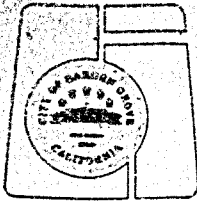


SP-129-80



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

SP-129-80

## DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNING SERVICES DIVISION

714/638-6831

### APPLICATION FOR:

- ~~SITE PLAN AMENDMENT~~ 380.00
- ENVIRONMENTAL IMPACT REPORT REVIEW
- ENVIRONMENTAL IMPACT REPORT NEGATIVE DECLARATION 80.00
- FOCUS ENVIRONMENTAL IMPACT REVIEW

NAME OF APPLICANT: BRAXTON DENNIS TELEPHONE: 213-830-1379  
 MAILING ADDRESS: 21855 S. AVALON #8 CARSON ZIP: 90745  
 NAME OF RECORDED OWNER: HELEN HINES JR. TELEPHONE: 714-633-9200 <sup>SALT</sup>  
 MAILING ADDRESS: 12422 LEE CANYON ZIP: 714-534-2541 <sup>PEPPER</sup>

### STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY
- PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL
- LESSEE
- AUTHORIZED AGENT OF ONE OF THE ABOVE

IF THE APPLICANT IS ANYONE OTHER THAN THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED: CREATIVES AN EXPEDIENCY APPEAL TO AN EXISTING RAW LOT, OFFERS A OPTIONAL FAMILY DINING TO LOCAL RESIDENCES AS WELL AS TRANSITS

SIGNATURE OF OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE OF APPLICANT: B. Dennis DATE: 8-11-80  
 ACCEPTANCE BY LAND USE: [Signature] DATE: 8-14-80  
 ACKNOWLEDGMENT OF FEE PAYMENT: [Signature] DATE: 8/15/80

SP-129-80

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Services Division

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR: SITE PLAN CASE NO. S.P. 129-80

I, James L. Hines, owner of the below described property, do hereby appoint REED 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.

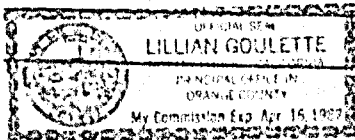
LEGAL PROPERTY DESCRIPTION:

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 Goulette



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

SP-129-80

APPLICATION CHECK LIST

Application No. 825-80 For Meeting of 12-11-80 Final Action With: AGENCY  
 Applicant: BEATON DENNIS Owner: HELEN HINES  
 Address: 2185 S. AVALON # B CASH CO. ARTHUR SCHNITZER  
 Phone Number: (213) 830-1379 12422 LEE LANE, G.C. CO. #2640  
 Request: SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN APPROX. 4,027 SQUARE FOOT RESTAURANT ON A PARCEL ZONED C-1, LIMITED COMMERCIAL, AND CONSISTING OF APPROX. 28,000 SQUARE FEET. THE CITY OF GARDEN GROVE HAS PREPARED A NEGATIVE DECLARATION ELIMINATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.  
 Current Zoning C-1 (LIMITED COMM.) General Plan Des.: COMMERCIAL  
 Located At SHAWNEE - EUCALYPTUS Present Use VACANT  
 Address of Site 12011 Euclid. A.P. NO(S) 89-253-14  
 Date Filed 8-4-80 Analyst BUTTERFIELD

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

Analyst	Clerical	
<u>H.B.</u>	<u>8-13-80</u>	File prepared
<u>H.B.</u>	<u>8-18-80</u>	Plans folded & identified
<u>H.B.</u>	<u>8-16-80</u>	Case entered on board & map
<u>D.J.</u>	<u>11-11-80</u>	Case resumes distributed
<u>H.B.</u>	<u>11-30-80</u>	Public hearing notice-newspaper
<u>H.B.</u>	<u>11-30-80</u>	Notice to property owners within 300'
<u>D.B.</u>	<u>12-16-80</u>	Neg. Declaration typed
<u>D.B.</u>	<u>11-26-80</u>	Staff Report written
<u>D.B.</u>	<u>11-24-80</u>	Letter to applicant
<u>D.B.</u>	<u>12-31-80</u>	Fee Letter
<u>D.B.</u>	<u>12-4-80</u>	Hearing
<u>D.B.</u>	<u>12-9-80</u>	Written Decision (action) in file
<u>D.B.</u>	<u>12-11-80</u>	Minutes of hearing(s) in file
		Appeal
<u>D.B.</u>	<u>12-16-80</u>	Notice of Determination
<u>D.B.</u>	<u>12-31-80</u>	Purge File

Final Action: <u>APPROVED</u> <u>BY AGENCY</u>	Other Actions: <u>ATTENDED</u> <u>BY P.C.</u>	Modifications: <u>A.A # 437</u> <u>APPROVED BY 2.S. 3-18-82</u>
Date: <u>1-20-81</u>	Date: <u>12-11-80</u>	Date: <u>10-8-81</u>



INITIAL STUDY OF ENVIRONMENTAL EFFECTS  
CITY OF GARDEN GROVE, CALIFORNIA

NEG. DEC. DETERMINED  
ISSUED 11-12-80  
BY P.C.C.

SP-129-80

Project Title Restaurant (Salt 'n' Pepper Family)

Project Location SW Cor. Chapman & Euclid GG

Project Description 089-253-14

Applicant/Address/Phone No. Frank Kyriakos, 2350 Mesa Verde, Fullerton, Ca. Lessee

T. I. (714) 633-5020, 633-5026

Form 4-78  
Environmental Effects

	Yes	No	Uncertain
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	<u>X</u>	_____
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	<u>X</u>	_____
3. Is the project within a 100-year flood plain?	_____	<u>X</u>	_____
4. Is the project to be located in an area frequently impacted by high noise levels?	_____	<u>X</u>	_____
5. Is the project to be located in an area with a high ambient level of air pollution?	_____	<u>X</u>	_____
6. Will any mature trees be removed or relocated as a result of the project?	_____	<u>X</u>	_____
7. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	_____	<u>X</u>	_____
8. Will the project involve the burning of any material, including brush, trees, and construction material?	_____	<u>X</u>	_____
9. Will the project create dust, fumes, smoke or odors?	_____	<u>X</u>	_____
10. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	_____	<u>X</u>	_____
11. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
12. Would the project affect wind conditions or other weather conditions in the project area?	_____	<u>X</u>	_____
13. Will heat or glare be emitted from the project that would annoy neighboring residents?	_____	<u>X</u>	_____
14. Would the project affect the amount of sunlight falling on adjacent properties?	_____	<u>X</u>	_____
15. Will the project involve the application, use, or disposal of potentially hazardous materials, including explosives, pesticides, herbicides, other toxic substances or radioactive material?	_____	<u>X</u>	_____
16. Is the proposed project expected to result in changes in land use, either on or off the project site?	_____	<u>X</u>	_____
17. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas?	<u>X</u>	_____	_____
18. Will the project result in the introduction of activities not presently found within the neighborhood?	_____	<u>X</u>	_____
19. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____
20. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	<u>X</u>	_____
21. Will the project require the extension or enlargement of existing public utility lines?	_____	<u>X</u>	_____
22. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	<u>X</u>	_____	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
23. Could the project disrupt or divide an established community or disrupt orderly, planned development, or is it inconsistent with plans and goals that have been adopted by the City?	_____	<u>X</u>	_____
24. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses?	_____	<u>X</u>	_____
25. Would the project require the relocation of people or business in order to clear the construction site?	_____	<u>X</u>	_____
26. Would the project site involve the disturbance of a known historical or archeological site?	_____	<u>X</u>	_____
27. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and or School District, etc.)?	<u>X</u>	_____	_____
28. Could the project generate a controversy?	_____	<u>X</u>	_____

Alternatives and Mitigating Measures

1. What adverse impacts are evident that cannot be avoided?
  
2. What adverse impacts are evident that can be avoided?
  
3. Are there mitigation measures included in the project design to avoid these impacts? If yes, what are they? If no, why aren't they included?
  
4. What, if any, feasible and less environmentally offensive alternatives to the project, including major design, use, and locational alternatives, meet the project objectives? (Include those that have been considered by the applicant and/or by staff, and make a brief statement as to why they were not selected.)

Summary

Describe in short, concise manner, the overall total impact of the proposed project, including both positive and negative effects:

Prepared by

E. J. Hunter Jr.

Date

11/11/80

Mailing  
Address

13422 Lasso Dr

Garden Grove  
City

CA 92640  
State

92640  
Zip Code

Telephone  
Number

714

Area Code

534-2541

## INTER-OFFICE CASE RESUME

SD-129-80

TO: FIREDATE: 11-11-80CASE: SP-129-80ANALYST: DeKovenAPPLICANT: Braxton DennisHEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot  
restaurant located at 12001 Euclid.  
(SW corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: MEET REQUIREMENTS OF AN A-3 OCCUPANCY

- ① REQUIRE AN APPROVED 2ND EXIT FROM DINING AREA W/PANIC HARDWARE  
 ② MAIN EXIT DOOR TO HAVE SIGN ABOVE/ADJACENT TO IT STATING "THIS DOOR  
TO REMAIN UNLOCKED WHENEVER PUBLIC IS PRESENT." ③ LOCKING DEVICE TO BE  
READILY DISTINGUISHABLE AS LOCKED. ④ POST OCC. LOAD SIGN ⑤ CEPT. OF  
 CONDITIONS OF APPROVAL: FLAMEPROOFING REQ. FOR ALL HANGING DECORATIONS  
 ① APPROVAL OF AUTOMATIC HOOD PROTECTION SYSTEM PLANS BY F.D. PRIOR  
TO INSTALLATION ② FRONT EXIT DOOR & LOBBY DOOR TO SWING IN DIRECTION  
OF TRAVEL ONLY ③ 20BC EXTING. IN KITCHEN ④ 2-GA 10BC IN DINING AREA  
 ⑤ REAR EXIT TO MEET CODE REQUIREMENTS FOR B-2

SUGGESTIONS:

RECEIVED

NOV 17 1980

Dept. of Community Development

BY: BonackewDATE: 11-14-80

INTER-OFFICE CASE RESUME

SP-129-80

TO: PLAN CHECK

DATE: 11-11-80

CASE: SP-129-80

ANALYST: DeKoven

APPLICANT: Braxton Dennis

HEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot restaurant located at 12001 Euclid. (1/2 corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: FEES DUE:

PLANT TREES = \$256.63

DRAINAGE ASS (DIST D) .6382 AC = \$416.74

CONDITIONS OF APPROVAL: (1) HEALTH DEPT APPROVAL REQUIRED (2) ENERGY CALCULATIONS REQUIRED (3) DOUBLE ACTING DOORS NOT TO BE USED AS REQUIRED EXITS (4) TWO EXITS ARE REQUIRED (5) SEATING CAPACITY TO BE DETERMINED FOR EACH AREA OF BUILDING BY AREA BY 15 OCCUPANTS

SUGGESTIONS: PER SQ. FT (6) STRUCTURAL CALCULATIONS REQ'D.

AF 89-253-14

BY: [Signature]

DATE: 11-11-80

## INTER-OFFICE CASE RESUME

SP-129-80<sup>0-9</sup>TO: WATER/PERMITSDATE: 11-11-80CASE: SP-129-80ANALYST: DeKovenAPPLICANT: Braxton DennisHEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot  
restaurant located at 12001 Euclid,  
(SW corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:WATER ASSESSMENT FEES = 600 PER ANNUFRONTAGE FEES = 2.00 PER LINEAR FOOT OF STREET FRONTAGE

CONDITIONS OF APPROVAL: ① ALL DOMESTIC METERS AND SERVICES  
WILL BE SIZED ACCORDING TO THE FIXTURE UNIT COUNT  
PROVISIONS OF THE UNIFORM PLUMBING CODE.

② COMPLIANCE WITH THE CITY'S BACKFLOW PREVENTION  
PROGRAM IS A CONDITION OF WATER SERVICE

SUGGESTIONS:

BY: [Signature]DATE: 11/13/80



INTER-OFFICE CASE RESUME' ~~SECRET~~

SP-129-80

TO: REDEVELOPMENT

DATE: 11-11-80

CASE: SP-129-80

ANALYST: DeKoven

APPLICANT: Braxton Dennis

HEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot restaurant located at 12001 Euclid. (SW corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: Agency approval req'd. Sign plans should be included now.

CONDITIONS OF APPROVAL: Does site plan include all presently vacant land at this intersection? - Yes<sup>DB</sup>

SUGGESTIONS:

BY: J. John Grucich

DATE: 11-11-80

INTER-OFFICE CASE RESUME

SP-129-80

TO: POLICE-Nancy McFall

DATE: 11-11-80

CASE: SP-129-80

ANALYST: DeKoven

APPLICANT: Braxton Dennis

HEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot restaurant located at 12001 Euclid (1/2 corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: N. McFall

DATE: 11-13-80

INTER-OFFICE CASE RESUME' SHEET

SP-129-80

TO: ENGINEERING

DATE: 11-11-80

CASE: SP-129-80

ANALYST: DeKoven

APPLICANT: Braxton Dennis

HEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot restaurant located at 12001 Euclid (1/2 corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

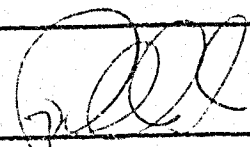
PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: \_\_\_\_\_

① Unused Drive Approaches To B. Removed  
② Grading & Drainage Plan Required

CONDITIONS OF APPROVAL: \_\_\_\_\_

SUGGESTIONS: \_\_\_\_\_

BY: 

DATE: 11-12-80

INTER-OFFICE CASE RESUME

SP-129-80

TO: SANITARY DISTRICT

DATE: 11-11-80

CASE: SP-129-80

ANALYST: DeKoven

APPLICANT: Braxton Dennis

HEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot restaurant located at 12001 Euclid. (1/4 corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

<u>Sewer Service Lic. Fee</u>	<u>800.00</u>
<u>Inspection (est.)</u>	<u>40.00</u>
<u>C.S.D.#.2</u>	<u>225.00</u>

CONDITIONS OF APPROVAL:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SUGGESTIONS:

\_\_\_\_\_

\_\_\_\_\_

BY: [Signature]

DATE: 10-13-80

INTER-OFFICE CASE RESUME

SP-129-80

TO: TRAFFIC

DATE: 11-11-80

CASE: SP-129-80

ANALYST: DeKoven

APPLICANT: Braxton Dennis

HEARING DATE: 12-11-80

REQUEST: Site plan approval of a 4027 square foot restaurant located at 12001 Euclid, (SW corner Euclid and Chapman)

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 11-18-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONDITIONS OF APPROVAL:

No additional St Lights required Dec. 11-17-80  
OK R&D

SUGGESTIONS:

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

BY: MLL a

DATE: 11-17-80

11-18-80  
[Signature]

SP-129-80

NEGATIVE DECLARATION

Project Title Site Plan No. S.P. 129-80

Project Location Southwest corner-Euclid & Chapman at 12011 Euclid St.

Project Description 4,027 square foot restaurant.

Applicant/Address/Phone No. Braxton Dennis 21855 South Avalon Blvd. No.8  
Carson Ca. 90745

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

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

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

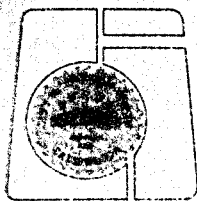
None.

Approved By:

Michael J. Blane  
Chairman, Planning Coordinating Committee

11-12-80  
Date

SP-129-80



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

November 26, 1980

Mr. Braxton Dennis  
21855 S. Avalon #3  
Carson, California 90745

Dear Mr. Dennis:

Re: Site Plan No. SP-129-80

The Planning Commission of the City of Garden Grove will consider the above referenced application at its meeting at 7:00 P.M. on December 11, 1980.

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

If you are unable to attend this meeting, please have someone represent you.

Sincerely,

  
William H. Claire III  
Planning Division Manager

cc: Helen Hines/Arthur Schnittger  
12422 Lee Lane  
Garden Grove, CA.

08-281-92

P24 9806582

RECEIPT FOR CERTIFIED MAIL

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

SENT TO  
**Mr. Braxton Dennis**  
 STREET AND NO  
**21855 S. Avalon #8**  
 P.O. STATE AND ZIP CODE  
**Carson, CA 90745**

POSTAGE \$

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

NOV 1976

P24 9806585

RECEIPT FOR CERTIFIED MAIL

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

SENT TO  
**Helen Hines**  
**Arthur Schnitger**  
 STREET AND NO  
**12422 Lee Lane**  
 P.O. STATE AND ZIP CODE  
**Garden Grove, CA**

POSTAGE \$

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

NOV 1976

POSTMARK OR DATE  
 11-26-80

SENDER: 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 ..... \$  
 Show to whom, date, and address of delivery ..... \$  
 RESTRICTED DELIVERY  
 Show to whom and date delivered ..... \$  
 RESTRICTED DELIVERY.  
 Show to whom, date, and address of delivery. \$  
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:  
**Mr. Braxton Dennis**  
**21855 S. Avalon #8**  
**Carson, Ca. 90745**

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.  
 | P249806582 | |

4. I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent  
*Braxton Dennis*  
 DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK: GARDEN GROVE, CA NOV 26 1980

SENDER: 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 ..... \$  
 Show to whom, date, and address of delivery ..... \$  
 RESTRICTED DELIVERY  
 Show to whom and date delivered ..... \$  
 RESTRICTED DELIVERY.  
 Show to whom, date, and address of delivery. \$  
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:  
**Helen Hines/Arthur Schnitger**  
**12422 Lee Lane**  
**Garden Grove, CA 92640**

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. | CERTIFIED NO. | INSURED NO.  
 | P249806585 | |

4. I have received the article described above.  
 SIGNATURE  Addressee  Authorized agent  
*Helen Hines*  
 DATE OF DELIVERY

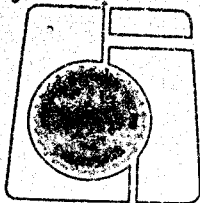
5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK: GARDEN GROVE, CA NOV 26 1980

CLERK'S INITIALS





GARDEN GROVE

CITY OF  
GARDEN GROVE  
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

# PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY BRAXTON DENNIS

21855 South Avalon, #8, CARSON, CA 90745

FOR A SITE PLAN

NO. SP-129-80

REQUESTING Site Plan approval for the construction of an approximately 4,027 square foot restaurant on a parcel zoned C-1 (Limited Commercial) and consisting of approximately 28,000 square feet. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

LOCATION: SOUTHWEST CORNER OF EUCLID STREET AND CHAPMAN AVENUE (12011 EUCLID STREET)

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE PLANNING COMMISSION IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 7:00 PM ON DECEMBER 11, 1980.

FOR FURTHER INFORMATION, CALL 638-6831, OR INQUIRE AT THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA.

DS-0041-3/76

## ASSESSOR - LABEL FILE LISTING

APP

NAME

ADDRESS

CITY

ZIP

SP-129-80

APP	NAME	ADDRESS	CITY	ZIP
	132	SP 129-80		92631
08925314	SCHNITGER, ARTHUR W TR (NO)	12422 LEE LN	GARDEN GROVE, CAL	92640
08925315	SCHNITGER, ARTHUR W TR (NO)	P O BOX 1880	NEWPORT BEACH, CAL	92660
09064124	PANNIER, WILLIAM W (EA)	123 N RAYMOND AVE	FULLERTON, CA	92631
09064127	PANNIER, DONALD A (NO)	11101 CHAPMAN AVE	GARDEN GROVE, CA	92640
09064129	PANNIER, DONALD A (NO)	11101 CHAPMAN AVE	GARDEN GROVE, CA	92640
09064129	PANNIER, DONALD A (NO)	11101 CHAPMAN AVE	GARDEN GROVE, CA	92640
09005001	KAISER FOUNDATION (CR)	1515 N VERMONT AVE	LOS ANGELES, CAL	90027
09005021	KAISER FOUNDATION (CR)	1515 N VERMONT AVE	LOS ANGELES, CAL	90027
08917016	WAGNER, RUBEN J (WR)	10891 CHAPMAN AVE	GARDEN GROVE, CA	92640
08917017	BICE, THOMAS L (JT)	10901 CHAPMAN AVE	GARDEN GROVE, CAL	92640
08917018	SEEDORF, HERBERT C (JT)	12342 BRITAIN	HAWAIIAN GARDENS, CAL	92701
08917019	EGAN, WILLIAM L (JT)	10921 CHAPMAN AVE	GARDEN GROVE, CAL	92640
08917020	D ELIA, SERGE M (MS)	3065 JAVA RD	COSTA MESA, CAL	92626
08917048	KOTHSCHILD, VICTOR B (CP)	605 S ARROYO PARKWAY	PASADENA, CAL	91105
08917052	FARMERS & MERCHANTS TRUST (CR)	302 PINE AVE	LONG BEACH, CAL	90802
08917051	FARMERS & MERCHANTS TRUST (CR)	302 PINE AVE	LONG BEACH, CAL	90802
08917041	CONNECTICUT MUTUAL LIFE (HL)	2568 NEWPORT BLVD	COSTA MESA, CAL	92627
08917031	HEIFNER, ANN S (WD)	10952 SIDNEY PL	GARDEN GROVE, CAL	92640
08917032	TERRY, DAVID E (JT)	10932 SIDNEY PL	GARDEN GROVE, CAL	92640
08917033	HUSTON, RONALD E (JT)	10922 SIDNEY PL	GARDEN GROVE, CAL	92640
	END OF JOB	358		

SP-129-80

IN THE  
**Superior Court**  
OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

CITY OF GARDEN GROVE, PLANNING

PROOF OF PUBLICATION

Public Hearings

State of California )  
County of Orange ) ss.

**Rita J. Richter**

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

**ORANGE COUNTY NEWS**

a newspaper of general circulation, published in the City of  
**GARDEN GROVE**

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

November 30, 1980

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

Dated at Garden Grove

California, this 1st day of December 1980  
*Rita J. Richter*  
Signature

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBERS OF THE COMMUNITY MEETING CENTER, 1130 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON Thursday, December 11, 1980, at the hour of 7:00 PM to receive and consider all evidence and reports relative to the following items. The Planning Commission may discuss the items listed below at their next meeting at 7:00 PM in the Community Meeting Center, on Thursday, December 11, 1980.

AN APPLICATION HAS BEEN FILED BY TRUDOR HOMER LITA NONGBERT JOSELMAN, 10773 BALLETT DRIVE, VILLA PARK, CA 92687 FOR A SITE PLAN AMENDMENT NO. SPA-129-80 REQUESTING the removal from the R-1 One Family Residential zone to the R-2 (Limited Multiple Residential) zone, site plan consideration for the construction of eleven (11) two-story, condominium units on an approximately 46,624 square foot (1.07 acre) parcel located on the east side of Magnolia Street, south of Sherlock Circle. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment. LOCATION: EAST SIDE OF MAGNOLIA STREET, SOUTH OF SHERLOCK CIRCLE (12281-12311 MAGNOLIA ST.)

AN APPLICATION HAS BEEN FILED BY BRAXTON DANNIS, 21855 South Avalon, OR, CARSON, CA 97748 FOR A SITE PLAN NO. SP-128-80 REQUESTING site plan approval for the construction of an approximately 4,027 square foot restaurant on a parcel zoned C-1 (Limited Commercial) and consisting of approximately 20,000 square feet. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment. LOCATION: CITYWIDE.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR AN AMENDMENT NO. A-107-80 REQUESTING an amendment to the Garden Grove Municipal Code, Article IX entitled Land Use, pertaining to parking regulations. Said Amendment shall establish criteria for the regulation of on-site parking and maneuvering of automobiles that are attracted to and generated by the City of Garden Grove. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment. LOCATION: CITYWIDE.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR AN AMENDMENT NO. A-106-80 REQUESTING an amendment to the Garden Grove Municipal Code, Article IX entitled Land Use, pertaining to Landscaping regulations. Said Amendment shall establish landscape guidelines to mitigate the effects of urbanization on the environment. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment. LOCATION: CITYWIDE.

AN APPLICATION HAS BEEN FILED BY THE CITY OF GARDEN GROVE FOR A STREET VACATION NO. SV-128-80 REQUESTING the vacation of approximately 1,261 square feet on the west side of Main Street, north of Stanford Avenue. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15104 (Class 1, Exempt Facilities) of the California Environmental Quality Act of 1970. LOCATION: NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET (12881-12911 MAIN STREET).

All interested parties are invited to attend said hearing and express their opinion on the proposed EIRs.

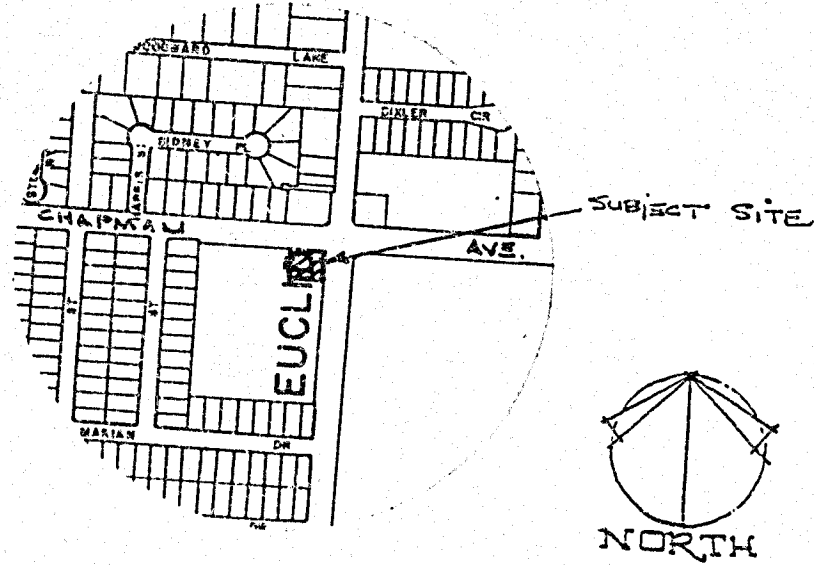
SP-129-80

# COMMUNITY DEVELOPMENT

PLANNING DIVISION  
STAFF REPORT

PUBLIC HEARING OF December 11, 1980. AGENDA NO. 1  
 APPLICANT Braxton Dennis CASE NO. S. P. 129-80  
 ADDRESS 21855 So. Avalon, # 8 Carson SITE LOCATION S/W corner Chapman & Euclid  
Ca 90745 ZONE C-1 AP NO. 89-253-14  
 OWNER Arthur Wallace & Helen Susan GENERAL PLAN DESIG. Commercial  
Schnitger Analyst: D. Butterfield  
 CEQA DETERMINATION Neg. Dec.

VICINITY MAP



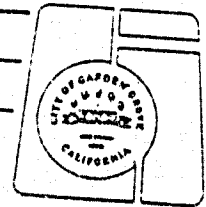
REQUEST : Site Plan Approval for the construction of an approximately 4,027 square foot restaurant on a parcel zoned C-1 ( Limited Commercial ) and consisting of approximately 28,000 square feet. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

RECOMMENDATIONS Approval with conditions.

FINAL ACTION Agency.

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

(714) 638-6831



GARDEN GROVE

SP-129-80

STAFF REPORT FOR PUBLIC HEARING  
SP-129-80

I. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned C-1 and is unimproved.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  - 1. NORTH: Across Chapman Avenue the area is zoned C-1 and is improved with a self-service gasoline station.
  - 2. SOUTH: The area is zoned C-1 and is improved with a neighborhood shopping center.
  - 3. EAST: Across Euclid Street the area is zoned O-P and is improved with an agricultural use.
  - 4. WEST: The area is zoned C-1 and is 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 zoning.

II. BACKGROUND INFORMATION:

- A. SP-165-78 - Proposed the addition of a 2,200 square foot restaurant to the existing shopping center, which was approved by the Zoning Administrator in October 1978.
- B. SP-114-77 - Proposed the construction of 11,100 square feet of additional shopping facilities adjacent to the subject property. This additional floor area, added to the existing center was approved by the Zoning Administrator in April 1977.
- C. The subject property, as well as the adjacent shopping center, was incorporated into the Redevelopment Area in 1976.
- D. SP-163-73 - Established the original market and satellite stores by Zoning Administrator Action in 1973.
- E. The subject Salt and Pepper Restaurant site was segregated from a larger parcel prior to 1970. Until recently, this separate parcel was improved with an Arco Service Station.

III. STAFF COMMENTS:

A. The proposed 4,027 square foot restaurant will be located on a separate parcel easterly from the present satellite stores that currently exist within the Ralph's Shopping Complex. The restaurant will be located generally within the northeast quadrant of the subject site. Vehicular access to the subject property will be by way of one (1), twenty-five (25) foot wide primary access drive that provides ingress and egress to thirty-five (35) on-site parking spaces, and exits into the Ralph's Shopping Center. A mutual access and parking agreement will be required between the Ralph's Shopping Center and the Salt and Pepper Restaurant.

B. Project Statistics:

<u>Item</u>	<u>Provided</u>	<u>Code</u>
Total Parcel Area	28,000 sq. ft.	-
*Parking	35	40
Refuse Storage Area	1	1
Setbacks		
Front(North)	20 ft.	10 ft.
Side Street (East)	28 ft.	10 ft.
Side (West)	50 ft.	0 ft.
Rear (South)	101 ft.	0 ft.
Landscaping	28%	3%

C. \*Waivers: The applicant is requesting a waiver of the parking requirement, to provide 35 on-site spaces instead of the required 40. Staff feels that if the applicant provides approximately 30 percent compact spaces (12 spaces) measuring 7½ x 15 feet, the extra area could then be utilized to make up the required five (5) spaces needed overall.

- D. Architectural Features: The architectural features of the development consist of "Cal Brick White," veneer siding, Monray Villa "lightweight concrete mission tile," and rough sawn fascias oil stained semi-transparent. Landscaped berms are provided adjacent to the street frontage. A monument type identity sign adjacent to the building's main entrance is also planned.
- E. Staff Analysis: The proposed development represents a final product negotiated between the developer and staff. Substantial changes in the site layout and the architecture of the building were worked out with the applicant to get the site plan as presently shown. Staff feels that the site plan as presently shown exceeds Municipal Code requirements in most areas and meets the spirit and intent of the site plan ordinance. Recommend approval.

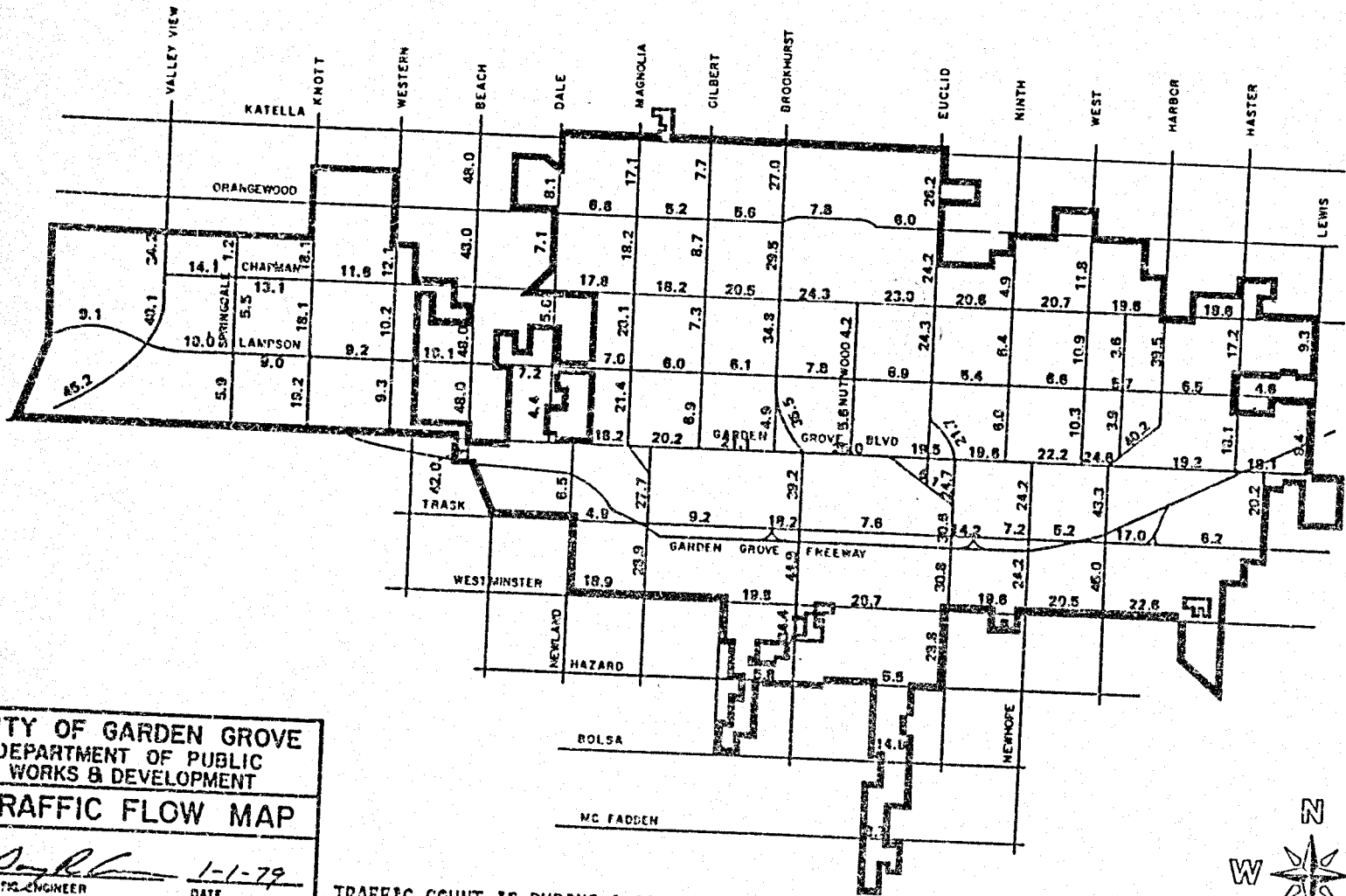
IV. Conditions of Approval: If SP-129-80 is approved, the following conditions are suggested:

- A. All lighting structures shall be placed so as to confine direct rays to the subject property.
- B. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- C. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
- D. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- E. All above ground gas and electrical metering equipment shall be screened.
- F. All unused driveways shall be replaced with standard curb, gutter and sidewalk.
- G. Method of refuse collection shall meet the requirements of the Garden Grove Sanitary District.

- H. Adequate access for fire vehicles shall be provided on-site during construction.
- I. Agency review required.
- J. Prior to the issuance of building permits, the applicant shall submit for staff review detailed drawings of the proposed monument identification sign.
- K. Prior to the issuance of building permits, the applicant shall submit a revised plot plan indicating a minimum of forty (40) parking spaces.
- L. A grading and drainage plan is required prior to issuance of building permits.
- M. Structural calculations are required to be submitted for Building Department review, prior to issuance of building permits.
- N. A mutual access and parking agreement will be required between the Ralph's Shopping Center and the Salt and Pepper Restaurant. Subject agreement shall be approved by the City Attorney.

7173D/388A  
12/4/80





CITY OF GARDEN GROVE  
 DEPARTMENT OF PUBLIC  
 WORKS & DEVELOPMENT

TRAFFIC FLOW MAP

*Boyle*  
 TRAFFIC ENGINEER

1-1-79  
 DATE

TRAFFIC COUNT IS DURING A 24 HOUR PERIOD (WEEKDAY) BOTH DIRECTIONS IN 1,000'S.



SP-129-80  
 18-6-80

SP-129-80  
Braxton Dennis  
12-11-80

SP-129-80

PUBLIC HEARING:  
INITIATED BY:  
LOCATION:

SITE PLAN NO. SP-129-80  
BRAXTON DENNIS  
SOUTHWEST CORNER OF CHAPMAN AVENUE AND  
EUCLID STREET  
DECEMBER 11, 1980

DATE:

Chairman Modaffari announced that this is a request for the construction of an approximately 4,027 square foot restaurant on a parcel zoned C-1 (Limited Commercial) and consisting of approximately 28,000 square feet. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

It was noted that this matter has been properly advertised and no correspondence has been received either favoring or opposing the subject proposal.

A slide presentation showing the parcel and surrounding land uses was viewed. Staff reviewed the proposal as set forth in the staff report and displayed the area map on the board.

Staff further noted that they would like to require that the applicant record the mutual parking and access agreement, and to work with him regarding compact parking stalls to bring the parking count closer to code.

Braxton Dennis, 21855 South Avalon, Carson, addressed the Commission as the applicant, and stated that his project will harmonize with the existing shopping center and made himself available for questions.

There being no further response from the audience, either favoring or opposing the subject proposal, Chairman Modaffari declared the public participation portion of the hearing closed.

Commissioner Trujillo stated that he was in favor of the project .

Commissioner Slimmer stated that he was in favor of the project.

Commissioner Jessie stated that she would be in favor of the project if the parking and access documents were recorded.

Commissioner Valletta moved, seconded by Commissioner Jessie to approve Site Plan No. SP-129-80 with the condition that the parking and access agreements between the center and the applicant be recorded. Said Motion carried by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

COMMISSIONERS: JESSIE, MODAFFARI, SLIMMER, TRUJILLO, VALLETTA  
COMMISSIONERS: NONE  
COMMISSIONERS: MARGOLIN, WAGNER  
COMMISSIONERS: NONE

Chairman Modaffari instructed staff to prepare the proper resolution (Resolution No. 3170) and forward to the Agency for further action.

## RESOLUTION NO. 3170

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, APPROVING SITE PLAN NO. SP-129-80, FOR A PARCEL OF LAND LOCATED ON THE SOUTHWEST CORNER OF CHAPMAN AVENUE AND EUCLID STREET, PARCEL NO. 089-243-14

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on December 11, 1980 does hereby approve Site Plan No. SP-129-80; and

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-129-80, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Braxton Dennis, as applicant.
2. The applicant requests approval for the construction of an approximately 4,027 square foot restaurant on a parcel zoned C-1 (Limited Commercial) and consisting of approximately 28,000 square feet.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.
4. Subject property is zoned C-1 and is unimproved.
5. Existing land use, General Plan designation, and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered and the report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on December 11, 1980, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of December 11, 1980; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.8, are as follows:

1. The subject request is consistent with Municipal Code Section 9219.7 for review of site plans in that considerations of parking, circulation, pedestrian and vehicular access, emergency vehicle access, aesthetic quality and adherence to the Municipal Code have been complied with in spirit and intent; and

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject site plan does possess characteristics that would indicate justification of the request for approval in accordance with Municipal Code Section 9219.7.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. All lighting structures shall be placed so as to confine direct rays to the subject property.
- B. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- C. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
- D. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- E. All above ground gas and electrical metering equipment shall be screened.
- F. All unused driveways shall be replaced with standard curb, gutter and sidewalk.
- G. Method of refuse collection shall meet the requirements of the Garden Grove Sanitary District.
- H. Adequate access for fire vehicles shall be provided on-site during construction.
- I. Agency review required.
- J. Prior to the issuance of building permits, the applicant shall submit for staff review detailed drawings of the proposed monument identification sign.
- K. Prior to the issuance of building permits, the applicant shall submit a revised plot plan indicating a minimum of forty (40) parking spaces.

- L. A grading and drainage plan is required prior to issuance of building permits.
- M. Structural calculations are required to be submitted for Building Department review, prior to issuance of building permits.
- N. A recorded access and parking agreement will be required prior to issuance of building permits between the Ralph's Shopping Center and the Salt and Pepper Restaurant. Subject agreement shall be approved by the City Attorney.

ADOPTED this 11th day of December, 1980.

/s/ JOHN GUS MODAFFARI  
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 held December 11, 1980, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	JESSIE, MODAFFARI, SLIMMER, TRUJILLO, VALLETTA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	MARGOLIN, WAGNER
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PATTIE CUMMING  
Secretary

7588D/388A

NOTICE OF DETERMINATION

SP-129-80

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

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

Clerk of the Board  
County of Orange, P.O. Box 687  
Santa Ana, CA 92702

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

Project Title		Site Plan No. S. P. 129-80	
State Clearinghouse Number (if submitted to State Clearinghouse)			
Contact Person		Telephone Number	
D. Butterfield		714 638-6831	
Project Location			
Southwest corner-Euclid & Chapman at 12011 Euclid St.			
Project Description			
4,027 square foot restaurant.			

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

1. The project has been  approved  disapproved by the Lead Agency.
2. The project  will  will not have a significant effect on the environment.
3.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

Michael J. B. B.  
Chairman,  
Planning Coordinating Committee

Date 12-16-80



SP-129-80

(714) 638-6851

January 5, 1981

Mr. E. S. Hines, Jr.  
12422 Lee Lane  
Garden Grove, CA 92640

Dear Mr. Hines:

SUBJECT: SP-129-80  
Southwest Corner of Euclid Street and Chaman Avenue

We wish to thank you for your interest in developing property in Garden Grove. In order to assist you in your planning, the development fees and deposits related to your project have been calculated and are listed below.

The fee amounts are based upon the present fee schedule as adopted by ordinance, and a review of your preliminary plans. Modifications to the proposed development, such as a change in lot or building area, change in the number of dwelling units, increase or decrease in street frontage, or amendment of the fee schedule, will require adjustments to the amounts designated.

These fees are utilized in part to improve the environment of the area in which your development is located, and to provide for the increased demand on City facilities and services. Building permit and plan check fees will be determined at the time your construction plans are submitted.

In order to schedule the workmen, equipment, and delivery of materials for water service to insure that the installation coincides with the construction of your project, please make financial arrangements with the Development Services Division at least eight weeks prior to the installation date required.

If your development involves the subdivision of land, you will be advised by letter of the amounts of the subdivision fees, deposits, and bonds after submittal of your final map. The specific amounts payable prior to City Council acceptance of the final map will be clearly identified for you.

In addition to the permit and plan check fees, the following City of Garden Grove and Garden Grove Sanitary District fees and deposits need to be paid before building permits can be issued.



Mr. E. S. Hines, Jr.

-2-

January 5, 1981

City of Garden Grove Fees and DepositsPlan Check Section:

Parkway Tree Fee -----	\$ 258.63
Drainage Assessment Fee -----	446.74

Health Department approval required.  
 Energy calculations required.  
 Double acting doors not to be used as required exits.  
 Two exits are required.  
 Seating capacity to be determined for each area of building by area by  
 15 occupants per square foot structural calculations required.

Permit Section:

All financial obligations are to be satisfied prior to or concurrent with the issuance of building permits.

Water Permits:

\$600.00 per acre (Water Assessment Fee).  
 \$ 2.00 per lineal foot (Frontage Fee).

Redevelopment Agency:

Agency approval required.

Fire Department:

1. Require an approved second exit from dining area with panic hardware.
2. Main exit door to have sign above/adjacent to it stating "This door to remain unlocked whenever public is present."
3. Locking device to be readily distinguishable as locked.
4. Post occupancy load sign.
5. Certificate of flameproofing required for all hanging decorations.
6. Approval of automatic hood protection system plans by Fire Department prior to installation.
7. Front exit door and lobby door to swing in direction of travel only.
8. 20BC extinguisher in kitchen.
9. Two 2A10BC extinguishers in dining area.
10. Rear exit to meet code requirements for B-2.

Engineering Division:

Unused drive approaches to be removed.  
 Grading and drainage plan required.

SP-129-80

Mr. E. S. Kines, Jr.

-3-

January 5, 1981

Garden Grove Sanitary District:

(Please contact Mr. Ronald D. Cates, at 534-3943 if there are questions concerning Sanitary District Fees.)

Sewer Service Use Fee -----	\$ 800.00
Inspection Fee -----	40.00
County Sanitation District -----	225.00

We hope the above will be of assistance to you, and if you desire additional information regarding any City of Garden Grove fees, please call 638-6661.

Sincerely,

DONALD J. BUTTERFIELD  
Urban Planner

cc: Mr. Braxton Dennis

SP-129-80

FRANK KYRIAKOS  
114 East Katella Avenue  
Orange, CA 92667

January 13, 1981

Restaurant Construction  
Euclid & Chapman

Planning Department  
City of Garden Grove  
Attention Donald Butterfield  
11391 Acacia Parkway  
Garden Grove, CA 92640

Gentlemen:

I understand that at the time of the approval of the Preliminary Site Plan for subject restaurant development, the Planning Staff recommended elimination of the driveway from the restaurant parking lot onto Euclid, and that the map, as approved, reflected that decision. For some reason, the elimination of the driveway escaped my attention. My architect did not make that known to me at the time, nor did he inform the civil engineer, Joseph Phelps, R.C.E., whose grading and paving plan clearly showed the Euclid side driveway.

While I realize that there will be a perpetual agreement signed for ingress/egress from my parking lot to the main parking area of the adjacent shopping center, I don't feel that the exit to the shopping center provides sufficient circulation and freedom of access for my customers to justify the lack of ingress/egress from Euclid Avenue directly to the restaurant parking lot.

Also, our civil engineer had designed the drainage to carry part of the runoff to Euclid Avenue via the driveway. I do not personally feel that the alternative of a catch basin discharging through an under-sidewalk drain to the gutter is an acceptable alternative, as it will be a maintenance problem, whereas the driveway flow line will be easily kept clean.

Restaurant patrons approaching from the north on Euclid would have to go entirely past our property, turn into the shopping center lot and either park there or find the ingress drive at the extreme west corner of our lot to come into our parking area. From a marketing standpoint, this is bad psychology. A significant number of our patrons, particularly those using our restaurant for the first time, drop in on an impulse. If the drive is not readily obvious, some may go on to another place.

I am writing this letter because the lack of the Euclid Avenue drive really concerns me. I respectfully request that Staff review its recommendation and if possible permit us to construct the Euclid drive as well as the Chapman Avenue drive. The Euclid drive will not take any available parking spaces, and will be a material benefit to our business.

Very truly yours,  
*Frank Kyriakos*  
Frank Kyriakos  
SALT 'N PEPPER RESTAURANTS

cc: Joseph Phelps, R.C.E.

SP-129-80

(714) 638-6831

January 26, 1981

Mr. Frank Kyriakos  
114 E. Katella Avenue  
Orange, CA 92667

Dear Mr. Kyriakos:

SUBJECT: Site Plan No. SP-129-80

Concerning your letter of January 13, 1981, please be advised of the following: City staff has reviewed your request for modification to your recently approved site plan for the Salt and Pepper Restaurant, located at the southwest corner of Euclid and Chapman. Staff feels that the closure of the existing southerly driveway on Euclid Street, as approved in Site Plan No. SP-129-80, should stand as approved. The opening of this drive onto Euclid would not only reduce the required landscaping, but more importantly, add an additional drive approach to Euclid further compounding vehicular congestion. The existing Ralph's drive on Euclid would provide the necessary access via their parking lot to your facility.

Should you desire to seek further confirmation, you may go back through the Planning Commission and City Council process for their conclusion.

If I may be of further assistance to you, please do not hesitate to contact me at 638-6831.

Sincerely,

DONALD J. BUTTERFIELD  
Urban Planner

SP-129-80

LAW OFFICES  
LOUGHRAN, HEINLY, TREBLER, WILKIRSON & ULISSE  
1200 NORTH MAIN STREET, SUITE 724  
SANTA ANA, CALIFORNIA 92701

IN ASSOCIATION  
HAROLD E. HEINLY  
JAMES P. LOUGHRAN  
PER H. TREBLER  
MICHAEL J. ULISSE  
DAVID L. WILKIRSON

TELEPHONE  
(714) 834-1234  
OF COUNSEL  
GEORGE E. BRADLEY  
LINUS R. FINE  
BRUCE N. OSTERHOUT  
DARRELL V. RIPPY

February 11, 1981

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

Attn: Donald J. Butterfield  
Urban Planner

Re: SP-129-80  
Resolution Number 3170  
Southwest Corner of Euclid Street and Chapman  
Avenue

Dear Mr. Butterfield:

This letter is to confirm my telephone conversation with you this date that an agreement has been reached by and between the owner of the above-captioned property and the new tenant for ingress, egress and access for not less than five (5) parking spaces.

The major tenant, Santa Anita Realty Enterprises, Inc., has agreed to said conditions. They hold the master lease for all of the tenants known as the Ralph's Shopping Center, except for the new tenant, Frank Kyriakos, owner of the Salt & Pepper Restaurant.

A copy of the proposed Agreement is enclosed and tentatively agreed to, but not signed by all of the parties.

It is my understanding that under all of these circumstances, you are willing to recommend that Frank Kyriakos be issued his building permit in order that he may proceed forthwith.

Very truly yours,

*Harold E. Heinly*  
HAROLD E. HEINLY

HEH:ish  
Enclosure/stated

RECIPROCAL INGRESS, EGRESS  
AND PARKING AGREEMENT

THIS AGREEMENT made February 27, 1981 by and between the HELEN SUSAN SCHNITGER TRUST by FERNE LUCILLE HINES, Trustee, of Garden Grove, California, hereinafter referred to as "Lessor", and SANTA ANITA REALTY ENTERPRISES, INC., hereinafter referred to "Major Tenant Lessee".

R E C I T A L S

1. Lessor demised to Lessee's assignor premises described as real property located at Euclid Avenue and Chapman Street in the City of Garden Grove, on October 1, 1977, for a term of years commencing on October 1, 1977.

Said assignment was recorded on June 16, 1980 as document #16622 in book number 13636, pages 1766 and 1767.

Said original lease was recorded September 26, 1977 in the Official Records of Orange County, California at book number 2390, pages 1156 through 1189.

2. Among other things, the original lease provided that the parcel of land being leased excluded the corner piece of property approximately 175' x 160'. Said premises were being utilized for operation of a service station and Lessee agreed that so long as the service station was in existence that the Lessee would allow common access between the service station and the shopping center for cars at two (2) locations subject to

1. Decree of partition as amended

the approval of the City of Garden Grove. Among other things, the lease also provided that in the event said property is used for other than operation of a service station, Tenant shall have the right to erect such walls or barriers as it deems desirable, but pursuant to all Government Permit Regulations.

3. On or about December 4, 1979, Landlord entered into a certain Ground Lease with FRANK KYRIAKOS, doing business as SALT 'N' PEPPER RESTAURANT, hereinafter referred to as "Minor Lessee". To enable Minor Lessee to secure a building permit requires at least five (5) additional spaces for parking motor vehicles for customers to be serviced and Major Lessee consents to, at a point approximately twenty feet (20') south of the northeast corner of the leased premises of the Major Tenant Lessee and said egress shall be approximately twenty feet (20') wide in order that vehicular and walking traffic may travel to and from both pieces of property without restriction.

The Major Tenant Lessee still reserves the right that in the event said property shall be utilized for operations other than a restaurant shall have the right to erect such walls or barriers as it deems desirable, but pursuant to all Government Permit Regulations.

4. The consent of the Lessor of this modification of both leases does not waive any other provisions of the terms and conditions of any of the leases and the Major Tenant Lessee, by their consent to this Agreement, does not in any way modify, waive or change any of the provisions of their major lease with

the Landlord and the consent by the Minor Lessee through this Agreement does not in any way waive any provisions of the terms and conditions of said lease.

5. This right of reciprocal ingress and egress and use of parking spaces is limited and restricted to the original signators of this Agreement and in the event of any changes of Major Tenant Lessee and Minor Lessee in the future, the same written agreement shall be required for any further modifications.

The parties have executed this guarantee and Agreement in Orange County and Los Angeles County on the day hereinabove first written.

SANTA ANITA REALTY ENTERPRISES, INC.

By Royce B. McKinley  
ROYCE B. MCKINLEY, President

By Chloe J. [Signature]  
Secretary

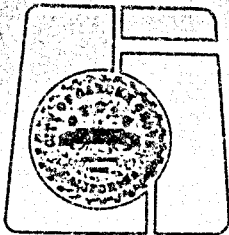
"MAJOR TENANT LESSEE"

HELEN SUSAN SCHNITGER, TRUST

By Ferne Lucille Hines  
FERNE LUCILLE HINES, Trustee

"LESSOR"





SP-129-80

INFORMATION 638-6831

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

APPLICATION FOR ADMINISTRATIVE WAIVER  
(MINOR MODIFICATION)

Validation (Fee \$ 40.00)  
APPROVED  
DATE

Name FRANK KYRIAKOS

Address 2380 MESA VERDE

City/Zip FULLERTON, Ca. 92633

Phone # 992-0379

Signature of Applicant \_\_\_\_\_

Case # Admin. Action Property Address 12001 Euclid St. GG. Ca.

Request ADMIN. ACTION APPROVAL TO ENCLOSE REAR  
5 FT. WIDE PORTION OF WEST BLDG. ELEVATION  
TO PREVENT UNUSUAL DRAFT CONDITION

Reason for Request \_\_\_\_\_

Please attach three copies of revised plans.

Analyst B. Bell Date Rec'd 2-21-82

Z.A. Action # \_\_\_\_\_  Approval  Denial Date \_\_\_\_\_

REQUEST FOR  
ADMINISTRATIVE ACTION

SP-129-80

TO: ZONING ADMINISTRATOR

FROM: CURRENT PLANNING SECTION

Don Butterfield

DATE: March 8, 1982

APPLICANT: Frank Kyriakos (Salt & Pepper Restaurant)

CASE NUMBER: Administrative Action

PREVIOUS CASE NUMBER(S): SP-129-80

LOCATION: S/W corner Chapman Avenue and Euclid Street

ADDRESS: 12001 Euclid Street, Garden Grove

GENERAL PLAN DESIGNATION: Commercial ZONING C-1

REQUEST: Minor structural change to existing restaurant by enclosing a 5 foot space between the building and an adjacent 8 foot block wall at the westerly elevation of the building (see attached letter of request).

STAFF COMMENTS: As the applicant's letter indicates, an air flow problem presently exists at the west end of the building. By enclosing the 5 foot rear section of the building, this would eliminate the draft problem and also allow for much needed dry storage area. The proposed plans for enclosing this area also provide for continuing the roof structure on out to overhang the rear 8 foot high block wall. All repair and addition work will be colored to match existing construction. Planning Commission Resolution No. 3170 (SP-129-80), Condition No. C, authorizes the Zoning Administrator to approve minor modifications. Staff feels that the subject request is minor in nature, and should be approved, subject to the following conditions:

1. All building and safety code requirements shall be met.
2. All new construction shall comply with existing construction materials and colors.

SALT & PEPPER RESTAURANT

SP-129-80

12001 EUCLID AVENUE

GARDEN GROVE, CALIFORNIA 92640

TELEPHONE (714) 539-6204

Feb. 22, 1982

Planning Director  
City of Garden Grove

Dear Sir:

An air flow problem has become evident when the west door is used during business hours, creating a draft from the kitchen to the serving area of the restaurant. I believe this could be eliminated with a minor structural change. The attached plans show remodeling that would eliminate the present outdoor opening directly into the kitchen working area. By enclosing the 5 ft space between building and the 8 ft block wall and installing door facing south, would take care of this problem.

Please give this your kind consideration.

Respectfully submitted,

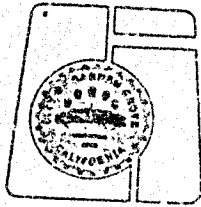
*Salt N' Pepper Restaurant*

12001 EUCLID AVE.  
GARDEN GROVE, CA. 92640

FRANK KYRIAKOS

*Frank Kyriakos*  
*Edwin S. Hines, Jr.*

EDWIN S. HINES, JR.



GARDEN GROVE

SP-129-80

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

March 22, 1982

Mr. Frank Kyriakos  
12001 Euclid Street  
Garden Grove, CA

Dear Mr. Kyriakos:

Subject: Administrative Action No. 439  
Case No. SP-129-80

The Zoning Administrator of the City of Garden Grove has approved your request.

The approval of your request is subject to any conditions listed on the attached Administrative Action. If you have any questions concerning this action, or should you wish further information, please feel free to contact me at (714) 638-6868.

If you should have any questions regarding any required permits, the Land Use Analysts in our department will be glad to assist you. They can be reached by calling (714) 638-6831.

Sincerely,

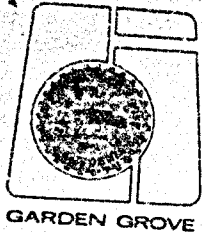
*Stewart O. Miller*

Stewart O. Miller  
Zoning Administrator

SOM/ky

Enclosure

**25<sup>th</sup>**  
**Anniversary**  
City of Garden Grove  
1956-1981



SP-129-80

GARDEN GROVE ZONING ADMINISTRATOR  
ADMINISTRATIVE ACTION NO. 439

APPLICANT: FRANK KYRIAKOS (SALT AND PEPPER RESTAURANT)  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND EUCLID STREET  
ADDRESS: 12001 EUCLID STREET  
DATE: MARCH 18, 1982

The applicant is requesting minor structural changes to the existing Restaurant by enclosing a five-foot space between the building and an adjacent eight-foot block wall at the westerly elevation of the building.

The applicant stated he has an airflow problem presently existing at the west end of the building. By enclosing the five-foot rear section of the building, this would eliminate the draft problem and also allow for much-needed dry storage area. The applicant's plans indicate that the enclosing of this area would also provide for continuing the roof structure on out to overhang the eight-foot high block wall. He further indicated that all repair and addition work would be colored to match existing construction.

Condition C. of Planning Commission Resolution No. 3170 (Site Plan No. SP-129-80) authorizes the Zoning Administrator to approve minor modifications. It would appear that the applicant's request is justified in that he is making a minor roof and wall change to the existing Restaurant that would be compatible with the same materials and colors existing on the Restaurant.

In consideration of the evidence submitted and after a review of the criteria established for the approval of minor modifications, it is hereby determined that Administrative Action No. 439 should be and is hereby approved subject to the following conditions:

SP-129-80

1. All building and safety code requirements shall be met.
2. All new construction shall comply with existing construction materials and colors.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

1231R/515A

SP-129-86

SALT & PEPPER RESTAURANT  
12001 Euclid Avenue  
Garden Grove, Calif., 92640  
Tel. (714) 539-6204

July 1, 1982

Planning Director  
City of Garden Grove

Dear Sir:

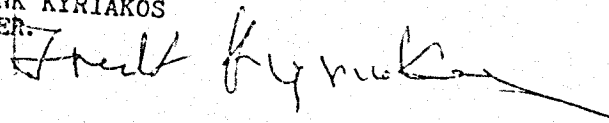
Re: Change of Main Entry from Euclid Ave., to Entry on South  
parking lot side.

We are submitting plans to relocate the main entrance of Salt &  
Pepper Restaurant at the Southwest corner of Chapman and Euclid Ave,  
Garden Grove.

Presently the fire exit is on the South, facing the parking lot  
and the main entrance is facing Euclid Avenue. It appears a more  
workable plan would be to locate ~~the~~ fire exit on the Euclid ave  
side and locate the entrance for customers on the South parking lot  
side, in effect changing the entrance and fire exit. There would be no  
change in the number of seats in the restaurant. The plans call for a vestibule to be located on the South side for  
main entrance to restaurant. Present entrance to become fire door.

Respectfully submitted,

FRANK KYRIAKOS  
OWNER.



REQUEST FOR  
ADMINISTRATIVE ACTION

SP-129-80

TO: ZONING ADMINISTRATOR  
FROM: CURRENT PLANNING SECTION

Don Butterfield

DATE: 9/30/82

APPLICANT: Frank Kyriakos

CASE NUMBER: \_\_\_\_\_

PREVIOUS CASE NUMBER(S): SP-129-80

LOCATION: Southwest corner Chapman & Euclid

ADDRESS: 12001 Euclid Street

GENERAL PLAN DESIGNATION: Commercial ZONING C-1

REQUEST: Minor modification to permit:

(1) Main pedestrian access relocation to south side of building and construction of 258 square foot vestibule and new roof over.

(2) Existing east entrance to become emergency exit only

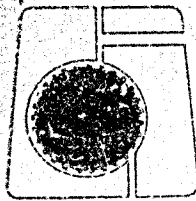
(3) Remove existing north and east pedestrian access walks & replace with stepping stones, sod and flower borders.

STAFF COMMENTS: Applicant requests a minor modification to existing Salt & Pepper Restaurant as indicated above. Applicant claims that changing main pedestrian access point is more convenient in its proposed location in that it is closer to the parking lot. The existing pedestrian access point presently located at the northeast corner of the building will become an emergency exit only, equipped with panic hardware. The existing sidewalks will be replaced with stepping stones, sod, and flower borders. Existing directional signs will be relocated to new south entrance. Staff recommends approval subject to the following conditions:

1. Directional signs shall be relocated to new south entrance.

2. Stepping stones, sod and border flowers types to be reviewed and approved by Public Works & Development staff prior to issuance of building permits.





GARDEN GROVE

SP-129-80  
**FILE**  
CITY OF GARDEN GROVE, CALIFORNIA  
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

October 19, 1982

Mr. Frank Kyriakos  
12001 Euclid Street  
Garden Grove, CA 92640

Dear Mr. Kyriakos:

Subject: Administrative Action No. 450  
Case No.

The Zoning Administrator of the City of Garden Grove has approved your request.

The approval of your request is subject to any conditions listed on the attached Administrative Action. If you have any questions concerning this action, or should you wish further information, please feel free to contact me at (714) 638-6868.

If you should have any questions regarding any required permits, the Land Use Analysts in our department will be glad to assist you. They can be reached by calling (714) 638-6831.

Sincerely,

*Stewart O. Miller*

Stewart O. Miller  
Zoning Administrator

SOM/ky

Enclosure

SP-129-80

GARDEN GROVE ZONING ADMINISTRATOR  
ADMINISTRATIVE ACTION NO. 450

APPLICANT: FRANK KYRIAKOS (SALT AND PEPPER RESTAURANT)  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND EUCLID STREET  
12001 EUCLID STREET  
DATE: OCTOBER 8, 1982

The applicant is requesting minor structural changes to the existing restaurant by relocating the primary pedestrian access from its present location on the east side of the building, to the south side of the building. This entails closing the east entrance and making it an emergency exit only, and constructing a new entrance and vestibule with a new roof over, at the south side of the building. The applicant also intends to remove the east and north entrance sidewalks and replace them with stepping stones and a flower border. The applicant feels the latter is necessary so that people will realize the main entrance has been relocated, but still provide for emergency exiting. The applicant has indicated his reasoning for this change stems from the fact that a southerly entrance is more convenient to his customers, since the parking lot is immediately adjacent to the southerly portion of the building. The applicant has also indicated that all new construction and repair will match existing color and construction.

Condition C of Planning Commission Resolution No. 3170 (Site Plan No. SP-129-80) authorizes the Zoning Administrator to approve minor modifications. It would appear that the applicant's request is justified in that he is making minor roof and entry changes to the existing restaurant that would be compatible with the same materials and colors existing on the restaurant.

In consideration of the evidence submitted and after a review of the criteria established for the approval of minor modifications, it is hereby determined that Administrative Action No. 450 should be and is hereby approved, subject to the following conditions:

SP-129-80

GARDEN GROVE ZONING ADMINISTRATOR  
ADMINISTRATIVE ACTION NO. 519

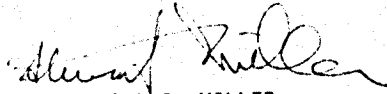
APPLICANT: FRANK KYRIAKOS  
LOCATION: SOUTHWEST CORNER OF EUCLID STREET & CHAPMAN AVENUE  
DATE: APRIL 23, 1984

The applicant is requesting a minor modification to a previously approved site plan (SP-129-80) pursuant to Condition C of said site plan. Specifically the applicant is requesting approval to construct an approximately 1150 square foot addition to an existing 4590 square foot restaurant for the purpose of outdoor dining. The proposed addition will be attached to the southeast corner of the existing restaurant. The proposed materials will be consistent with the existing materials.

Technically, the proposed addition requires an additional 12 parking stalls. However, as a condition of approval for SP-129-80, the applicant secured a reciprocal parking agreement with the adjacent shopping center. A parking agreement was reached and approved by the City. The total shopping center including the subject restaurant currently has 385 parking spaces. The Municipal Code requires that a shopping center of this size would have 349 parking spaces. The center exceeds the Municipal Code parking requirement by 36 spaces. Therefore, the applicant's request is within the minimum parking requirements.

In consideration of the evidence submitted and a review of the criteria established for the approval of minor modifications, it is hereby determined that Administrative Action No. 519 should be and is hereby approved subject to the following condition:

1. The final working drawings shall include landscaping details adjacent to the proposed addition.

  
/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

SO. BAY MICROFILM SERVICE

# RECORDS CERTIFICATION

I, the undersigned, an employee of South Bay Microfilm,  
do hereby certify that the microfilm images on this reel of microfilm  
(Reel No. 36) are complete and accurate reproductions of the  
original records of City of Linden Grove as accumulated  
during the regular course of business, and that it is the established  
policy and practice of this company to microfilm its records for per-  
manent file and to dispose of the original records after microfilm  
reproductions have been made and assigned to the company files.

Lowell  
Name

Title

5.12.86  
Date

SOUTH BAY MICROFILM SERVICE

END OF ROLL		ROLL NO. 36
TITLE Garden Grove		