER TRUST DATED 4 MAY, 1971.

9-26-77 33236 12390 1156  
SEE ATTACHED.

If information was requested by reference to a street address, no guarantee is made that said real property is the same as said address.  
DESCRIPTION: AP.NO. 89-253-14 (COUNTY OF ORANGE, STATE OF CALIFORNIA)

SEE ATTACHED FOR LEGAL DESCRIPTION.

Dated: AUGUST 14, 1980 7:30 A.M.

DK/VD

Title Insurance and Trust Company

by John E. Flood, Jr. PRESIDENT

Attest: 

SECRETARY

LOCATOR  
A. P. LOC  
POSTER  
COMPARE

1971

9784 779

RECORDING REQUESTED BY  
  
Arthur Wallace Schnitger  
12931 Euclid St.  
Garden Grove, Ca. 92640

28274

\$2.00

RECORDED AT REQUEST OF  
BY TITLE INSURANCE CO.  
IN E... 1971  
COUNTY OF ORANGE, CALIF.  
SCOTT AUGUST 1971  
L. WYLLIE CARLYLE, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE SAME AS ABOVE  
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$... None  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
INCUMBRANCES EXISTING AT TIME OF SALE  
I *Thomas Hines*  
Signature of Deedmaker or Agent therefor  
Date Herein

### Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Barbara Joy Crane, Ferno Lucille Hines, and Arthur Wallace Schnitger,

hereby GRANT(S) to ARTHUR WALLACE SCHNITGER, as Trustee of the Helen Susan Schnitger Trust dated 4 May, 1971

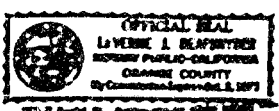
the following described real property in the County of ORANGE, State of California:

The North half of the Northeast Quarter of the Northeast Quarter of Section 32, Township 4 South, Range 10 West, S.E.B. & M., partly in the Rancho Las Bolsas and partly in the Rancho Los Coyotes; excepting therefrom the West 300 feet.

Dated AUGUST 25, 1971

*Barbara Joy Crane*  
Barbara Joy Crane  
*Ferno Lucille Hines*  
Ferno Lucille Hines  
*Arthur Wallace Schnitger*  
Arthur Wallace Schnitger

STATE OF CALIFORNIA }  
COUNTY OF Orange }  
On August 25, 1971, before me, the undersigned a Notary Public, to and by and personally appeared *Barbara Joy Crane* and *Ferno Lucille Hines* and *Arthur Wallace Schnitger* known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.  
*L. Wayne J. [Signature]*



50 0869 1170  
A.P. Loc 37-4-10

HAROLD E. HEINLY  
FIKE, LOUGHNAN, HEINLY,  
OSTERHOUT & TREBLER  
AN ASSOCIATION  
1200 NORTH MAIN STREET, SUITE 724  
SANTA ANA, CALIFORNIA 92701  
TELEPHONE: (714) 834-1234

(SPACE ALLOW FOR FILING STAMP ONLY)

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Attorneys for Petitioner

FILED

JAN 30 1979

LEE A. LINDSAY, CLERK  
By CKM

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

MATTER OF INTER VIVOS TRUST )  
OF )  
HELEN SUSAN SCHNITGER, )  
TRUSTOR, CREATED BY DECLARATION )  
OF TRUST DATED MAY 4, 1971 )

NO. A 97445  
ORDER FOR REMOVAL OF  
TRUSTEE AND APPOINTMENT  
OF SUCCESSOR TRUSTEE

The Petition of FERNE LUCILLE HINES for Removal of  
Trustee, Accounting, and Appointment of New Trustee, came on  
regularly for hearing on the 15th day of November, 1978, in  
Department 3 of the above entitled court, the Honorable  
Bruce W. Sumner, Judge presiding. The petitioner, FERNE LUCILLE  
HINES appearing in person and by her attorney, HAROLD E. HEINLY,  
the Citee, ARTHUR WALLACE SCHNITGER, having been personally  
served and not appearing, and JOSEPH GENEVESE appeared representing  
the Citee. No person appeared to contest the petition. The  
parties through their attorneys orally stipulated that the  
Trustee, ARTHUR WALLACE SCHNITGER, be removed as Trustee and  
FERNE LUCILLE HINES be appointed Successor Trustee, and that all  
other matters be continued to Feb. 7, 1979, and that the Citee

1 be ordered to appear on, said date.

2 The court, after examining the petition, and hearing the  
3 stipulation finds: That due notice of the hearing of the  
4 petition has been duly given as required by law, the Citee was  
5 personally served with notice of the hearing of the petition,  
6 and failed to appear and he was ordered to re-appear on  
7 Feb. 7, 1979. The court grants the petition as follows:

8 IT IS ORDERED ADJUDGED AND DECREED that:

9 1. ARTHUR WALLACE SCHNITGER is removed as Trustee of the  
10 Inter Vivos Trust of HELEN SUSAN SCHNITGER.

11 2. FERNE LUCILLE HINES is appointed Successor Trustee  
12 of the Inter Vivos Trust of HELEN SUSAN SCHNITGER.

13 3. ARTHUR WALLACE SCHNITGER is ordered to appear in  
14 person on Feb. 7, 1979.

15 4. All other issues are continued without prejudice to  
16 either party until Feb. 7, 1979.

17 DATE: JAN 30 1979

18 BRUCE W. SUMNER

19 BRUCE W. SUMNER  
20 JUDGE OF THE SUPERIOR COURT

21 APPROVED AS TO FORM AND CONTENT

22 Joseph A. Genovese  
23 JOSEPH GENOVESE  
24 Attorney for the Citee

25 THIS INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL  
26 FILED IN THIS OFFICE

27 ATTEST: JAN 30 1979

28 BY Catherine K. Nordbeck DEPUTY





DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Services Division

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR: CONDITIONAL USE PERMIT CASE NO. \_\_\_\_\_

I, Fernand L. Hines, owner of the below described property, do hereby appoint R. L. DENNIS my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

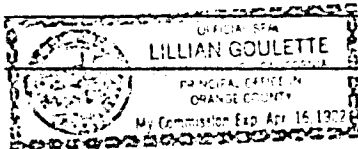
LEGAL PROPERTY DESCRIPTION:

PORTION OF NE 1/4, SECT 32, TR 45  
R10, PARCEL 080-253-14  
BOOK 575 PAGE 534

Notarized at Garden Grove Ca.

August 14, 1980

Lillian Boulette



Fernand L. Hines, Trustee  
(Signature of Owner)  
Helen Susan Schmitz Trust



GARDEN GROVE  
CALIFORNIA 92640

# RECEIPT

DATE

6-5

19

81

No.

83188

RECEIVED FROM

FRANK KYRIAKO

ADDRESS

2350 WEST VEINE FULLERTON Ca.

THE SUM OF

THREE HUNDRED

DOLLARS

300.00

FOR

CONDITIONAL USE PERMIT

CASH

MONEY  
ORDER

CHECK



VALIDATION

GENERAL  
LEDGER NO.

ACCOUNT  
NUMBER

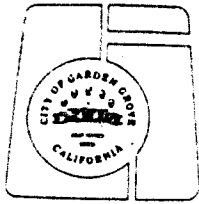
CITY OF GARDEN GROVE, CALIF.

MBF

BY

DEPARTMENT

FORM NO 142 1 62



GARDEN GROVE

DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING SERVICES DIVISION

714/638-6831

*June 10 73*  
*Receiving July 15 73*

APPLICATION FOR:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> SITE PLAN (\$380)                         | : | <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT (\$440) |
| <input type="checkbox"/> VARIANCE (\$395)                          | : | REVIEW   |
| <input checked="" type="checkbox"/> CONDITIONAL USE PERMIT (\$300) | : | <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT (\$ 80) |
| <input type="checkbox"/> UNCLASSIFIED USE PERMIT (\$625)           | : | NEGATIVE DECLARATION   |

NAME OF APPLICANT: Frank Kyriakos TELEPHONE: 992-0379

MAILING ADDRESS: 99 2380 Mesa Verde  
Fullerton, Calif ZIP: 92633

NAME OF RECORDED OWNER: Helen Schnitzer, Trust  
Ferne Bines, Trustee TELEPHONE: 534-2541

MAILING ADDRESS: 12422 Lee Lane  
Garden Grove, Calif ZIP: 92610

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: *Frank Kyriakos* DATE: 6-5-81

SIGNATURE OF APPLICANT: *[Signature]* DATE: \_\_\_\_\_

ACCEPTANCE BY LAND USE: *[Signature]* DATE: 6-5-81

ACKNOWLEDGMENT OF FEE PAYMENT: *[Signature]* DATE: 6-5-81

Section 9223.2 EXPIRATION. Any Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit granted becomes null and void if not exercised within the time specified in the approval of said Site Plan, Variance, Conditional Use Permit, or Unclassified Use Permit, or if no date is specified, within one (1) year from the date of approval of said Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

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

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

*J. J. Jones*  
\_\_\_\_\_  
(Signature of Applicant)

Date *7-5-81*