

1-19-93

ORDINANCE NO. 2251 was presented for second reading and adoption and the title read in full, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV '92 PERMITTING THE CONSTRUCTION OF A TWO-STORY 2,100 SQUARE FOOT ADDITION AND AMENDING THE PERMITTED USES TO ALLOW A HEALTH CLUB WITH THE APPROVAL OF A CONDITIONAL USE PERMIT. THE PUD IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58 (F: 116.PUD-101-87/REV'92)

It was moved by Councilman Chung, seconded by Mayor Kessler, and carried by unanimous vote, that full reading of Ordinance No. 2251 be waived.

Councilman Leyes moved, seconded by Councilman Broadwater, that Ordinance No. 2251 be and hereby is passed. Upon the following vote:

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

said Ordinance No. 2251 was declared passed.

116

ORDINANCE NO. 2251

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV'92 PERMITTING THE CONSTRUCTION OF A TWO-STORY 2,100 SQUARE FOOT ADDITION AND AMENDING THE PERMITTED USES TO ALLOW A HEALTH CLUB WITH THE APPROVAL OF A CONDITIONAL USE PERMIT. THE PUD IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

WHEREAS, the subject case was initiated by Paul Kim and Associates requesting the following PUD amendment:

PUD-101-87/Rev.'92 to amend the Planned Unit Development to allow a 2,100 square foot two-story addition and to allow health clubs with the approval of a Conditional Use Permit.

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

WHEREAS, pursuant to Resolution No. 4286, the Planning Commission recommended approval of Planned Unit Development Amendment No. PUD-101-87/Rev.'92 on November 19, 1992; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on January 5, 1993 and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

Planned Unit Development No. PUD-101-87/Rev.'92 is hereby approved pursuant to the facts and reasons stated in the Planning Commission Resolution No. 4286, a copy of which is on file in the office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 2:

PUD Amendment No. PUD-101-87/Rev.'92 is hereby adopted and is amended to reflect the allowance of health clubs with the approval of a Conditional Use Permit.

Therefore, the following uses may be conducted in Planned Unit Development No. PUD-101-87/Rev.'92 as accessory uses:

AUTO RENTAL AGENCY

BARBER OR BEAUTY SALON

BOOK AND MAGAZINE STAND

CAMERA SALES

GIFT AND SOUVENIR SALES

HEALTH CLUBS with the approval of a Conditional Use Permit.

JEWELRY SALES

NIGHT CLUB with the approval of a Conditional Use Permit for entertainment and/or ABC License.

RESTAURANT

TICKET AGENCY

TRAVEL AGENCY

SECTION 3:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Councilmembers voting for or against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 19th day of January , 1993.

ATTEST:

/s/ FRANK KESSLER  
MAYOR

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on January 5, 1993 with vote as follows:

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

and was passed on January 19, 1992 by the following vote:

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

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

1-5-92

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV. 92 AND  
APPEAL ON CONDITIONAL USE PERMIT NO. CUP-111-92 (F: 116.PUD-101-  
87/REV.92)

Planned Unit Development No. PUD-101-87/Rev. 92 and Appeal on Conditional Use Permit No. CUP-111-92, initiated by Paul Kim & Associates, requesting revision to PUD-101-87 to allow health spas as a conditional use and to construct a 2,100 square foot second-story addition to allow the construction of a health spa on an approximately 77,513 square foot site located in the PUD (Planned Unit Development) zone. Also requested is a Conditional Use Permit to allow a health spa to operate at the location. The subject property is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard. The City of Garden Grove recommends that a Negative Declaration be adopted because the project will not have a significant adverse effect on the environment pursuant to CEQA.

The City Planning Commission, pursuant to Resolution No. 4286, recommended approval of said PUD revision and approved CUP-111-92 on November 19, 1992.

An appeal was filed by the applicant to conditions of approval on the Conditional Use Permit, and pursuant to Legal Notice published December 23, 1992, public hearing on the case was ordered by the City Council to be held this date.

Staff report dated January 5, 1993 was introduced. Staff advised that the Planned Unit Development amendment is one issue, and the appeal on the conditions of approval for the Conditional Use Permit to allow the spa to be opened to the public is a second issue.

Mayor Kessler declared the public hearing opened and asked if anyone wished to address the Council on the matter.

Mr. John Cho, owner of the hotel, and Mr. Paul Kim, the applicant, appeared before the Council and spoke in support of the PUD revision and the Appeal on the condition of approval for the spa that it only be for employees and guests. It was indicated that in order to be feasible the spa would have to be opened to the public.

Councilman Dinsen expressed concern regarding the parking if the spa were allowed to be opened to the public. Mr. Cho advised that the hotel has about a 50-percent occupancy, and most guests come by tour bus so there is ample parking on site. It was also indicated that other options could be considered if parking did become a problem.

There being no further response from the audience or comments from Councilmembers, the public hearing was declared closed.

ORDINANCE NO. 2251 was introduced for first reading and the title read in full, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV '92 PERMITTING THE CONSTRUCTION OF A TWO-STORY 2,100 SQUARE FOOT ADDITION AND AMENDING THE PERMITTED USES TO ALLOW A HEALTH CLUB WITH THE APPROVAL OF A CONDITIONAL USE PERMIT. THE PUD IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58

Mayor Kessler moved, seconded by Councilman Chung, that full reading of Ordinance No. 2251 be waived and said Ordinance passed to second reading; and staff is directed to prepare the appropriate Council resolution granting the Appeal on CUP-111-92. Upon the following vote:

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

said Ordinance No. 2251 was passed to second reading.

Councilman Dinsen indicated his "no" vote is because he does not feel there is sufficient parking for the spa to be opened to the public.

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

To:	George L. Tindall	From:	Frank A. Schuma	
Dept:	City Manager	Dept:	Development Services	
Subject:	CONSIDERATION OF A REVISION TO PUD-101-87 TO ALLOW A TWO- STORY, 2,100 SQUARE FOOT ADDITION AND TO PERMIT HEALTH CLUBS SUBJECT TO CONDITIONAL USE PERMIT APPROVAL AND AN APPEAL OF A CONDITION OF APPROVAL FOR CUP-111-92 AT 10022 GARDEN GROVE BOULEVARD		Date:	January 5, 1993

**OBJECTIVE**

To approve Planned Unit Development No. PUD-101-87/Revised '92 and to review an appeal of a condition of approval requiring the health club to be for the use of the guests and employees of the hotel only.

**BACKGROUND**

On November 19, 1992, the Planning Commission recommended approval of a revision to Planned Unit Development No. PUD-101-87 to allow a two-story, 2,100 square foot addition to the Ramada Inn for the purpose of locating a health club facility in the hotel. The Planning Commission also recommended approval of a request to modify the Planned Unit Development (PUD) to permit health clubs as an accessory use subject to Conditional Use Permit approval. The Planning Commission approved Conditional Use Permit No. CUP-111-92 to allow the establishment of a health club with specific operating conditions of approval.

The applicant has appealed a condition of approval of the Conditional Use Permit. This condition required the health club to be for the use of the guests and employees of the hotel only.

As this site is located in a PUD, ordinance approval is required for changes to the approved plans and changes to the permitted uses. The two-story addition is a change in the previously approved plans and the health club is a newly proposed use; therefore, ordinance approval of the request to construct the additional floor area and to change the permitted uses in the hotel is required.

CONSIDERATION OF PUD-101-87/REV'92  
TO ALLOW A TWO-STORY 2,100 S.F.  
ADDITION AND TO PERMIT HEALTH CLUBS  
SUBJECT TO CUP APPROVAL AND AN  
APPEAL OF A CONDITION OF APPROVAL  
FOR CUP-111-92  
AT 10022 GARDEN GROVE BOULEVARD  
January 5, 1992  
Page 2

As there has also been an appeal of the Conditional Use Permit, a City Council resolution upholding the Planning Commission's restrictions or upholding the applicant's appeal is also required.

#### DISCUSSION

The two-story addition is proposed to be located above the existing pool area. The pool area would be enclosed with glass on three sides; the fourth side is currently the first floor lobby area. A pedestrian area would remain between the pool area and the guest rooms on the first floor. The pool area would be accessible from the parking area as well as from the rear of the lobby.

The second story addition would have access from the main corridor of the hotel as well as from the existing second story office area above the lobby. A stairway from the pool area to the addition is also proposed as a fire exit.

The architectural design and building materials of glass and stucco would match the existing building. The front elevation facing Garden Grove Boulevard would remain unchanged as would the east elevation. The addition would be visible from the south and west.

The applicant is also requesting approval to permit the establishment of a health club with the approval of a Conditional Use Permit. The hotel is already permitted to provide some services to their guests including a restaurant, travel agency, magazine stands, gift and souvenir sales, jewelry and camera sales, auto rental agency and barber or beauty salons.

It is typical for hotels to provide recreational facilities (such as swimming pools and spas) and various retail uses. Many larger hotels provide additional recreational facilities for their guests such as indoor driving ranges, putting greens, bowling facilities and health clubs.

Health clubs are conditionally permitted in the O-P (Office Professional), C-1 (Neighborhood Commercial) and M-1 (Limited Industrial) zones. This use is automatically permitted in the C-2 (Community Commercial), C-3 (Heavy Commercial) and O-S (Open Space) zones. Prior to the establishment of the PUD at this location, the site was zoned C-2 (Community Commercial) which automatically



CONSIDERATION OF PUD-101-87/REV'92  
TO ALLOW A TWO-STORY 2,100 S.F.  
ADDITION AND TO PERMIT HEALTH CLUBS  
SUBJECT TO CUP APPROVAL AND AN  
APPEAL OF A CONDITION OF APPROVAL  
FOR CUP-111-92  
AT 10022 GARDEN GROVE BOULEVARD  
January 5, 1992  
Page 3

permitted health clubs. The area to the east and west is zoned C-3 (Heavy Commercial); the area to the north, across Garden Grove Boulevard is zoned C-2 (Community Commercial); the area to the south is zoned R-1 (Single Family Residential) and O-S (Open Space). All of these surrounding areas, with the exception of the R-1 (Single Family Residential) area, would permit health clubs either automatically or through the Conditional Use Permit process.

As indicated previously, the Planning Commission has approved a Conditional Use Permit to establish a health club in the hotel. The Commission's action was contingent upon the Council's approval of the revisions to the PUD. The health club would be located in the proposed area of addition on the second floor. Three rooms would be eliminated and the floor area incorporated into the health club. The health club would contain 3,450 square feet of floor area. When the addition is completed the hotel will provide 110 rooms, the health club, a restaurant, a night club, and an enclosed swimming pool.

The Commission's approval of the Conditional Use Permit permitting the establishment of a health club restricted the use of the health club to the registered guests and employees of the hotel only. The applicant has appealed this requirement. The applicant requested that the health club be open to the general public at any time during normal business hours. The purpose of the health club, according to the applicant, is to generate additional revenue and to provide additional services to the guests of the hotel. The applicant has indicated that memberships would be sold to individuals wishing to utilize the health club facilities and, as many of the hotel guests arrive at the site in buses, no additional parking would be required.

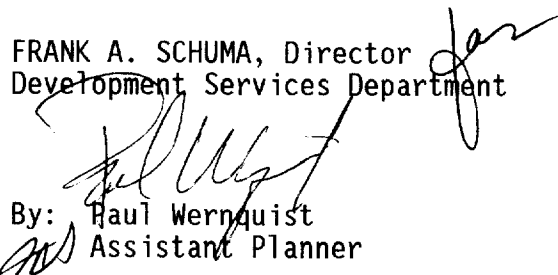
The request for public use of the health club raised some issues that may create problems for the site as well as for maintaining an orderly operation of the business. The site provides 164 parking spaces for the hotel, restaurant, night club, health club and other retail uses. The original approval of the PUD allowed a reduction in required parking as the PUD was approved as a hotel and restaurant only. Since that time other retail uses have been added as well as a night club and the health club. The Planning Commission expressed concern that should the health club be open to the public, a parking problem may result. If all the uses are calculated individually, 244 parking spaces would be required compared to the existing 164 spaces provided. The Commission, therefore, limited the use of the health club to the guests of the hotel.

CONSIDERATION OF PUD-101-87/REV'92  
TO ALLOW A TWO-STORY 2,100 S.F.  
ADDITION AND TO PERMIT HEALTH CLUBS  
SUBJECT TO CUP APPROVAL AND AN  
APPEAL OF A CONDITION OF APPROVAL  
FOR CUP-111-92  
AT 10022 GARDEN GROVE BOULEVARD  
January 5, 1992  
Page 4

RECOMMENDATION

1. The Planning Commission recommended approval of Planned Unit Development No. PUD-101-87/Revised '92; an ordinance is attached should the City Council concur with the Commission's recommendation.
2. The Planning Commission conditionally approved Conditional Use Permit No. CUP-111-92 restricting the use of the health club to the registered guests and employees of the hotel. After Council review of the appeal, staff should be directed to prepare the appropriate resolution either upholding the Planning Commission's restriction or upholding the applicant's appeal.

FRANK A. SCHUMA, Director  
Development Services Department

By:  Paul Wernquist  
Assistant Planner

Attachments: Staff Report  
Planning Commission Resolution No. 4286  
Planning Commission Minute Excerpts of November 19, 1992  
Site Plan  
Appeal  
Draft Ordinance

APPROVED FOR AGENDA LISTING

  
George L. Tindall  
City Manager



# DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 8  
HEARING DATE November 19, 1992  
CASE NO. PUD-101-87/Revised '92  
CUP-111-92  
APPLICANT Paul Kim & Associates

SITE LOCATION N/S Garden Grove Blvd  
E/O Kerry St. @ 10022 G. G. Blvd.  
GENERAL PLAN Commercial  
ZONE PUD-101-87  
CEQA DETERMINATION Neg Declaration

## REQUEST:

Planned Unit Development Revision to allow a health club in PUD-101-87 (Ramada Inn) subject to Conditional Use Permit approval and to allow a 2,100 square foot two-story addition to be used as a portion of the health club; and Conditional Use Permit approval to establish a 3,450 square foot health club.

## VARIANCES(S)/WAIVER(S):

None

## PROJECT STATISTICS

	<u>Provided</u>	<u>Code</u>
<u>LOT SIZE:</u>	1.98 acres	1.98 acres
<u>BUILDING(S) SQUARE FOOTAGE:</u>		
Existing:	44,750 s.f.	N/A
Proposed:	2,100 s.f.	N/A
<u>COVERAGE:</u>	21,540 s.f. (28%)	21,540 s.f. (28%)
<u>BUILDING SETBACKS:</u>		
North (front):	75 feet	75 feet
South:	82.5 feet	82.5 feet
East:	10 feet	10 feet
West:	52.9 feet	52.9 feet

PARKING:

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

BUILDING HEIGHT:

Two Story:	27 feet	27 feet
Four Story:	49 feet	49 feet

BACKGROUND:

In May of 1987 the Planning Commission approved a request to construct a four-story, 141 room hotel and restaurant. The construction was to take place in two phases with 116 rooms and the restaurant to be constructed in phase one. Phase two was to consist of an additional 25 rooms for the hotel. A condition of approval was attached to the approval that the applicant show proof of ownership of adjoining parcels prior to the issuance of building permits. In June of 1988 the applicant requested modification to this condition to allow the issuance of permits but to deny occupancy of phase one until the applicant could show ownership of the adjoining parcels.

In October 1989 the applicant again appeared before the Planning Commission requesting further modification of this condition of approval. The applicant indicated that they were having a difficult time acquiring all of the adjoining properties as some of these property owners were unwilling to sell their properties. The Planning Commission deleted this condition and allowed the occupancy of the hotel and restaurant without ownership of the adjoining properties. However, at anytime the applicant could acquire these properties a new site plan would be filed and approved prior to any new construction.

In February 1990 the Zoning Administrator reviewed a request for Conditional Use Permit approval to permit the sale of alcohol and provide entertainment in the restaurant and hotel. This request was approved with conditions which allowed the applicant to serve alcohol in the hotel, restaurant and in the banquet facilities; the approval also permitted the applicant to have live entertainment.

In June of 1990 the applicant requested additional signage to advertise the restaurant as the original PUD only permitted hotel identification. The Planning Commission approved restaurant identification in the form of channel letter signage on the north elevation of the hotel.

The applicant again appeared before the Commission in December of 1991 requesting the same signage rights as other commercial properties in the area as well as certain specific ancillary uses as a part of the hotel. The Planning Commission approved the request for ancillary uses but denied the request for additional signage. The applicant appealed the Commission's decision to the City Council. In January 1992 the City Council overturned the Planning Commission's denial of the sign portion of the request and permitted temporary banners and window signage.

The banquet facilities are in the process of being converted to a night club. The night club will be open to the public and will have live music and dancing. The original Conditional Use Permit permits these activities in the hotel and restaurant. As the ABC license is a Type "47" (Bone Fide Public Eating Place) a complete food menu will be maintained in this area. As a part of this change of use in the banquet area, three (3) rooms above this area will be eliminated to raise the ceiling height.

#### DISCUSSION:

##### Planned Unit Development Revision:

As this location is zoned as a Planned Unit Development, Planning Commission and City Council approval is required for changes to the approved plans and uses. The proposed two-story addition and the health club are both new uses; therefore, the Planning Commission and City Council are required to approve the request to construct any additional floor area and to change the permitted uses in the hotel.

##### Revision of Uses:

The hotel is permitted various uses to better serve their customers. These uses were approved by the Planning Commission and include a restaurant, travel agency, ticket agency, book and magazine stands, gift and souvenir sales, jewelry sales, camera sales, auto rental agency and barber or beauty salons. The applicant is now proposing a health club as an ancillary use, subject to approval of a Conditional Use Permit.

It is typical for hotels to provide recreational facilities (such as swimming pools and spas) and various support retail uses. Many larger hotels provide additional recreational facilities for their guests such as indoor golf driving ranges, putting greens, bowling facilities and health clubs.

Health clubs are conditionally permitted in the O-P (Office Professional), C-1 (Neighborhood Commercial) and M-1 (Limited Industrial) zones. This use is automatically permitted in the C-2 (Community Commercial), C-3 (Heavy Commercial) and O-S (Open Space) zones. Prior to the establishment of the PUD at this location the site was zoned C-2 (Community Commercial) which automatically permits health clubs. The area to the east and west is zoned C-3 (Heavy Commercial); the area to the north, across Garden Grove Boulevard

is zoned C-2 (Community Commercial); the area to the south is zoned R-1 (Single Family Residential) and O-S (Open Space). All of these surrounding areas, with the exception of the R-1 (Single Family Residential) area, would permit a health club either automatically or through the Conditional Use Permit process.

Site Plan Revision:

The proposed 2,100 square foot addition is proposed to be located above the existing pool area and would be enclosed with glass on three sides; the fourth side is currently the first floor lobby area. A pedestrian area would remain between the pool area and the guest rooms on the first floor. The pool area would have access from the parking area as well as from the rear of the lobby.

The second story addition would have access from the main corridor of the hotel as well as access from the exiting second story office area above the lobby. A stairway from the pool area to the addition is also proposed as a fire exit.

The proposed architecture and building materials of glass and stucco would match the existing building. The front elevation oriented towards Garden Grove Boulevard would remain unchanged as would the east elevation. The proposed addition would be visible from the south and west.

Based on the materials submitted by the applicant, the nature of the site and surrounding area, and the information contained in this report it appears that the proposed design and uses are compatible with the character of existing development in the vicinity and will be well integrated into the existing structure. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets. Provisions are made for both public and private open space. A provision is also made for the protection and maintenance of private areas reserved for common use. The quality of the project achieved through the Planned Unit Development process is greater than could be achieved through the traditional zoning process.

Requirement for a Conditional Use Permit:

The health club requires the filing of a Conditional Use Permit. The health club will be located in the proposed area of addition on the second floor. The applicant is also proposing to eliminate three (3) existing rooms and incorporate this floor area into the health club. The health club would contain 3,450 square feet of floor area. When the addition is completed the hotel will provide 110 rooms, the health club, a restaurant, the night club, and an enclosed swimming pool.

The applicant is proposing the health club as a unisex occupancy with males and females having use of the facilities at different times. For example, males might have access to the facility between the hours of 6 a.m. and 2 p.m. with female occupancy occurring between 2 p.m. and 10 p.m. All of the staff within the health club would be required to be of the same gender as those

persons using the facility. The health club is also proposed to be open to the public for their general usage at any time during normal business hours.

The floor plan indicates the health club would provide an exercise area, a resting area, massage area, a locker room, hot and cold baths, dry and steam saunas, showers, restrooms and a lounge area. The massage area would have three tables which would have privacy curtains around each table. The rest area would provide an area for the clients to rest after exercise or awaiting a massage. This rest area is adjacent to the massage and the exercise areas. The lounge would provide the clients an area to purchase and consume soft drinks or fruit juices. No alcohol will be served in this area. Access to the health club would be provided from the main corridor on the second floor. Emergency exits would also be provided from the exercise and restroom area.

ISSUES:

Parking:

As indicated previously, the applicant is proposing the use of the health club be open to the general public at any time during normal business hours. This request raises some issues that may create problems for the site as well as for maintaining an orderly operation of the proposed business. The site provides only 164 parking spaces for the hotel, restaurant, night club, health club and other retail uses. The original approval of the PUD allowed a reduction in required parking as the PUD was approved as a hotel and restaurant only. Since that time other retail uses have been added as well as the proposed night club and health club. Should the health club be open to the public a parking problem could result. If all the uses are calculated individually 244 parking spaces would be required compared to the existing 164 spaces provided. Staff therefore, recommends and as included as a condition of approval the health club be limited to the registered guests of the hotel only.

Massage/Resting Area:

The massage activity and all employees of the hotel and health club must comply with all relative provisions of the Municipal Code. The applicant has been advised of these requirements and has been provided with these documents.

The Police Department has expressed a concern over the resting area adjacent to the massage area. The Police Department typically is concerned about enclosed rooms or booths and the possibility of illegal activities being conducted in these areas. The Police Department is requesting that this room be eliminated and incorporated into the exercise area; this would include removing the existing wall between the exercise area and the resting area. A condition of approval has been added reflecting their request.

Noise:

Also of concern is the potential for additional noise from the health club affecting the adjoining rooms. The health club shares a common wall with sleeping rooms and to ensure the well being and privacy of the surrounding rooms staff recommends and has added as conditions of approval that the entire health club and night club be soundproofed. Staff has also included conditions of approval regulating the hours of operation of the health club as stipulated in the Municipal Code Sections regulating these types of uses.

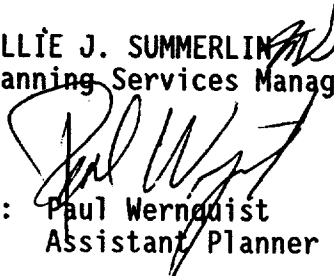
CONDITIONAL USE PERMIT:

Based on the materials submitted by the applicant, the nature of the site and surrounding area, and the information contained in this report, it appears that the request to establish a health club is consistent with the City's General Plan and Redevelopment Plan. As conditioned, the use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, loading facilities, landscaping and other development features prescribed in Title 9 or as is otherwise required in order to integrate the use with the uses in the surrounding area.

CONCLUSION:

Staff has reviewed the proposed revision to the Planned Unit Development to allow a health club as an ancillary use and to construct a 2,100 square foot two-story addition, and the request for a Conditional Use Permit to operate a health club in relation to the goals and objectives of the Garden Grove Municipal Code, the Planned Unit Development No. PUD-101-87, and all other applicable ordinances and finds the requests to be in compliance with these documents.

MILLIE J. SUMMERLIN  
Planning Services Manager

By:   
Paul Wernquist  
Assistant Planner

APPROVED FOR AGENDA LISTING

  
FRANK A. SCHUMA, Director  
Development Services Department

pud10187.sr  
11/05/92



Date Completed September 29, 1992

**INITIAL STUDY OF ENVIRONMENTAL EFFECTS**  
(To Be Completed by Lead Agency)

**I. BACKGROUND**

1. Name of developer or project sponsor: Paul Kim & Associates  
Address and phone number of above: 4630 Campus Drive #211  
Newport Beach, CA 92660; (714) 852-1103
2. Address or location of project: s/s Garden Grove Boulevard, e/o Kerry  
Street at 10022 Garden Grove Boulevard
3. Name of project leader or coordinator: Paul Wernquist
4. Lead Agency: City of Garden Grove
5. Date Environmental Information Form submitted: June 2, 1992
6. Agency Requiring Form: City of Garden Grove
7. Name of proposal, if applicable: PUD-101-92/REV.'92 and CUP-111-92
8. Project Proposal: CUP and Amendment to PUD to allow health spa and  
construction of a 2,103 square foot, two-story addition.

**II. ENVIRONMENTAL IMPACTS**

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____	<u>X</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	<u>X</u>	_____
c. Change in topography or ground surface relief features?	_____	_____	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	_____	<u>X</u>	_____
<b>2. Air. Will the proposal result in:</b>			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
d. Exposure of people to high ambient levels of air pollution?	_____	_____	<u>X</u>
<b>3. Water. Will the proposal result in:</b>			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	<u>X</u>	_____
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Alteration of the direction or rate of flow of ground water?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	<u>X</u>
<b>4. Plant Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction of acreage of any agricultural crop?	_____	_____	<u>X</u>
<b>5. Animal Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. <b>Noise.</b> Will the proposal result in:			
a. Increases in existing noise levels?	_____	<u>X</u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>
7. <b>Light and Glare.</b> Will the proposal produce new light or glare?	_____	_____	<u>X</u>
8. <b>Land Use.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u>X</u>
9. <b>Natural Resources.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>
10. <b>Risk of Upset.</b> Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>X</u>
11. <b>Population.</b> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u>X</u>
12. <b>Housing.</b> Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	<u>X</u>
13. <b>Transportation/Circulation.</b> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	<u>X</u>	_____
b. Effects on existing parking facilities or demand for new parking?	_____	<u>X</u>	_____
c. Substantial impact upon existing transportation systems?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	<u>X</u>	_____
<b>14. Public Services.</b> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	<u>X</u>	_____
b. Police Protection?	_____	<u>X</u>	_____
c. Schools?	_____	_____	<u>X</u>
d. Parks or other recreational facilities?	_____	_____	<u>X</u>
e. Maintenance of public facilities, including roads?	_____	_____	<u>X</u>
f. Other governmental services?	_____	_____	<u>X</u>
<b>15. Energy.</b> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
<b>16. Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications system?	_____	_____	<u>X</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
17. <b>Human Health.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>  X  </u>
b. Exposure of people to potential health hazards?	_____	_____	<u>  X  </u>
18. <b>Aesthetics.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>  X  </u>
19. <b>Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>  X  </u>
20. <b>Cultural Resources.</b> Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	_____	<u>  X  </u>
21. <b>Mandatory Findings of Significance.</b>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>  X  </u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	<u>  X  </u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact			

on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
_____	_____	<u>X</u>

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____	_____	<u>X</u>
-------	-------	----------

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

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 under the flight path for an airport?

_____	_____	<u>X</u>
-------	-------	----------

5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?

_____	_____	<u>X</u>
-------	-------	----------

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes", "maybe", and "no" answers and possible mitigation measures of any significant adverse effects.)

SEE ATTACHMENT "A"

V. DETERMINATION

(To be completed by the Lead Agency.)

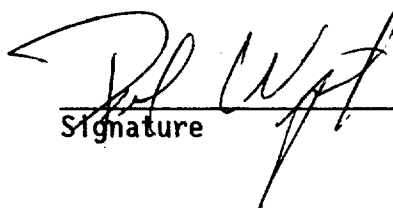
On the basis of this initial evaluation:

Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Yes Maybe No

- Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
  
- Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

September 29, 1992  
Date

  
Signature

For City of Garden Grove



ATTACHMENT A

INITIAL STUDY CHECKLIST RESPONSES

CASE NO. CUP-111-92

PUD-101-87 REV'92

II. ENVIRONMENTAL IMPACTS

1. Earth ( Yes  Maybe  No)

- a-g Disruptions in the soil will result during the site preparation and grading. The developer must submit grading, drainage, and underground utility plans to the Engineering Services Division prior to the issuance of any permits.

A project of this size would not create any substantial impacts to the soil or topography of the area, other than to provide adequate drainage.

According to the seismic and safety element of the General Plan, the Shady Canyon fault is the only fault line known to exist within the Garden Grove city limits. This fault has no history of seismic activity and is not considered to be active. The city lies in proximity to the Newport/Inglewood fault, as well as larger general fault lines which may affect buildings within Garden Grove. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

2. Air ( Yes  Maybe  No)

- a-d The size and scope of this project will not create a substantial impact on the air movement or the quality of the area.

3. Water ( Yes  Maybe  No)

- a-i The developer is required to comply with all the provisions of the Garden Grove Water Department and the Engineering Services Division to address any concern resulting from the design of this project. Water line location plans and grading plans are required to be submitted to insure safe and proper location of water service facilities and surface drainage.

4. Plant Life ( Yes  Maybe  No)

- a-d The project will not substantially impact any environmentally sensitive species of plants. Any existing vegetation required to be removed as a consequence of new construction will be replaced with new plant materials and located in areas designed to promote their sustenance and longevity. The project will have a de minimis effect on plant life in relation to fish and game.

5. Animal Life ( Yes  Maybe  No)

a-d The project will not substantially impact any environmentally sensitive animal species. No known endangered animal species have been identified to reside on or adjacent to the site. The project will have a de minimis effect on plant life in relation to fish and game.

6. Noise ( Yes  Maybe  No)

a & b A project of this nature will not create a sizable increase in noise levels beyond those prescribed by the noise element of the General Plan. Increases in existing noise levels will result during construction. The developer must observe code provisions as they pertain to hours of construction. Also, the project will be surrounded by a six (6) foot block wall to insure privacy and no noise intrusion from the project.

7. Light & Glare ( Yes  Maybe  No)

The developer must adhere to code provisions for restricting light and glare onto the subject site. The developer is responsible for providing adequate security lighting as per the provisions of the Police Department.

8. Land Use ( Yes  Maybe  No)

The project complies with the goals and objectives of the Garden Grove General Plan for Land Use applicable to Commercial development.

9. Natural Resources ( Yes  Maybe  No)

The project will not result in a substantial increase in the usage of any natural resources, including water. The developer must comply with all Water Department provisions.

10. Risk of Upset ( Yes  Maybe  No)

a & b The nature of this project will not result in the storage or release of hazardous substances. All storage of hazardous substances must adhere to the provisions of the Fire Department as well as the safety element of the General Plan.

11. Population ( Yes  Maybe  No)

The proposed project will not significantly alter the population of the City, as the project complied with goals and objectives as outlined in the growth policy element of the General Plan.

12. Housing ( Yes  Maybe  No)

The project will not have any effect on the number or quality of the residential housing stock within the City.

13. Transportation/Circulation ( Yes  Maybe  No)

The developer is required to comply with all conditions of approval of the Traffic Engineer to address any traffic issues this project will generate. Impact on any traffic circulation patterns will be addressed by the City Traffic Engineer to ensure compliance with the goals and objectives of the circulation element of the General Plan.

14. Public Services ( Yes  Maybe  No)

The project has been reviewed by the Development Services Department, Engineering Services Division, Police Department, Fire Department and Building Services Division, as well as the Garden Grove Sanitary District to insure adequate facilities for sewer, water, trash, police and fire protection exist. The applicant will be required to comply with all public service conditions of approval.

15. Energy ( Yes  Maybe  No)

The project will not create a substantial impact upon existing energy sources, nor will it require the creation of any new energy sources.

16. Utilities ( Yes  Maybe  No)

The project will not substantially impact public utilities. Existing utilities are in place and are adequate to serve the proposed development. All new on-site utilities servicing the project are required to be located underground with ground-mounted electrical transformers to be screened from view and not located in any landscape frontages.

17. Human Health ( Yes  Maybe  No)

By adhering to all applicable code provisions, the proposed project will not be a detriment to public health, safety, or welfare.

18. Aesthetics ( Yes  Maybe  No)

The project is located within a developed urban area. No scenic views or vistas will be obstructed by the construction of this development.

19. Recreation ( Yes  Maybe  No)

The proposal will not impact existing public recreational facilities.

20. Cultural Resources ( Yes  Maybe  No)

The subject site is not located on or near any area of any archeological significance.

21. Mandatory Findings of Significance

- a. The project site is not located in an area that would substantially degrade the existing plant or wildlife. The project will have a de minimis effect in relation to fish and game.
- b. The project will not be disadvantageous to any long-term environmental goals as set forth in the General Plan.
- c. The cumulative impacts for this project will be addressed in the Conditions of Approval placed on this project.
- d. This project would not normally impact human health provided it complies with the applicable building and health codes as set forth by the State.

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

1. Soil Liquefaction

Liquefaction is the transformation of stable soil into a fluid-like state resulting from earth movement. The subject site is located within a low area of probability of such a ground failure occurring. As per the seismic safety element of the General Plan, the developer will be required to comply with all applicable Uniform Building Code requirements to ensure public safety.

2. Earthquake

As stated in II.1., the City of Garden Grove lies in close proximity to the Newport/Inglewood fault. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

3. Flood

The site is not located on a 100-year flood plain as determined by the Federal Emergency Management Agency (FEMA).

4. Flight Path

The site is not within proximity of any airport as it is an urbanized residential area, as identified in the Garden Grove General Plan.

5. Landfill

The site is not located in proximity to any known landfill areas.

RESOLUTION NO. 4286

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING APPROVAL OF PUD-101-87/REV.'92 AND APPROVAL OF CUP-111-92, FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 19, 1992, does hereby recommend approval of Planned Unit Development No. PUD-101-87/Rev.'92 and approve Conditional Use Permit No. CUP-111-92, subject to City Council approval of the revision of the Planned Unit Development.

BE IT FURTHER RESOLVED in the matter of PUD-110-872/Rev.'92 and CUP-111-92, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Paul Kim and Associates.
2. The applicant requests revision of Planned Unit Development No. PUD-101-87 to allow health clubs as an ancillary use subject to Conditional Use Permit approval and to allow a 2,100 square foot, two-story addition; and Conditional Use Permit approval to establish a 3,450 square foot health club.
3. The project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. Further, the Planning Commission finds a de minimis impact in relation to fish and game.
4. The subject property has a General Plan Land Use designation of Commercial and is zoned PUD-101-87. The subject site is improved with a hotel and restaurant.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on November 19, 1992, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 19, 1992; 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 Sections 9.24.030 and 9.12.020, are as follows:

ACTION

PLANNED UNIT DEVELOPMENT REVISION:

FACTS:

The subject site is approximately 1.38 acres in area.

The proposed additions and uses meet the spirit and intent of the provisions, conditions, and requirements of Title 9 of the Garden Grove Municipal Code and other applicable ordinances.

The site is improved with a hotel and restaurant.

FINDINGS AND REASONS:

1. The development complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and other applicable ordinances.

The development complies with Title 9 requirements pertaining to setbacks, landscaping and building height.

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

The site meets Planned Unit Development requirements for parking, access and circulation.

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

The development is located in an urbanized area. There are sufficient public improvements for the proposed addition.

4. The development has a reasonable degree of physical, functional, and visual compatibility with existing uses.

The addition would utilize the same building materials as the existing structure.

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

The addition would match the color and style of the architecture of the existing building.

6. The development will not adversely impact Public Services' ability to perform their required function.

The area of addition shall be fire-sprinklered. Any new water lines will be sized and approved by the Water Services Division.

- 7. The location, design and proposed uses are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

The surrounding areas along Garden Grove Boulevard are zoned commercial and allow similar uses as proposed at this location.

- 8. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding or access streets;

The addition will not produce additional traffic as the area provided is for the use of the guests only.

- 9. The provision is made for both public and private open spaces;

The addition would allow additional area for common open space without reducing private open space.

- 10. Provision is made for the protection and maintenance of private areas reserved for common use.

The addition will be sound-proofed for the protection of private open space.

CONDITIONAL USE PERMIT:

FACTS:

The proposed use is a conditionally permitted use in commercial zones.

Hotels often have health clubs for their guests.

The hotel is permitted various ancillary uses.

FINDINGS AND REASONS:

- 1. The use will be consistent with the City's adopted General Plan and Redevelopment Plan.

The health club is permitted with Conditional Use Permit approval in commercial zones. The site is zoned PUD-101-87 and has a General Plan Designation of Commercial.



2. The requested use at the location proposed will not:

Adversely affect the public health, peace, comfort or welfare of persons residing or working in the surrounding area, or

Unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The health club will be completely sound-proofed so that the activities within this area will not affect the surrounding properties or uses.

There is sufficient parking on-site and public improvements in the area to provide access to and parking for the proposed use.

The health spa complies with all Title 9 requirements and will not impact the surrounding properties or uses.

The conditions of approval as stated below will ensure the safe operation of the business so that the operations will not impact public health or the general welfare of the persons residing or working in the area.

3. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features described in this title or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The existing site and improvements are in place. The health club will be required to be sound-proofed so as not to impact the adjoining uses and properties.

4. The site is adequately served by:

Highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated,

Other public or private service facilities as required.

The site is in an urbanized area and all public streets and highways are existing and developed to their fullest extent. All private facilities necessary for the operation of the business will be installed prior to occupancy of the addition.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Planned Unit Development revisions and Conditional Use Permit possesses characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9.12.020 and 9.24.030.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to PUD-101-87/Rev '92 and CUP-111-92:

CONDITIONS OF APPROVAL:

- A. All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
- B. Approval of this Planned Unit Development revision and Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- C. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new Planned Unit Development or Conditional Use Permit application shall be filed, which reflects the revisions made.
- D. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall-mounted lights, or preferably, a ground lighting system. This includes providing lighting throughout all parking areas.
- E. Utilities and mechanical equipment:
  - 1. All new on- and off-site utilities shall be installed or relocated underground.
  - 2. All new above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in either the front/street setbacks or the front parking area and shall be screened to the satisfaction of the Development Services Department.

3. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Development Services Department 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.
  4. All new ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
- F. All provisions of the Development Services' Traffic Engineering Division shall be complied with. This includes, but not limited to, the following:
1. Reconstruct areas of parking lot to drain property to the gutter. This work shall be performed to the satisfaction of the City Engineer.
- G. All provisions of the Garden Grove Fire Department shall be met. This includes, but is not limited to, the following:
1. Any access gates provided in the development shall have a Fire Department approved Knox override key system;
  2. Fire sprinkler system riser shall be located inside the building or in a room accessible from the outside of the building. Automatic Fire Sprinklers shall be provided in all buildings. Fire sprinkler plans shall be submitted, reviewed and approved prior to issuance of building permits. If necessary, the plans shall be coordinated with Water Services Division and Building plan check.
  3. Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to an approved central alarm station prior to Fire Department final.
  4. Fire sprinkler system shall be designed to utilize not more than 90 percent of the available water supply as indicated by a submittal graph as required by NFPA Standard #13.
  5. Address shall be visible from the street (in contrasting colors).
  6. Fire extinguishers shall be provided, locations and ratings to be determined by fire inspector.
- H. All provisions of the Garden Grove Police Department shall be met. This includes that the development shall comply with the Police Department's security provisions checklist.

1. The business address shall be painted on the roof of each structure within the development. The paint will be of contrasting color and the numbers will be at least two feet (2') long (flat roof buildings only);
  2. There shall be no mixed usage of the health club by female/male clientele due to lack of private facilities and the openness of the entire area.
  3. All employees within the health spa shall be the same gender as those who are using the facility at any given time.
  4. The ownership, management and all employees of the health club must comply with Garden Grove Municipal Code (GGMC) Sections 5.12.010-5.12.120. This GGMC regulation controls bath houses and massage parlors relative to police permits, hours of operation, inspections, etc.
  5. The health spa shall only be used by registered guests and by employees of the hotel.
  6. This CUP shall expire three (3) years after issuance unless, upon application, a CUP is extended by order of the Planning Commission upon finding that the use has been operated in compliance with all conditions of approval and applicable codes.
- I. All provisions of the Garden Grove Public Services' Water Services Division shall be met. This includes, but is not limited to, the following:
1. All improvements and modifications shall be borne by the developer/owner;
  2. All one and a half inch (1 1/2") meter(s) and larger shall have an approved backflow device per City standard B-771 A or B and inspected by City cross connection specialist prior to receiving water service;
  3. Any new water meter(s) shall be located in the public right-of-way as designated and approved by the Water Services Division. If on-site meter(s) location and/or water lines are necessary or required, then the developer/owner shall provide the proper easements as indicated by the Water Services Division.
- J. All provisions of the Garden Grove Sanitation District shall be met. This includes, but not limited to, the following:
1. All trash enclosures shall be six feet (6') high, and constructed of approved concrete block material or exterior

finish and have metal gates, and subject to Development Services Department approval.

- K. The building plans, site plans and all construction shall comply with the current editions of the U.B.C., U.P.C., U.M.C., N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.
- L. No exterior piping, plumbing, or mechanical duct work shall be permitted on any exterior facade and/or visible from any public right-of-way or adjoining property.
- M. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as County Noise Ordinance as adopted:
  - 1. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
  - 2. Sunday and Federal Holidays may work same hours but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
- N. The developer/owner shall enter into a maintenance agreement with the City of Garden Grove to ensure proper maintenance and upkeep of the property.
- O. The subject Planned Unit Development and Conditional Use Permit shall expire one year after date of Resolution approval if building permits have not been issued.
- P. The health club and night club shall be fully sound-proofed so as not to create a nuisance to the adjoining rooms.
- Q. There shall be no exterior entrance to the health club. The doors in the lounge area and exercise area shall be for emergency exiting only. These doors shall be equipped with panic hardware and shall remain locked at all times.

ADOPTED this 19th day of November, 1992.

/s/ ANTHONY INGEGNERI  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on November 19, 1992, and carried by the following votes:

CEQA - NEGATIVE DECLARATION

AYES: COMMISSIONERS: INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV.'92

AYES: COMMISSIONERS: INGEGNERI, ANDERSON, BLAKESLEY, KILLINGBECK, KREBS, MARSHALL  
NOES: COMMISSIONERS: BUTTERFIELD  
ABSENT: COMMISSIONERS: NONE

CONDITIONAL USE PERMIT NO. CUP-111-92

AYES: COMMISSIONERS: INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

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

EXCERPTS  
PLANNING COMMISSION MINUTES

---

Staff reports on PUD-101-87/Revised'92 and Conditional Use Permit No. CUP-111-92 were presented together.

PUBLIC HEARING: CEQA - NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REVISED'92  
APPLICANT: PAUL KIM & ASSOCIATES  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET  
10022 GARDEN GROVE BOULEVARD  
DATE: NOVEMBER 19, 1992

Staff announced that the request is a revision to PUD-101-87 to allow health spas as a conditional use and to construct a 2,100 square foot second-story addition for a health spa. The site is located in the Planned Unit Development zone and is approximately 77,513 square feet.

PUBLIC HEARING: CEQA - NEGATIVE DECLARATION  
CONDITIONAL USE PERMIT NO. CUP-111-92  
APPLICANT: PAUL KIM & ASSOCIATES  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET  
10022 GARDEN GROVE BOULEVARD  
DATE: NOVEMBER 19, 1992

Staff announced that the request is to allow a health spa to operate in Planned Unit Development No. PUD-101-87/Revised'92.

The City of Garden Grove has prepared Negative Declarations because the requests will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act.

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

Mr. Young Hoon Cho and Mr. Paul Kim addressed the Commission. Mr. Cho commented that they have lost a lot of money because of the economy since they opened. He noted that they are trying to attract the clients who stay a long time. He commented that if the request is approved for people outside of the hotel to use the spa, the bank will give them the financing but noted that it will not be feasible if it is only for hotel guests.

Commissioner Krebs questioned whether it will be a membership spa and not only for hotel guests. Mr. Cho affirmed that it is not feasible only for hotel guests and commented that they would like to sell memberships.

Commissioner Marshall questioned how it will improve business. Mr. Cho commented that they need more cash flow and needed this facility.

Commissioner Killingbeck commented regarding the parking. Mr. Cho noted that their occupancy is around 40% and most of them come on the bus. He commented that they have never had a full parking lot.

Commissioner Killingbeck commented regarding new signage. Mr. Kim noted that if the Commission approves the health spa, they will request a new sign to advertise it. He also commented that they have never had more than 60% occupancy. He noted that the guests come on a vacation package as a group and use busses. He indicated that one half of the guests do not have their own auto and one half the customers for the spa will be hotel guests which will not require more parking.

Commissioner Marshall commented that if the banquet room is turned into a night club, there will be an extra parking requirement. Mr. Cho commented that they have parking for the banquet room which is the same requirement as a night club. Mr. Kim commented that the requirement will be a little more because of the entertainment.

Chairman Ingegneri commented that the staff report states that the recommendation is not to have outside people using the spa. Mr. Kim commented that during their meetings with the Planning staff, they requested that the spa be open to the public. He noted that staff recommended against it because of the parking. He felt that they could justify the parking requirement.

Commissioner Krebs questioned what the requirement would be for a hotel wanting a health spa and a night club. Staff noted that it would require 244 parking spaces and there are 164 available at the Ramada.

Commissioner Butterfield questioned how they would know that the spa guests are all hotel guests. Mr. Kim noted that the hotel guest would show a key and could only enter by the front desk.

Commissioner Marshall questioned how people from outside the hotel would know if it is a day for males or females. Mr. Cho commented that they will assign five specific days for the men and two specific days for the ladies.



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

Chairman Ingegneri commented that the item should be returned to staff because the request is for the spa to be used by other than hotel guests and there is a parking issue. The Director commented that it has been identified in the staff report. He noted that the applicant does not concur with staff's recommendation. He noted that staff recommended that it be used only for hotel guests because it would not overburden and impact the parking.

Commissioner Marshall moved, seconded by Commissioner Blakesley, to approve the Negative Declaration for PUD-101-87/Revised 92 and a finding that the request will have a DeMinimis impact on fish and game. The motion carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

Commissioner Marshall moved, seconded by Commissioner Killingbeck, to recommend approval of PUD-101-87/Revised '92 pursuant to the facts and reasons as stated in the Resolution, and authorize the Chairman to execute the Resolution. The motion Carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	BUTTERFIELD
ABSENT:	COMMISSIONERS:	NONE

Commissioner Marshall moved, seconded by Commissioner Blakesley, to approve the Negative Declaration for CUP-111-92 and a finding that the request will have a DeMinimis impact on fish and game. The motion carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

Commissioner Marshall moved, seconded by Commissioner Killingbeck, that CUP-111-92 be approved pursuant to the facts and reasons as stated in the Resolution, and authorize the

Chairman to execute the Resolution. The motion Carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

A P P E A L

Request for City Council or Planning Commission  
Public Hearing

TO: CITY CLERK  
CITY OF GARDEN GROVE

Pursuant to Section 9.24.110 of the Municipal Code (see reverse,) I hereby appeal the decision of the CIRCLE ONE (Planning Commission/Zoning Administrator) in Case No. PUD-101-89/Rw. and petition the CIRCLE ONE (City Council/Planning Commission) for a public hearing to consider CIRCLE ONE (approving/denying/modifying the subject application for the following reasons:

92/Cup-111-92

Reasons to appeal

- 1) Without opening to the public, This project is not feasible
- 2) We lost more than \$2 Million in last 3 years and we need to increase our revenue to stay survived
- 3) More than 50% of the hotel guests are from the group tours for which we don't need any parkings at all  
We have never been full in parking since opening of the Hotel

(Use additional sheets if necessary)

Date: Dec. 16, 1992

Appeal Fee: \_\_\_\_\_  
(see reverse)

Appellant: YONG HOON OH

Address: 17507 Refimo Ave

City: Torrance

Zip: 90504

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

STATE OF CALIFORNIA,  
County of Orange

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

.....ORANGE COUNTY NEWS.....

.....  
a newspaper of general circulation, printed

and published ..... TWICE WEEKLY .....

in the City of ..... GARDEN GROVE .....  
County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of

California, under the date of 12/15/89 .....

Case Number A-31502 .....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

.....  
all in the year 19<sup>92</sup> .....

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

Dated at ..... GARDEN GROVE .....

California, this 23<sup>rd</sup> day of Dec., 19<sup>92</sup> .....

.....  
Signature

This space is for the County Clerk's Filing Stamp

**Proof of Publication of**

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

"TUESDAY, 7:00 p.m. January 5, 1992  
PUD-101-87/REV. 88 AND APPEAL ON CUP-111-82

THE APPLICANT, PAUL KIM & ASSOCIATES, 4882 GARDEN DRIVE, NEWPORT BEACH, IS REQUESTING REVISION TO PUD-101-87 TO ALLOW HEALTH SPAS AS A CONDITIONAL USE & TO CONSTRUCT A 2,100 S.F. SECOND-STORY ADDED TO ALLOW THE CONSTRUCTION OF A HEALTH SPA ON AN APPROX. 27,533 S.F. SITE LOCATED IN THE UNPLANNED UNIT DEVELOPMENT ZONE. ALSO REQUESTED IS A CONDITIONAL USE PERMIT TO ALLOW A HEALTH SPA TO OPERATE AT THE LOCATION. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD.

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA.

(pursuant to Resolution No. 4288, the Planning Commission recommended approval of said PUD revision and CUP-111-82. An Appeal was filed by the applicant against the conditions of approval on the 21st day of December, 1991.)

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in Court, you may be limited to issues only those issues you or someone else raised at the public hearing mentioned in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

FURTHER information on the above application may be obtained or viewed at the office of DEVELOPMENT SERVICES, telephone 741-5312.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.  
DATED: December 18, 1992  
Carolyn Morris, CMC  
City Clerk  
Orange County News 215992  
Publish Dec. 23, 1992

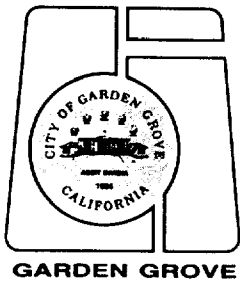
Free copies of this blank form may be secured from:  
**CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.**  
Legal Advertising Clearing House  
120 West Second St., Los Angeles, Calif. 90012  
Telephone: (213) 625-2541  
Please request GENERAL Proof of Publication

CITY OF GARDEN GROVE

AFFIDAVIT OF MAILING NOTICE

I, Suzanne Blum certify that Notice of  
Public Hearing on Pub-101-87 / CUP-111-92  
to be held on January 5, 1993 were mailed to the  
list of property owners on file in the Planning Department  
offices on December 27, 1992.

Suzanne Blum  
City Clerk's Office



# CITY OF GARDEN GROVE, CALIFORNIA

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

December 22, 1992

Hoon Cho Yong  
17507 Refina Avenue  
Torrance, CA 90504

Gentlemen:

The City Council of the City of Garden Grove will conduct public hearings in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, which will commence at 7:00 p.m., on Tuesday, January 5, 1993.

At that time they will consider the Appeal on Planned Unit Development No. PUD-101-87/Rev.92/Conditional Use Permit No. CUP-111-92. The Public Hearing will be held for the purpose of hearing any and all persons either favoring or opposing said Appeal. You are encouraged to attend this meeting.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Ruth E. Smith', is written over the typed name.

Ruth E. Smith  
Deputy City Clerk



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

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

December 21, 1992

Paul Kim & Associates  
4630 Campus Drive  
Fountain Valley, CA 92660

Gentlemen:

The City Council of the City of Garden Grove will conduct public hearings in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, which will commence at 7:00 p.m., on Tuesday, January 5, 1993.

At that time they will consider the Planned Unit Development No. PUD-101-87/Rev.92. The Public Hearing will be held for the purpose of hearing any and all persons either favoring or opposing said PUD. You are encouraged to attend this meeting.

Sincerely,

  
Carolyn Morris, CMC  
City Clerk

THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE ON TUESDAY, JANUARY 5, 1993 AT 7 P.M. TO CONSIDER AN APPEAL ON CONDITIONS OF APPROVAL OF CONDITIONAL USE PERMIT NO. CUP-111-92.

THE APPLICANT, PAUL KIM & ASSOCIATES, 4630 CAMPUS DRIVE, NEWPORT BEACH, IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A HEALTH SPA TO OPERATE IN THE PUD (PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV.92) ZONE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD.

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN RM. 220. (PURSUANT TO RES. NO. 4286, THE PLANNING COMMISSION APPROVED CUP-111-92 ON NOVEMBER 19, 1992.)



WYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403	1
WIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677	1
WIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677	1
WILSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
WONG, CHONG IM (SW)	9392 STONEHAVEN CIR	GARDEN GROVE, CA	92641	1
WONG, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
WIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677	1
WYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403	1
WYMAN, GLADYS S (EA)	829 S SAN GABRIEL BL	SAN GABRIEL, CA	91776	1
	VD			
WONG, JOHN C TR (TR)	P O BOX 891	LONG BEACH, CA	90802	1
WONG, JAE MOON (EA)	26536 ESTEBAN DR	MISSION VIEJO, CA	92691	1
WONG, STEVEN S F (SM)	10107 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
WU, LIEM K (UM)	10109 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
WYROSINE, THELMA L (WD)	10111 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
WYBIN, RICHARD M (SM)	10039 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
WY, MYONG HWA (UW)	10041 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
WYRK, HYONG DON (JT)	67 TIMBERLANE DR	WILLIAMSVILLE, NY	14221	1
WY, EDGAR I ET AL (EA)	10045 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
WYKER, ERIC H (JT)	10047 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
WYBERTSON, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE, CA	92644	1
WY, SANG HWAN (JT)	13132 KERRY ST	GARDEN GROVE, CA	92644	1
WYUNG, STEVE (JT)	13142 KERRY ST	GARDEN GROVE, CA	92643	1
WYURA, SHIRO (BL)	13162 KERRY ST	GARDEN GROVE, CA	92644	1
WYCH, JUNE (WD)	13112 KERRY ST	GARDEN GROVE, CA	92643	1
WYRK, YONG HO (JT)	2024 SOMERSET LN	FULLERTON, CA	92633	1
WY, MOK J (EA)	18831 PINTO LN	SANTA ANA, CA	92705	1
WYLLIAM L BUCKLEY INC (BL)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708	1
WY, ANDREW M (JT)	13051 KERRY ST	GARDEN GROVE, CA	92644	1
WYRK, JAI DOO (JT)	9941 BELFAST DR	GARDEN GROVE, CA	92644	1
WYAI, LONG CHENG (UM)	12225 SOUTH ST #101	ARTESIA, CA	90701	1
WYHNS, KARL A (JT)	1118 E WHITING AVE	FULLERTON, CA	92631	1
WYE, ANDREW M (JT)	10361 LAMPSON AVE	GARDEN GROVE, CA	92640	1
WY, CHUL H (EA)	9926 GARDEN GROVE BL	GARDEN GROVE, CA	92644	1
	VD			
WYSI, LONG CHENG (EA)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708	1
WY, DONALD, WILLIAM T (CP)	2555 E CHAPMAN STE 3	FULLERTON, CA	92631	1
	00			
WYRMEDEZ, RICHARD (JT)	9381 LUDERS AVE	GARDEN GROVE, CA	92644	1
WYCOR, JAMES G (CP)	8832 ANTHONY AVE	GARDEN GROVE, CA	92641	1
WYJ, KI SUNG (EA)	2777 FOXBOROUGH PL	FULLERTON, CA	92633	1
WYMASTERS, JAMES (CP)	187 N QUAIL LN	ORANGE, CA	92669	1
WYAMAN, MARIE E (WD)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641	1
WYAMAN, MARIE E (WD)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641	1

PUD-101-87	08907105 HAYMAN, GLADYS S (EA)	TR (TR)	P O BOX 3294	SANTA MONICA, CA	90403
PUD-101-87	08907106 FRIEDLANDER, HERBERT T	TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
PUD-101-87	08907107 FRIEDLANDER, HERBERT T	TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
PUD-101-87	08907108 NELSON, JOHN C TR (TR)		1440 N HARBOR BLVD	FULLERTON, CA	92635
PUD-101-87	08907111 SO, CHONG IM (SW)		9392 STONEHAVEN CIR	GARDEN GROVE, CA	92641
PUD-101-87	08907112 NELSON, JOHN C TR (TR)		1440 N HARBOR BLVD	FULLERTON, CA	92635
PUD-101-87	08907113 FRIEDLANDER, HERBERT T	TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
PUD-101-87	08907114 HAYMAN, GLADYS S (EA)		P O BOX 3294	SANTA MONICA, CA	90403
PUD-101-87	08907124 BROOKHURST GARDEN (PT)		829 S SAN GABRIEL BL	SAN GABRIEL, CA	91776
			VD		
PUD-101-87	08907125 NELSON, JOHN C TR (TR)		P O BOX 891	LONG BEACH, CA	90802
PUD-101-87	08907130 CHOI, JAE MOON (EA)		26536 ESTEBAN DR	MISSION VIEJO, CA	92691
PUD-101-87	08936302 YOUNG, STEVEN S F (SM)		10107 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
			RD		
PUD-101-87	08936303 NGUYEN, LIEM K (UM)		10109 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
			RD		
PUD-101-87	08936304 PETROSINE, THELMA L (WD)		10111 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
			RD		
PUD-101-87	08936305 LOBIN, RICHARD M (SM)		10039 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
			RD		
PUD-101-87	08936306 KIM, MYONG HWA (UW)		10041 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
			RD		
PUD-101-87	08936307 PARK, HYONG DON (JT)		67 TIMBERLANE DR	WILLIAMSVILLE, NY	14221
PUD-101-87	08936308 WYLIE, EDGAR I ET AL (EA)		10045 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
			RD		
PUD-101-87	08936309 HOOKER, ERIC H (JT)		10047 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
			RD		
PUD-101-87	09806103 ROBERTSON, RAYMOND J (JT)		13122 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806104 HAN, SANG HWAN (JT)		13132 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806105 CHUNG, STEVE (JT)		13142 KERRY ST	GARDEN GROVE, CA	92643
PUD-101-87	09806117 NOMURA, SHIRO (BL)		13162 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806125 RICH, JUNE (WD)		13112 KERRY ST	GARDEN GROVE, CA	92643
PUD-101-87	09806212 PARK, YONG HO (JT)		2024 SOMERSET LN	FULLERTON, CA	92633
PUD-101-87	09806214 KIM, MOK J (EA)		18831 PINTO LN	SANTA ANA, CA	92705
PUD-101-87	09806216 WILLIAM L BUCKLEY INC (BL)		9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708
PUD-101-87	09806220 LEE, ANDREW M (JT)		13051 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806221 PARK, JAI DOD (JT)		9941 BELFAST DR	GARDEN GROVE, CA	92644
PUD-101-87	09806222 TSAI, LONG CHENG (UM)		12225 SOUTH ST #101	ARTESIA, CA	90701
PUD-101-87	09806232 BRUHNS, KARL A (JT)		1118 E WHITING AVE	FULLERTON, CA	92631
PUD-101-87	09806233 LEE, ANDREW M (JT)		10361 LAMPSON AVE	GARDEN GROVE, CA	92640
PUD-101-87	09806237 KIM, CHUL H (EA)		9926 GARDEN GROVE BL	GARDEN GROVE, CA	92644
			VD		
PUD-101-87	09806238 TASI, LONG CHENG (EA)		9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708
PUD-101-87	09806321 MAC DONALD, WILLIAM T (CP)		2555 E CHAPMAN STE 3	FULLERTON, CA	92631
			OO		
PUD-101-87	09806324 BERMUDEZ, RICHARD (JT)		9381 LUDERS AVE	GARDEN GROVE, CA	92644
PUD-101-87	09806325 PECOR, JAMES G (CP)		8832 ANTHONY AVE	GARDEN GROVE, CA	92641
PUD-101-87	09806601 CHU, KI SUNG (EA)		2777 FOXBOROUGH PL	FULLERTON, CA	92633
PUD-101-87	09806602 MC MASTERS, JAMES (CP)		187 N QUAIL LN	ORANGE, CA	92669
PUD-101-87	09806603 SEAMAN, MARIE E (WD)		12662 DOTTIE CIR	GARDEN GROVE, CA	92641
PUD-101-87	09806604 SEAMAN, MARIE E (WD)		12662 DOTTIE CIR	GARDEN GROVE, CA	92641

PUD-101-87	09806605	CHD, YONG HOON (CR)	17507	REGINA AVE	TORRANCE, CA	90504
PUD-101-87	09806606	YODN, KUI B (CP)	13086	KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806607	YODN, KUI B (CP)	13086	KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806608	DOUGHERTY, THOMAS E (WR)	13096	KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806609	CITY OF GARDEN GROVE (XX)	11391	ACACIA PKWY	GARDEN GROVE, CA	92640
PUD-101-87	09807032	RICHARDS, ELIZABETH JANE (NO)	9801	LARSON AVE	GARDEN GROVE, CA	92644
PUD-101-87	09807035	EMLN W HOAG FOUNDATION (BL)	P O BOX 1919		DETROIT, MI	48288
PUD-101-87	09807038	EMLN W HOAG FOUNDATION (BL)	P O BOX 1919		DETROIT, MI	48288
PUD-101-87	09807056	RICHARDS, ELIZABETH JANE (NO)	9801	LARSON AVE	GARDEN GROVE, CA	92644
PUD-101-87	09807058	CHD, YONG HOON (CR)	17507	REGINA AVE	TORRANCE, CA	90504
PUD-101-87	09807068	EMLN W HOAG FOUNDATION (NO)	P O BOX 957		GARDEN GROVE, CA	92642

\*\*\*

PUBLIC-NOTICE	PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
PUD-101-87	08907105	HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA,CA	90408	1
PUD-101-87	08907106	FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL,CA	92677	1
PUD-101-87	08907107	FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL,CA	92677	1
PUD-101-87	08907108	NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON,CA	92635	1
PUD-101-87	08907111	RUEBSAMEN, DALE G (JT)	4811 CURTIS CIR	HUNTINGTON BEACH,CA	92649	1
PUD-101-87	08907112	NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON,CA	92635	1
PUD-101-87	08907113	FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL,CA	92677	1
PUD-101-87	08907114	HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA,CA	90408	1
PUD-101-87	08907124	BROOKHURST GARDEN (PT)	829 S SAN GABRIEL BL	SAN GABRIEL,CA	91776	1
PUD-101-87	03907125	NELSON, JOHN C TR (TR)	P O BOX 891	LONG BEACH,CA	90802	1
PUD-101-87	03907130	CHOI, JAE MOON (EA)	26536 ESTEBAN DR	MISSION VIEJO,CA	92691	1
PUD-101-87	08936302	YOUNG, STEVEN S F (SM)	10107 HIDDEN VILLAGE	GARDEN GROVE,CA	92640	1
PUD-101-87	08936303	TRINH, LAN T (UW)	10109 HIDDEN VILLAGE	GARDEN GROVE,CA	92640	1
PUD-101-87	08936304	PETROSINE, THELMA L (WD)	10111 HIDDEN VILLAGE	GARDEN GROVE,CA	92640	1
PUD-101-87	08936305	LOBIN, MARY LOUISE TR (TR)	10039 HIDDEN VILLAGE	GARDEN GROVE,CA	92640	1
PUD-101-87	08936306	KIM, MYONG HWA (UW)	10041 HIDDEN VILLAGE	GARDEN GROVE,CA	92640	1
PUD-101-87	08936307	PARK, HYONG DON (JT)	67 TIMBERLANE DR	WILLIAMSVILLE,NY	14221	1
PUD-101-87	08936308	WYLIE, EDGAR I ET AL (EA)	10045 HIDDEN VILLAGE	GARDEN GROVE,CA	92640	1
PUD-101-87	08936309	LEE, CHIL KOO (SM)	10047 HIDDEN VILLAGE	GARDEN GROVE,CA	92640	1
PUD-101-87	09806103	ROBERTSON, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE,CA	92644	1
PUD-101-87	09806104	HAN, SANG HWAN (JT)	13132 KERRY ST	GARDEN GROVE,CA	92644	1
PUD-101-87	09806105	CHUNG, STEVE (JT)	13142 KERRY ST	GARDEN GROVE,CA	92643	1
PUD-101-87	09806117	NGMURA, SHIRO (BL)	13162 KERRY ST	GARDEN GROVE,CA	92644	1
PUD-101-87	09806125	RICH, JUNE (WD)	4591 WARNER AVE #2C1	HUNTINGTON BEACH,CA	92645	1
PUD-101-87	09806212	PARK, YONG HO (JT)	2024 SOMERSET LN	FULLERTON,CA	92633	1
PUD-101-87	09806214	KIM, CHUL HC (EA)	18831 PINTO LN	SANTA ANA,CA	92705	1
PUD-101-87	09806216	LEE, TAI HA (CP)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY,CA	92708	1
PUD-101-87	09806220	LEE, ANDREW M (JT)	13051 KERRY ST	GARDEN GROVE,CA	92644	1
PUD-101-87	09806221	PARK, JAI DOC (JT)	9941 BELFAST DR	GARDEN GROVE,CA	92644	1
PUD-101-87	09806222	TSAI, EUGENE W (EA)	13029 ANDY ST	CERRITOS,CA	90701	1
PUD-101-87	09806232	RYU, HACK SUN (JT)	11683 BARCLAY DR	GARDEN GROVE,CA	92641	1
PUD-101-87	09806233	LEE, ANDREW M (JT)	10361 LAMPSON AVE	GARDEN GROVE,CA	92640	1
PUD-101-87	09806237	KIM, CHUL H (TR)	18831 PINTO LN	SANTA ANA,CA	92705	1
PUD-101-87	09806238	TSAI, EUGENE W (EA)	13029 ANDY ST	CERRITOS,CA	90701	1
PUD-101-87	09806321	MAC DONALD, WILLIAM T (CP)	2555 E CHAPMAN ST 3	FULLERTON,CA	92631	1
PUD-101-87	09806324	BERMUDEZ, RICHARD (JT)	9381 LUDERS AVE	GARDEN GROVE,CA	92644	1
PUD-101-87	09806325	PECOR, JAMES G (CP)	8832 ANTHONY AVE	GARDEN GROVE,CA	92641	1
PUD-101-87	09806601	CHU, KI SUNG (EA)	2777 FOXBOROUGH PL	FULLERTON,CA	92633	1
PUD-101-87	09806602	MC MASTERS, JAMES (CP)	187 N QUAIL LN	ORANGE,CA	92669	1
PUD-101-87	09806603	SEAMAN, MARIE E TR (TR)	12662 DOTTIE CIR	GARDEN GROVE,CA	92641	1

PUBLIC-NOTICE PARCEL..	OWNER.....	ADDRESS.....	CITY.....	ZIP..	CNT..
PUD-101-87	09806605 CHO, YONG HOON (CP)	17507 REGINA AVE	TOPRANCE,CA	90504	1
PUD-101-87	09806606 YOON, KUI B (CP)	13086 KERRY ST	GARDEN GROVE,CA	92644	1
PUD-101-87	09806607 YOON, KUI B (CP)	13086 KERRY ST	GARDEN GROVE,CA	92644	1
PUD-101-87	09806608 DOUGHERTY, THOMAS E (WR)	13096 KERRY ST	GARDEN GROVE,CA	92644	1
PUD-101-87	09806609 CITY OF GARDEN GROVE (XX)	11391 ACACIA PKWY	GARDEN GROVE,CA	92640	1
PUD-101-87	09807032 RICHARDS, ELIZABETH JANE (NO)	9801 LARSON AVE	GARDEN GROVE,CA	92644	1
PUD-101-87	09807035 EMLEN W HOAG FOUNDATION (RL)	P O BOX 1919	DETROIT, MI	48288	1
PUD-101-87	09807038 EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919	DETROIT, MI	48288	1
PUD-101-87	09807056 RICHARDS, ELIZABETH JANE (NO)	9801 LARSON AVE	GARDEN GROVE,CA	92644	1
PUD-101-87	09807058 CHO, YONG HOON (CP)	17507 REGINA AVE	TOPRANCE,CA	90504	1
PUD-101-87	09807068 EMLEN W HOAG FOUNDATION (NO)	P O BOX 957	GARDEN GROVE,CA	92642	1

\*\*\*

[405] 176 ITEMS LISTED OUT OF 176 ITEMS.

CUP-111-92	08907105 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90408
CUP-111-92	08907106 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
CUP-111-92	08907107 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
CUP-111-92	08907108 NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635
CUP-111-92	08907111 RUEBSAMEN, DALE G (JT)	4811 CURTIS CIR	HUNTINGTONBEACH, CA	92649
CUP-111-92	08907112 NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635
CUP-111-92	08907113 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
CUP-111-92	08907114 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90408
CUP-111-92	08907124 BROOKHURST GARDEN (PT)	829 S SAN GABRIEL BL	SAN GABRIEL, CA	91776
		VD		
CUP-111-92	08907125 NELSON, JOHN C TR (TR)	P O BOX 891	LONG BEACH, CA	90802
CUP-111-92	08907130 CHOI, JAE MOON (EA)	26536 ESTERAN DR	MISSION VIEJO, CA	92691
CUP-111-92	08936302 YOUNG, STEVEN S F (SM)	10107 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936303 TRINH, LAN T (UM)	10109 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936304 PETROSINE, THELMA L (WD)	10111 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936305 LOBIN, MARY LOUISE TR (TR)	10039 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936306 KIM, MYONG HWA (UM)	10041 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936307 PARK, HYONG DON (JT)	67 TIMBERLANE DR	WILLIAMSVILLE, NY	14221
CUP-111-92	08936308 WYLIE, EDGAR I ET AL (EA)	10045 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936309 LEE, CHIL KOO (SM)	10047 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	09806103 ROBERTSON, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806104 HAN, SANG HWAN (JT)	13132 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806105 CHUNG, STEVE (JT)	13142 KERRY ST	GARDEN GROVE, CA	92643
CUP-111-92	09806117 NOMURA, SHIRO (DL)	13162 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806125 RICH, JUNE (WD)	4591 WARNER AVE #201	HUNTINGTON BEACH, C	92649
		A		
CUP-111-92	09806216 LEE, TAI HA (CP)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708
CUP-111-92	09806220 LEE, ANDREW M (JT)	13051 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806221 PARK, JAI DOO (JT)	9941 BELFAST DR	GARDEN GROVE, CA	92644
CUP-111-92	09806222 TSAI, EUGENE W (EA)	13029 ANDY ST	CERRITOS, CA	90701
CUP-111-92	09806232 RYU, HACK SUN (JT)	11683 BARCLAY DR	GARDEN GROVE, CA	92641
CUP-111-92	09806233 LEE, ANDREW M (JT)	10361 LAMPSON AVE	GARDEN GROVE, CA	92640
CUP-111-92	09806237 KIM, CHUL H (TR)	18831 PINTO LN	SANTA ANA, CA	92705
CUP-111-92	09806238 TSAI, EUGENE W (EA)	13029 ANDY ST	CERRITOS, CA	90701
CUP-111-92	09806321 MAC DONALD, WILLIAM T (CP)	2555 E CHAPMAN STE 3	FULLERTON, CA	92631
		00		
CUP-111-92	09806324 BERMUDEZ, RICHARD (JT)	9381 LUDERS AVE	GARDEN GROVE, CA	92644
CUP-111-92	09806325 PECOR, JAMES G (CP)	8832 ANTHONY AVE	GARDEN GROVE, CA	92641
CUP-111-92	09806601 CHU, KI SUNG (EA)	2777 FOXBOROUGH PL	FULLERTON, CA	92633
CUP-111-92	09806602 MC MASTERS, JAMES (CP)	187 N QUAIL LN	ORANGE, CA	92669
CUP-111-92	09806603 SEAMAN, MARIE E TR (TR)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641
CUP-111-92	09806604 SEAMAN, MARIE E TR (TR)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641

CUP--111--92	09806606	YODN, KUI B (CP)	13086	KERRY ST	GARDEN GROVE, CA	92644
CUP--111--92	09806607	YODN, KUI B (CP)	13086	KERRY ST	GARDEN GROVE, CA	92644
CUP--111--92	09806608	DOUGHERTY, THOMAS E (MR)	13096	KERRY ST	GARDEN GROVE, CA	92644
CUP--111--92	09806609	CITY OF GARDEN GROVE (XX)	11391	ACACIA PKWY	GARDEN GROVE, CA	92640
CUP--111--92	09807032	RICHARDS, ELIZABETH JANE (ND)	9801	LARSON AVE	GARDEN GROVE, CA	92644
CUP--111--92	09807035	EMLN W HOAG FOUNDATION (BL)	P O BOX 1919		DETROIT, MI	48288
CUP--111--92	09807038	EMLN W HOAG FOUNDATION (BL)	P O BOX 1919		DETROIT, MI	48288
CUP--111--92	09807056	RICHARDS, ELIZABETH JANE (ND)	9801	LARSON AVE	GARDEN GROVE, CA	92644
CUP--111--92	09807058	CHD, YONG HOON (CP)	17507	REGINA AVE	TORRANCE, CA	90504
CUP--111--92	09807068	EMLN W HOAG FOUNDATION (ND)	P O BOX 957		GARDEN GROVE, CA	92642

\*\*\*

CUP-111-92	08907105 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403
CUP-111-92	08907106 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIQUEL, CA	92677
CUP-111-92	08907107 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIQUEL, CA	92677
CUP-111-92	08907108 NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635
CUP-111-92	08907111 SO, CHONG IM (SW)	9392 STONEHAVEN CIR	GARDEN GROVE, CA	92641
CUP-111-92	08907112 NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635
CUP-111-92	08907113 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIQUEL, CA	92677
CUP-111-92	08907114 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403
CUP-111-92	08907124 BROOKHURST GARDEN (PT)	829 S SAN GABRIEL BL	SAN GABRIEL, CA	91776
		VD		
CUP-111-92	08907125 NELSON, JOHN C TR (TR)	P O BOX 891	LONG BEACH, CA	90802
CUP-111-92	08907130 CHOI, JAE MOON (EA)	26536 ESTEBAN DR	MISSION VIEJO, CA	92691
CUP-111-92	08936302 YOUNG, STEVEN S F (SM)	10107 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936303 NGUYEN, LIEM K (UM)	10109 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936304 PETROSINE, THELMA L (WD)	10111 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936305 LOBIN, RICHARD M (SM)	10039 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936306 KIM, MYONG HWA (UM)	10041 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936307 PARK, HYONG DON (JT)	67 TIMBERLANE DR	WILLIAMSVILLE, NY	14221
CUP-111-92	08936308 WYLIE, EDGAR I ET AL (EA)	10045 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	08936309 HOOKER, ERIC H (JT)	10047 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
CUP-111-92	09806103 ROBERTSON, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806104 HAN, SANG HWAN (JT)	13132 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806105 CHUNG, STEVE (JT)	13142 KERRY ST	GARDEN GROVE, CA	92643
CUP-111-92	09806117 NOMURA, SHIRO (BL)	13162 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806125 RICH, JUNE (WD)	13112 KERRY ST	GARDEN GROVE, CA	92643
CUP-111-92	09806216 WILLIAM L BUCKLEY INC (BL)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708
CUP-111-92	09806220 LEE, ANDREW M (JT)	13051 KERRY ST	GARDEN GROVE, CA	92644
CUP-111-92	09806221 PARK, JAI DOD (JT)	9941 BELFAST DR	GARDEN GROVE, CA	92644
CUP-111-92	09806222 TSAI, LONG CHENG (UM)	12225 SOUTH ST #101	ARTESIA, CA	90701
CUP-111-92	09806232 BRUHNS, KARL A (JT)	1118 E WHITING AVE	FULLERTON, CA	92631
CUP-111-92	09806233 LEE, ANDREW M (JT)	10361 LAMPSON AVE	GARDEN GROVE, CA	92640
CUP-111-92	09806237 KIM, CHUL H (EA)	9926 GARDEN GROVE BL	GARDEN GROVE, CA	92644
		VD		
CUP-111-92	09806238 TASI, LONG CHENG (EA)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708
CUP-111-92	09806321 MAC DONALD, WILLIAM T (CP)	2555 E CHAPMAN STE 3	FULLERTON, CA	92631
		00		
CUP-111-92	09806324 BERMUDEZ, RICHARD (JT)	9381 LUDERS AVE	GARDEN GROVE, CA	92644
CUP-111-92	09806325 PECOR, JAMES G (CP)	8832 ANTHONY AVE	GARDEN GROVE, CA	92641
CUP-111-92	09806601 CHU, KI SUNG (EA)	2777 FOXBOROUGH PL	FULLERTON, CA	92633
CUP-111-92	09806602 MC MASTERS, JAMES (CP)	187 N QUAIL LN	ORANGE, CA	92669
CUP-111-92	09806603 SEAMAN, MARIE E (WD)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641
CUP-111-92	09806604 SEAMAN, MARIE E (WD)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641
CUP-111-92	09806605 CHO, YONG HOON (CR)	17507 REGINA AVE	TORRANCE, CA	90504
CUP-111-92	09806606 YOON, KUI B (CP)	13086 KERRY ST	GARDEN GROVE, CA	92644



CUP-1111-92	09806607 YOON, KUI B (CP)	13086 KERRY ST	GARDEN GROVE, CA	92644
CUP-1111-92	09806608 DOUGHERTY, THOMAS E (WR)	13096 KERRY ST	GARDEN GROVE, CA	92644
CUP-1111-92	09806609 CITY OF GARDEN GROVE (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640
CUP-1111-92	09807032 RICHARDS, ELIZABETH JANE (ND)	9801 LARSON AVE	GARDEN GROVE, CA	92644
CUP-1111-92	09807035 EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919	DETROIT, MI	48288
CUP-1111-92	09807038 EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919	DETROIT, MI	48288
CUP-1111-92	09807056 RICHARDS, ELIZABETH JANE (ND)	9801 LARSON AVE	GARDEN GROVE, CA	92644
CUP-1111-92	09807058 CHD, YONG HOON (CR)	17507 REGINA AVE	TORRANCE, CA	90504
CUP-1111-92	09807068 EMLEN W HOAG FOUNDATION (ND)	P O BOX 957	GARDEN GROVE, CA	92642

\*\*\*

5

RECEIVED  
CITY OF GARDEN GROVE  
CITY CLERK'S OFFICE**CITY OF GARDEN GROVE**

DEC 17 2 01 PM '92

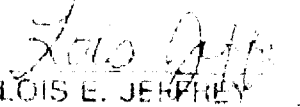
**INTER-DEPARTMENT MEMORANDUM**

To: Carolyn Morris  
Dept: City Clerk  
Subject: Appeal of Conditional Use Permit 111-92

From: Lois E. Jeffrey  
Dept: City Attorney  
Date: December 17, 1992

It is our understanding that Yong Hoon Cho sought to file an appeal of the Planning Commission's approval of Conditional Use Permit 111-92 for property located at 1022 Garden Grove Boulevard. The appeal was tendered after the 21 day appeal period. It is our further understanding that there was some miscommunication between the applicant and the Planning Department about the need to appeal the Conditional Use Permit since the PUD modification is going to the Council anyway. It is our opinion that the CUP would need to be appealed separately to the City Council if the applicant disagrees with any of the conditions placed on the CUP by the Planning Commission. In light of all these circumstances, it is our opinion that the appeal should be accepted and we hereby authorize you to accept the appeal as timely filed.

Please don't be afraid to give me a call.

  
LOIS E. JEFFREY  
Deputy City Attorney

LEJ:DJL D:\2\17\92\IM\M1291

cc: John R. Shaw, Esq.  
Frank Shuma, Director of Development Services

LAW OFFICES OF  
ROURKE, WOODRUFF & SPRADLIN  
A PROFESSIONAL CORPORATION  
SUITE 7000  
701 SOUTH PARKER STREET  
ORANGE, CALIFORNIA 92668

TELEPHONE (714) 558-7000  
FACSIMILE (714) 836-7787

WRITER'S DIRECT DIAL NUMBER

DAVID A. DE BERRY  
CRAIG G. FARRINGTON  
JOSEPH W. FORBATH  
LOIS E. JEFFREY  
ROBERT W. LUCAS  
CHERYL LYNN  
RAYCHE MAZAREI  
BETTY C. MRGUDICH  
THOMAS F. NIAON  
JAMES W. PARKER  
JAMES G. ROURKE  
JOHN B. SHAW  
KENNA S. SPRADLIN  
DANIEL A. SPRADLIN  
ALAN R. WATTS  
WAYNE W. WINTERS  
THOMAS L. WOODRUFF

FACSIMILE TRANSMITTAL FORM

DATE TRANSMITTED: 12/17/92  
TIME TRANSMITTED: 12:25 pm

TO: Carolyn Morris  
Frank Shuma

FAX NO.:  
 744-5205  
 744-5205

FROM: Lois Jeffrey

PHONE: (714) 558-7000  
FAX NO.: (714) 835-7787

RE: CLIENT NO.: \_\_\_\_\_

CLIENT/MATTER: \_\_\_\_\_

TOTAL NUMBER OF PAGES (including this form): 2

Please review and respond  
 Pursuant to your request  
 For your review and approval

Service by facsimile  
 For your information and file

CLASSIFICATION OF INFORMATION OF DOCUMENT: \_\_\_\_\_ UNCLASSIFIED

ORIGINAL WILL BE SENT VIA:  MAIL  WILL NOT BE SENT  
 AIR EXPRESS  MESSENGER

--- WARNING TO RECIPIENT ---

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY COLLECT CALL, AND RETURN THE ORIGINAL OF THE FACSIMILE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

NOTE: IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL  
PAT (714) 558-7000, EXT 234 IMMEDIATELY.

A P P E A L

Request for City Council or Planning Commission  
Public Hearing

TO: CITY CLERK  
CITY OF GARDEN GROVE

As to Section 9.24.110 of the Municipal Code (see reverse,) I hereby  
appeal the decision of the CIRCLE ONE (Planning Commission/Zoning Administrator)  
in Case No. PUD-101-89/Rw. and petition the CIRCLE ONE (City Council/  
Planning Commission) for a public hearing to consider CIRCLE ONE (approving/  
denying/modifying the subject application for the following reasons:  
92/Cup-111-92

Reasons to appeal

1) Without opening to the public, this project is  
not feasible

2) We lost more than \$2 Million in last 3 years and  
we need to increase our revenue to stay survived  
3) More than 50% of the hotel guests are from the  
group tours for which we don't need any  
additional staff

4) The cost of the  
opening of the hotel

(Use additional sheets if necessary)

Date: Dec. 16, 1992

Appeal Fee: \_\_\_\_\_

Appellant: YONG HOON CHO

(see reverse)

Address: 17507 Regina Ave

City: Tombase

Zip: 90504



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

Hitachi HiFax 46 Automatic Telecopier  
 (714) 741-5205

PLEASE DELIVER THE FOLLOWING MATERIAL AS SOON AS POSSIBLE

TO: Chardette - OC News  
 FROM: Suzanne - City Clerk  
 SUBJECT: \_\_\_\_\_  
 FAX NUMBER SENT TO: 530-7142  
 NUMBER OF PAGES 3 (Including Cover Page)  
 CONFIDENTIAL: YES \_\_\_\_\_ NO \_\_\_\_\_  
 URGENT REPLY REQUESTED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 COMMENTS: Thank You

PLEASE NOTIFY OPERATOR IMMEDIATELY IF NOT RECEIVED PROPERLY

(714) 741-5205

[Signature]  
 OPERATOR

DATE SENT: \_\_\_\_\_

TIME SENT: \_\_\_\_\_

TELECONFIRMATION  
 TRANSMIT RECORD

DEC-18-'92 12:01

TEL. NO: 1-714-741-5205

DATE	ST. TIME	TOTAL TIME	#PGS	F. D.	ABB. NO	DEPT. C.
12-18-92	11:59	00:02:01	OK- 3 PG- 0	714 530 7142		



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

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

December 18, 1992


Orange County News  
Attn: Claudette Legals  
9872 Chapman Avenue, Suite 108  
Garden Grove, CA 92640

Dear Claudette:

Enclosed is a NOTICE OF PUBLIC HEARING which we request you publish on Wednesday, December 23, 1992.

Upon completion of publication, please forward two copies of Affidavit of publication to the undersigned.

Sincerely,

  
Carolyn Morris, CMC  
City Clerk

PUD-101-87/Rev. 92

# NOTICE OF PUBLIC HEARING

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

---

\* TUESDAY, 7:00 p.m. January 5, 1992

PUD-101-87/REV. 92 AND APPEAL ON CUP-111-92

THE APPLICANT, PAUL KIM & ASSOCIATES, 4630 CAMPUS DRIVE, NEWPORT BEACH, IS REQUESTING REVISION TO PUD-101-87 TO ALLOW HEALTH SPAS AS A CONDITIONAL USE & TO CONSTRUCT A 2,100 S.F. SECOND-STORY ADDITION TO ALLOW THE CONSTRUCTION OF A HEALTH SPA ON AN APPROX. 77,513 S.F. SITE LOCATED IN THE PUD (PLANNED UNIT DEVELOPMENT) ZONE. ALSO REQUESTED IS A CONDITIONAL USE PERMIT TO ALLOW A HEALTH SPA TO OPERATE AT THE LOCATION. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD.

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA.

(pursuant to Resolution No. 4286, the Planning Commission recommended approval of said PUD revision and CUP-111-92. An Appeal was filed by the applicant against the conditions of approval on the CUP.)

---

ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

FURTHER information on the above application may be obtained or viewed at the office of DEVELOPMENT SERVICES, telephone 741-5312.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.

DATED: December 18, 1992

cc 043

  
CAROLYN MORRIS, CMC  
City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-111-96 AND REPEALING PLANNED UNIT DEVELOPMENT NO. PUD-101-87 AND PLANNED UNIT DEVELOPMENT NO. PUD-101-87 REVISED 92 FOR PARCELS OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NOS. 098-066-05 AND 098-070-58

THE CITY OF COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

WHEREAS, PUD-111-96, initiated by Yong Ju Kwon (Seoul Plaza Hotel), proposes to allow additional ancillary uses to the existing hotel facility including banquet rooms, cafes, coffee shops, and entertainment and on-site sales of alcoholic beverages subject to the approval of a Conditional Use Permit;

WHEREAS, the existing hotel (formerly Ramada Inn) presently has a 4,200 square foot restaurant on the first floor and a 2,000 square foot banquet facility on the second floor;

WHEREAS, the existing hotel currently has four (4) existing hotel identification wall signs, one wall sign for the existing restaurant, and one monument sign. These signs will remain with no proposed changes.

WHEREAS, the Planning Commission, at a public hearing on November 14, 1996, approved Conditional Use Permit No. CUP-305-96 to allow the entire hotel facilities, including the existing restaurant, and the proposed banquet room, coffee shop, and the cafe, to continue to operate under a State Alcoholic Beverage Control Type "47" (On-Sale General, Public Eating Place) license, and to allow limited live entertainment (karaoke) in the banquet facility located on the third floor of the existing hotel;

WHEREAS, the Planning Commission, at a public hearing on November 14, 1996, approved Site Plan No. SP-173-96 to allow the construction of a 1,308-square foot coffee shop on the second floor and a 1,628-square foot banquet room on the third floor, and to allow the existing 2,000-square foot banquet room on the second floor to be converted into a cafe;

WHEREAS, the Planning Commission, at a public hearing on November 14, 1996, recommended approval of Planned Unit Development No. PUD-111-96; and



WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on January 14, 1997, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-111-96 is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 4702, a copy of which is on file in the office of the City Clerk and incorporated herein by reference with the same force and effect as set forth in full.
2. Planned Unit Development No. PUD-101-87 and Planned Unit Development No. PUD-101-87 Revised 92, are hereby repealed in their entireties.

SECTION 2: Code Amendments

1. In order to fulfill the purpose and intent of the Municipal Code and, thereby, promote the health, safety and general welfare, and to implement the development and approved uses for Planned Unit Development No. PUD-111-96, the following conditions shall apply:

CONDITIONS OF APPROVAL: (New or amended text is indicated by bold type)

- A. All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to the issuance of building and/or business permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval of the Planning Commission.
- B. Approval of this Planned Unit Development shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply.
- C. Minor modifications shall be approved by the Planning Commission. If other than minor changes are proposed, approval of a new Planned Unit Development, containing all proposed revisions, shall be required.
- D. **Signage for the existing hotel facility, including the proposed addition, shall be as follows:**

1. **Four (4) hotel identification wall signs; two (2) signs along the Garden Grove street frontage; two (2) side elevations signs, which are visible from Garden Grove Boulevard. The wall signs shall be limited to the following:**
    - A. **North Elevation: 3 ft. x 30 ft.**
    - B. **North Elevation (Building Extension over the driveway): 3 ft. x 16 ft.**
    - C. **West Elevation: 3 ft. x 30 ft.**
    - D. **East Elevation: 3 ft. x 20 ft.**
  
  2. **One fifty (50) square foot monument sign located adjacent to the main entry way, off of Garden Grove Boulevard, identifying the hotel only.**
  
  3. **One forty-eight (48) square foot restaurant wall sign, attached to the north elevation, facing Garden Grove Boulevard.**
  
  4. **Window signage shall not be more than 15% of the window area.**
- E. **The following ancillary uses may be established on this site:**
- Alcoholic Beverage (On-Sale only)(Subject to the approval of a Conditional Use Permit)**
  - Auto Rental Agency (Office only, no on-site storage of vehicles)**
  - Banquet Facility**
  - Barber or Beauty Salons**
  - Book and Magazine Stands**
  - Cafe**
  - Camera Sales**
  - Coffee Shop**
  - Entertainment (Subject to the approval of Conditional Use Permit)**
  - Gift and Souvenir Sales**
  - Jewelry Sales**
  - Restaurant**
  - Ticket Agency**
  - Travel Agency**
- F. **The developer/owner is and shall be responsible for maintenance of all existing landscaping on the property. Said responsibility shall extend to the curb of adjoining streets.**
- G. **The Planned Unit Development No. PUD-101-87 and Planned Unit Development No. PUD-101-87 Revised 92, are terminated by operation of law.**
- H. **A minimum 164 on-site parking spaces shall be maintained for the life of the project.**

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 28th day of January, 1997.

ATTEST:

/s/ BRUCE A. BROADWATER  
MAYOR

/s/CAROLYN MORRIS  
CITY CLERK

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on January 14, 1997 with vote as follows:

AYES: COUNCILMEMBERS: (5) DINSEN, CHUNG, LEYES, MADDOX, BROADWATER  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

and was passed on January 28, 1997 by the following vote:

AYES: COUNCILMEMBERS: (5) CHUNG, DINSEN, LEYES, MADDOX, BROADWATER  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

/s/CAROLYN MORRIS, CMC  
CITY CLERK

# Garden Grove Journal

**PROOF OF PUBLICATION** (2015.5. C.C.P.)

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a part or interested in the above title matter. I am the principle clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number A124641; that the notice, of which the annexed is a printed copy, has been published in regular and entire issue of said newspaper and not run in supplement there of on the following date, to wit:

I certify (or declare) under penalty of perjury that the forgoing is true and correct. Executed at Garden Grove, California.

Date \_\_\_\_\_

Signature \_\_\_\_\_

### LEGAL NOTICE

ORDINANCE NO. 2378

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-111-96 AND REPEALING PLANNED UNIT DEVELOPMENT NO. PUD-101-87 AND PLANNED UNIT DEVELOPMENT NO. PUD-101-87 REVISED 92 FOR PARCELS OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NOS. 098-066-05 AND 098-070-58.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

#### SECTION 1:

WHEREAS, PUD-111-96, initiated by Yong Ju Kwon (Seoul Plaza Hotel), proposes to allow additional ancillary uses to the existing hotel facility including banquet rooms, cafes, coffee shops, and entertainment and on-site sales of alcoholic beverages subject to the approval of a Conditional Use Permit;

WHEREAS, the existing hotel (formerly Ramada Inn) presently has a 4,200 square foot restaurant on the first floor and a 2,000 square foot banquet facility on the second floor;

WHEREAS, the existing hotel currently has four (4) existing hotel identification wall signs, one wall sign for the existing restaurant, and one monument sign. These signs will remain with no proposed changes.

WHEREAS, the Planning Commission, at a public hearing on November 14, 1996, approved Conditional Use Permit No. CUP-305-96 to allow the entire hotel facilities, including the existing restaurant, and the proposed banquet room, coffee shop, and the cafe, to continue to operate under a State Alcoholic Beverage Control Type "47" (On-sale General, Public Eating Place) license, and to allow limited live entertainment (karaoke) in the banquet facility located on the third floor of the existing hotel;

WHEREAS, the Planning Commission, at a public hearing on November 14, 1996, approved Site Plan No. SP-173-96 to allow the construction of a 1,308-square foot coffee shop on the second floor and a 1,628-square foot banquet room on the third floor, and to allow the existing 2,000-square foot banquet room on the second floor to be converted into a cafe;

WHEREAS, the Planning Commission, at a public hearing on November 14, 1996, recommended approval of Planned Unit Development No. PUD-111-96; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on January 14, 1997, and all interested persons were given an opportunity to be heard; and

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

#### NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-111-96 is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 4702, a copy of which is on file in the office of the City Clerk and incorporated herein by reference with the same force and effect as set forth in full.

2. Planned Unit Development No. PUD-101-87 and Planned Unit Development No. PUD-101-87 Revised 92 are hereby repealed in their entireties.

#### SECTION 2: Code Amendments

1. In order to fulfill the purpose and intent of Municipal Code and, thereby, promote the health, safety and general welfare, and to implement development and approved uses for Planned Unit Development No. PUD-111-96, the following conditions shall apply.

CONDITIONS OF APPROVAL: (New or amended is indicated by bold type)

A. All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant. proof of such recordation is required prior to issuance of building and/or business permits; conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval of the Planning Commission.

B. Approval of this Planned Unit Development is not be construed to mean any waiver of applicable and appropriate zoning and other regulations, wherein not otherwise specified, all requirements of the Garden Grove Municipal Code shall apply.

C. Minor modifications shall be approved by Planning Commission. If other than minor changes are proposed, approval of a new Planned Unit Development, containing all proposed revisions shall be required.

D. Signage for the existing hotel facility, including the proposed addition, shall be as follows:

- 1. Four (4) hotel identification wall signs; (2) signs along the Garden Grove street side, two (2) side elevation signs, which are visible from Garden Grove Boulevard. The wall signs shall be limited to the following:
  - A. North Elevation: 3 ft. x 30. feet.
  - B. North Elevation: (Building Extension over driveway): 3 ft. x 16 ft.
  - C. West Elevation: 3 ft. x 30. ft.
  - D. East Elevation; 3 ft. x 20 ft.

2. One fifty (50) square foot monument sign located adjacent to the main entry way, off Garden Grove Boulevard, identifying the hotel.

3. One forty-eight (48) square foot restaurant wall sign, attached to the north elevation of the building along Garden Grove Boulevard.

4. Window signage shall not be more than 10% of the window area.

E. The following ancillary uses may be established on this site:

- Alcoholic Beverage (On-Sale only) (Subject to the Approval of a Conditional Use Permit);
- Auto Rental Agency (Office only, no on-site storage of vehicles)
- Banquet Facility
- Barber or Beauty Salons
- Book and Magazine Stands
- Cafe
- Camera Sales
- Coffee Shop
- Entertainment (Subject to the approval of a Conditional Use Permit)
- Gift and Souvenir Sales
- Jewelry Sales
- Restaurant
- Ticket Agency
- Travel Agency

F. The developer/owner is and shall be responsible for maintenance of all existing landscaping on the property. Said responsibilities extend to the curb of adjoining streets.

G. The Planned Unit Development No. PUD-101-87 and Planned Unit Development No. PUD-101-87 Revised 92, are terminated by operation of law.

# PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,  
County of Orange

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

.....ORANGE COUNTY NEWS.....

.....  
.....a newspaper of general circulation, printed  
and published ..... TWICE WEEKLY.....

in the City of ..... GARDEN GROVE  
County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of

California, under the date of 12/15/89 .....

Case Number A-31502.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

*Dec 3*

.....  
all in the year 19*93*.

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

Dated at ..... GARDEN GROVE .....

California, this *3rd* day of *Dec*, 19*93*.

*Elveta M. Keller*  
.....  
Signature

Free copies of this blank form may be secured from:  
**CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.**

Legal Advertising Clearing House  
120 West Second St., Los Angeles, Calif. 90012  
Telephone: (213) 625-2541

# 116. PUD-101-87

This space for the County Clerk's Filing Stamp

Proof of Publication of

ORDINANCE NO. 2881  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-101-87/REV '82 PERMITTING THE CONSTRUCTION OF A TWO-STORY 2,100 SQUARE FOOT ADDITION AND AMENDING THE PERMITTED USES TO ALLOW A HEALTH CLUB WITH THE APPROVAL OF A CONDITIONAL USE PERMIT. THIS PUD IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 1022 GARDEN GROVE BOULEVARD. PARCEL NO. 095-070-58

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:  
WHEREAS, the subject was initiated by Paul Kim and Associates requesting the following PUD amendment: PUD-101-87/REV '82 to amend the Planned Unit Development to allow a 2,100 square foot two-story addition and to allow health clubs with the approval of a Conditional Use Permit.

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

WHEREAS, pursuant to Resolution No. 4285, the Planning Commission recommended approval of Planned Unit Development Amendment No. PUD-101-87/Rev '82 on November 19, 1992; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on January 5, 1993 and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

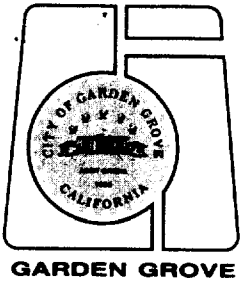
Planned Unit Development No. PUD-101-87/Rev '82 is hereby approved pursuant to the laws of the State of California and the City of Garden Grove and is hereby adopted into the Planning Commission Resolution No. 4285, a copy of which is on file in the office of the City Clerk and Enforcement Authority and shall be in full force and effect as if so enacted.

SECTION 2:  
PUD Amendment No. PUD-101-87/Rev '82 is hereby adopted and is amended to reflect the allowance of health clubs with the approval of a Conditional Use Permit.

Therefore, the following table may be conducted in Planned Unit Development No. PUD-101-87/Rev '82 as necessary.

ipping  
rice  
Ei  
Sp  
AUTO RENTAL AGENCY  
BARBER OR BEAUTY SALON  
BOOK AND MAGAZINE STAND  
CAMERA SALES  
GIFT AND GOLFWEAR SALES  
HEALTH CLUBS with the approval of a Conditional Use Permit  
JEWELRY SALES  
NIGHT CLUBS with the approval of a Conditional Use Permit for establishment and/or ABC License  
RESTAURANT  
TRAVEL AGENCY  
TRAVEL AGENCY  
SECTION 3:  
This ordinance shall take effect 30 days after its passage and publication in the City of Garden Grove. The City Clerk is hereby directed to publish this ordinance in the City of Garden Grove on the 15th day of January, 1993.  
APPROVED AND PASSED:  
MAYOR  
ATTEST:  
BY GARDEN GROVE, CALIF.  
CITY CLERK  
STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF GARDEN GROVE  
I, COUNTY CLERK OF THE City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and passed on January 5, 1993.  
EJH:sk  
AYES: (4)  
BROADBENT, CHANG, VESBERG, KEBBLER  
NOES:  
DRIVEN  
ABSENT: (0)  
NONE  
and announced on January 19, 1993 in the following manner:  
AYES: (4)  
BROADBENT, CHANG, VESBERG, KEBBLER  
NOES: (0)  
DRIVEN  
ABSENT: (0)  
NONE  
ANNOUNCED AND PASSED:  
CITY CLERK  
Orange County Assessor  
Public, Feb. 2, 1993

*100-101-17*



# CITY OF GARDEN GROVE, CALIFORNIA

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

April 13, 1992

Yong Hoon Cho  
RAMADA INN  
10022 Garden Grove Boulevard  
Garden Grove, CA 92644

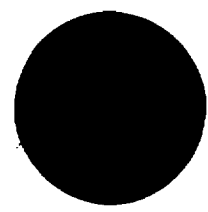
Dear Mr. Cho :

Enclosed for your information is a copy of Resolution No. 7449-92 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A MINOR MODIFICATION (MM-117-91) TO PUD-101-87 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD, adopted by the Garden Grove City Council on April 7, 1992.

Sincerely,

  
Carolyn Morris  
City Clerk

Enclosure



RESOLUTION NO. 7449-92

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A MINOR MODIFICATION (MM-117-91) TO PUD-101-87 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD

WHEREAS, the applicant, Ramada Inn, proposed a modification to the PUD conditions of approval modifying Condition No. K and allowing the same window signage as permitted in the C-1 (Neighborhood Commercial) zone;

WHEREAS, pursuant to Planning Commission Resolution No. 4217, the Planning Commission denied the sign portion of Minor Modification No. MM-117-91 on December 12, 1991; and

WHEREAS, on December 17, 1991, the applicant appealed the Planning Commission's denial of the sign portion of Minor Modification No. MM-117-91; and

WHEREAS, the City Council gave due and careful consideration to the proposal on January 21, 1992.

NOW, THEREFORE, BE IT RESOLVED that Minor Modification No. MM-117-91 is hereby approved pursuant to the facts and reasons as follows:

FACTS:

The subject site is zoned PUD;

The proposed modification would allow the applicant the same signage privileges as permitted in the C-1 (Neighborhood Commercial) zone; and

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

REASONS:

The proposed signage complies with the spirit and intent of the provisions, conditions and requirements of the Garden Grove Municipal Code and other applicable ordinances.

The proposed signage exhibits a reasonable degree of physical, functional and visual compatibility with neighboring uses.

**ADOPTED this 7th day of April, 1992.**

/s/ FRANK KESSLER  
MAYOR PRO TEM

ATTEST:

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 7th day of April, 1992, by the following vote:

AYES: COUNCILMEMBERS: (4) DINSEN, LEYES, WILLIAMS, KESSLER  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (1) DONOVAN

/s/ CAROLYN MORRIS, CMC  
CITY CLERK



CITY COUNCIL MINUTES

4/7/92

RESOLUTION NO. 7449-92 (F: 116.PUD-101-87)

Councilman Williams moved, seconded by Councilman Dinsen, that full reading of Resolution No. 7449-92 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A MINOR MODIFICATION (MM-117-91) TO PUD-101-87 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET AT 10022 GARDEN GROVE BOULEVARD, be and hereby is adopted. Upon the following vote:

AYES: COUNCILMEMBERS: (4) DINSEN, LEYES, WILLIAMS, KESSLER  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (1) DONOVAN

said Resolution No. 7449-92 was declared adopted.

Council resolution of approval. Said motion carried by the following vote:

AYES:	COUNCILMEMBERS:	(4)	DINSEN, KESSLER, LEYES, WILLIAMS
NOES:	COUNCILMEMBERS:	(1)	DONOVAN
ABSENT:	COUNCILMEMBERS:	(0)	NONE

Appeal of Modification MM-117-91  
for Ancillary Uses and Additional  
Signage for PUD-101-87, Located  
at 10022 Garden Grove Boulevard,  
(Ramada Inn)  
January 16, 1992  
Page 2

this condition of approval so that he may enjoy the same privileges as the adjoining property owners who are not required to obtain Planning Commission approval of sign changes and who may utilize window and temporary signage. The Planning Commission felt that additional signage on the site would be excessive and that greater sign control may be exercised by requiring Planning Commission approval of changes in the style and type of signage.

FRANK A. SCHUMA, Director  
Development Services Department

  
By: Paul Wernquist  
Assistant Planner

APPROVED FOR AGENDA LISTING

  
George L. Tindall  
City Manager

Attachments: Appeal  
Planning Commission Resolution No. 4217  
Planning Commission Minute Excerpts of December 12, 1991  
Staff Report

MM107.PUD101.m

DEC 18 8 55 AM '91

A P P E A L

Request for City Council or Planning Commission  
Public Hearing

TO: CITY CLERK  
CITY OF GARDEN GROVE

Pursuant to Section 9.1.6.31 of the Municipal Code (see reverse,) I hereby appeal the decision of the CIRCLE ONE (Planning Commission) Zoning Administrator) in Case No. minor modification to PUD-101-87, and petition the CIRCLE ONE (City Council) Planning Commission) for a public hearing to consider CIRCLE ONE (approving) denying/modifying the subject application for the following reasons:

On December 12, 1991, the Planning Commission denied a portion of a requested minor modification to PUD-101-87 pertaining to window signage for the Ramada Inn located at 10022 Garden Grove Boulevard. The requested minor modification, in part, sought relief of the very restrictive PUD requirements regarding permitted window signage. The applicant in this matter had requested that he be permitted the same amount of window signage permitted in the C-1 (Neighborhood Commercial) zone. Approval of this appeal would permit the applicant to enjoy the same sign privileges afforded other like uses within the community.

(Use additional sheets if necessary)

Date: 12-17-91

Appeal Fee: N/A

Appellant: Mark Leyes (MARK LEYES)

(see reverse)

Address: CITY HALL

City: GARDEN GROVE

Zip: 92640

## DIVISION 4. APPEALS

### SECTION 9.1.6.31 PURPOSE

The purpose of an appeal of a Hearing Body decision is to allow an applicant or an interested party of a land use action who feels aggrieved by the decision to seek review of the case by another imported hearing body.

### SECTION 9.1.6.32 TIME FOR APPEAL

A decision of a Hearing Body on a land use action may be appealed by the applicant or an individual within twenty-one (21) days of the adoption of the resolution or decision.

### SECTION 9.1.6.33 FILING OF AN APPEAL

All appeals shall be submitted to the City Clerk on a City application form along with all applicable fees and shall specifically state the basis for the appeal.

### SECTION 9.1.6.34 NOTICE OF AN APPEAL

Notice of an appeal hearing shall conform to the manner in which the original notice was given, as described in Division 3 (Public Hearing).

### SECTION 9.1.6.35 APPEAL HEARING/DECISION

- A. The hearing and decision procedures of an appeal shall be in accordance with Division 3.
- B. Any modification of a land use action that was appealed by City Council shall be returned to the City Council for review.

#### Appeal Fee\*

General Plan Amendment	\$350
Amendment	\$350
Site Plan Amendment	\$350
Site Plan	\$350
Variance	\$350
Conditional Use Permit	\$480
Unclassified Use Permit	\$350
Planned Unit Development	\$350

\* Tenants/Owners/Residents within legal notification area (300 feet) \$50.00 appeal fee.

RESOLUTION NO. 4217

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A PORTION OF MINOR MODIFICATION TO PUD-101-87 AND DENYING A PORTION OF MINOR MODIFICATION TO PUD-101-87 FOR A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NO. 098-070-58

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on December 12, 1991, does hereby approve the ancillary uses request and denies the requested modification to the sign program.

BE IT FURTHER RESOLVED in the matter of Minor Modification to PUD-101-87, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Yong Hoon Cho.
2. The applicant requests approval of a minor modification to Planned Unit Development No. PUD-101-87, in order to allow ancillary retail uses to the existing hotel and restaurant. Also requested is a modification to the sign program to allow the same signage as permitted in the C-1 (Neighborhood Commercial) zone.
3. The subject property has a General Plan Land Use designation of Commercial and is zoned PUD. The subject site is improved with a restaurant and hotel.
4. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
5. Report submitted by City staff was reviewed.
6. A hearing was held on December 12, 1991, and all interested persons were given an opportunity to be heard.
7. The Planning Commission gave due and careful consideration to the matter during its meeting of December 12, 1991; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission approving the requested ancillary uses, as required under Municipal Code Section 9.1.6.10, are as follows:

FACTS:

The subject site is approximately 96,950 square feet (2.23 acres) in area,

The proposed uses are permitted in the commercial zone; and

The spirit and intent of the provisions, conditions, and requirements of Title 9 of the Garden Grove Municipal Code and other applicable ordinances are complied with.

REASONS:

The proposed action complies with the spirit and intent of the provisions, conditions and requirements of this Chapter and other applicable ordinances.

The modifications have a reasonable degree of physical, functional, and visual compatibility with neighboring uses.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission denying the requested modification to the sign program, as required under Municipal Code Section 9.1.6.10, are as follows:

FACTS:

The subject site is zoned Planned Unit Development No. PUD-101-87;

The proposed signs are not permitted in PUD-101-87; and

The spirit and intent of the provisions, conditions and requirements of Title 9 of the Garden Grove Municipal Code and other applicable ordinances are not complied with.

REASONS:

The proposed signage modifications do not comply with the spirit and intent of the provisions, conditions and requirements of this Chapter and other applicable ordinances.

The modifications to the sign program will not have a reasonable degree of physical, functional, and visual compatibility with neighboring uses.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The subject Minor Modification does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9.1.3.01.

In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety and general welfare, the following conditions of approval shall apply to Minor Modification to PUD-101-87:

- A. The following uses shall be permitted as ancillary uses and shall be limited to three retail areas consisting of 500 square feet or less per tenant not to exceed three tenants:
  - 1. Arts and crafts, retail sales
  - 2. Travel and ticket agency
  - 3. Book, magazine, newsstand
  - 4. Gift and souvenir sales
  - 5. Jewelry and camera sales

- 6. Auto rental agency - no storage or display of vehicles
- 7. Barber, beauty salon and sales

B. No additional signage shall be permitted without Planning Commission approval.

ADOPTED this 12th day of December, 1991.

/s/ BART E. BLAKESLEY  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on December 12, 1991, and carried by the following votes:

AYES:	COMMISSIONERS:	BLAKESLEY, ANDERSON, BUTTERFIELD, KILLINGBECK, MARSHALL, NUESSELE
NOES:	COMMISSIONERS:	INGEGNERI
ABSENT:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

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



# SUBJECT TO APPROVAL

## MINUTE EXCERPTS

### GARDEN GROVE PLANNING COMMISSION

---

FOR  
CONSIDERATION: MINOR MODIFICATION TO PLANNED UNIT DEVELOPMENT  
NO. PUD-101-87  
APPLICANT: YONG HOON CHO  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET  
10022 GARDEN GROVE BOULEVARD  
DATE: DECEMBER 12, 1991

Staff announced that the request is to allow ancillary uses to the existing hotel and restaurant. Also requested is a modification to the approved sign program to allow the same signage as permitted in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed.

Commissioner Killingbeck commented that his concern is that they will come back at a latter date for additional signage. Staff noted that there is a condition in the resolution that the signage would be limited to advertising the hotel and restaurant only.

In reply to Commissioner Marshall, staff noted that they only have room for two shops on the first floor.

Chairman Blakesley questioned that if the signage that is permitted right now is for the restaurant and hotel, why the Commission was being requested to consider additional signage. Staff noted that any change in signage is required to be approved by the Commission according to the PUD requirements.

Chairman Blakesley commented that he is not opposed to putting up additional signage inside the building but felt that they have been stinkers with their signage on the outside of the building. He commented that the PUD allows a lot of latitude and Ramada got a little extra.

Commissioner Killingbeck commented that the sign ordinance is to keep from cluttering the street.

Commissioner Anderson noted that she had no problem with the uses being requested but did not want additional signage in the window.

Commissioner Anderson moved, seconded by Commissioner Ingegneri, to approve additional uses within the retail spaces of the PUD. The motion carried with the following vote:

AYES: COMMISSIONERS: BLAKESLEY, ANDERSON, BUTTERFIELD,  
INGEGNERI, KILLINGBECK, MARSHALL,  
NUESSLE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

Commissioner Anderson moved to approve only temporary signage such as banners and flags but no window signage.

Commissioner Killingbeck requested to amend the motion that the signage not be electric.

Commissioner Anderson commented that her motion includes no window signage.

Commissioner Butterfield questioned whether window signage could be limited to a 30-day period. Staff noted that the Commission can condition how long to have window signage.

The foregoing motion died for lack of a second.

Commissioner Butterfield moved to allow temporary window signage of 30 days for the inside businesses and no additional hotel or restaurant advertising. The motion died for lack of a second.

Commissioner Ingegneri moved, seconded by Commissioner Nuessle, to continue this item until January 9, 1992. The motion failed to carry with the following vote:

AYES: COMMISSIONERS: INGEGNERI, NUESSLE

NOES: COMMISSIONERS: BLAKESLEY, ANDERSON, BUTTERFIELD,  
KILLINGBECK, MARSHALL

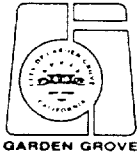
ABSENT: COMMISSIONERS: NONE

Commissioner Killingbeck moved, seconded by Commissioner Marshall, that no additional signage be allowed. The motion carried with the following vote:

AYES: COMMISSIONERS: BLAKESLEY, ANDERSON, BUTTERFIELD,  
KILLINGBECK, MARSHALL, NUESSLE

NOES: COMMISSIONERS: INGEGNERI

ABSENT: COMMISSIONERS: NONE



# DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 6.a.  
HEARING DATE December 12, 1991  
CASE NO. Minor Modification to  
PUD-101-87 (MM-117-91)  
APPLICANT Yong Hoon Cho

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

## REQUEST

The applicant, Yong Hoon Cho, is requesting approval of a minor modification to Planned Unit Development No. PUD-101-87, in order to allow ancillary retail uses to the existing hotel and restaurant. Also requested is a modification to the sign program to allow the same signage as permitted in the C-1 (Neighborhood Commercial) zone.

## BACKGROUND

The existing hotel and restaurant were approved under the provisions of Planned Unit Development No. PUD-101-87 in May of 1987. The approval of this PUD limited the uses on the site to a hotel and restaurant. No provisions were delineated for uses supporting the hotel and restaurant. Additionally, signage was limited to a ground-mounted monument sign to be used for hotel identification only. Also approved was wall signage for the restaurant.

## DISCUSSION

On several occasions the applicant has approached staff regarding the possibilities of permitting ancillary uses in vacant space in the hotel, as well as requesting additional signage for the hotel and restaurant. The applicant submitted a list of uses that would provide services to the guests of the hotel. The applicant is requesting approval of the minor modification to allow the following support uses:

- Retail sales of arts and crafts
- Travel/ticket agency
- Book, magazine, newstand
- Gift and souvenir sales
- Jewelry and camera sales
- Auto rental agency - no storage of vehicles
- Barber/beauty salon and associated sales

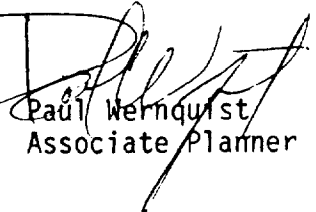
Each of these uses would be conducted in the spaces designated in the proposed retail areas. As these spaces are less than 500 square feet, the proposed uses would remain ancillary to the hotel and restaurant.

Also requested is a modification to the approved sign program in order to allow window signage as well as temporary signage. No additional permanent signage is requested at this time.

RECOMMENDATION

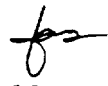
Staff has reviewed the subject minor modification in relation to the goals and objectives of the Garden Grove Municipal Code and finds the request to be in compliance. Staff therefore recommends approval of minor modification to Planned Unit Development No. PUD-101-87.

MILLIE J. SUMMERLIN   
Planning Services Manager

By:   
Paul Wernquist  
Associate Planner

6865T/2198A

APPROVED FOR AGENDA LISTING

  
FRANK A. SCHUMA, Director  
Development Services Department

7/13/87

116.PUD-101-870

ORDINANCE NO. 2003 was presented for second reading and adoption and the title read in full, being an Ordinance consummating PUD-101-87, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-05, 58 (F: 116.PUD-101-870).

Councilman Krieger moved, seconded by Mayor Cannon, that full reading of Ordinance No. 2003 be waived, and said Ordinance be and hereby is passed. Upon the following vote:

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

said Ordinance No. 2003 was declared passed.

ORDINANCE NO. 2003

*Carolyn*  
*file copy*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-05, 58

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

Section 9203.20.423 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.423

Planned Unit Development No. PUD-101-87 is hereby adopted. Zone Map Part D-8 is amended accordingly. The amendment as provided by this Section shall be subject to all the conditions and provisions as set forth in City Council Resolution No. 6898-87 approving Planned Unit Development No. PUD-101-87.

SECTION 2:

This ordinance shall take effect (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Councilmembers voting for and against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 13th day of July, 1987.

ATTEST:

/s/ JONATHAN H. CANNON  
MAYOR

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

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

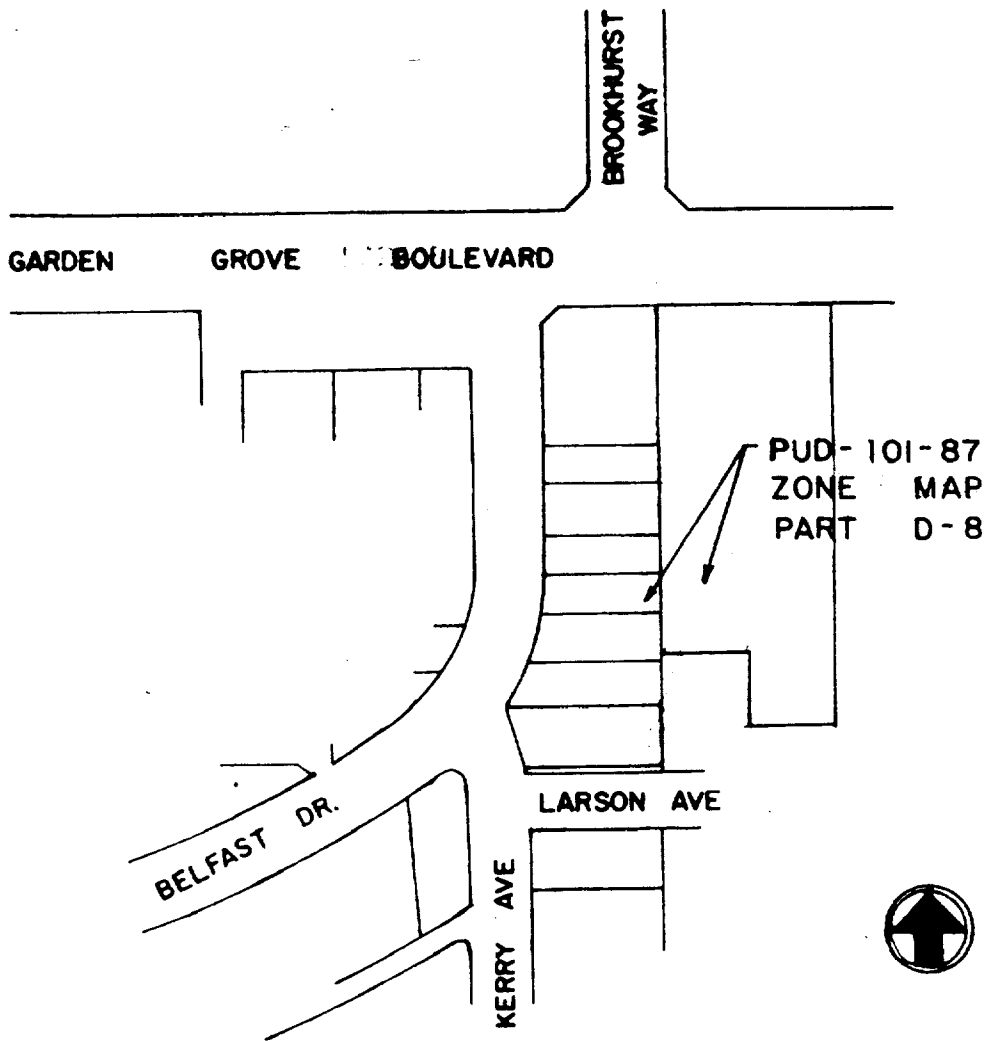
I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on July 6, 1987 with vote as follows:

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

and was passed on July 13, 1987 by the following vote:

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

/s/ CAROLYN MORRIS, CMC  
CITY CLERK





IN THE

# Superior Court

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

## Ordinance No. 2003

State of California )  
County of Orange ) ss.

**Elberta Kolber**

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:

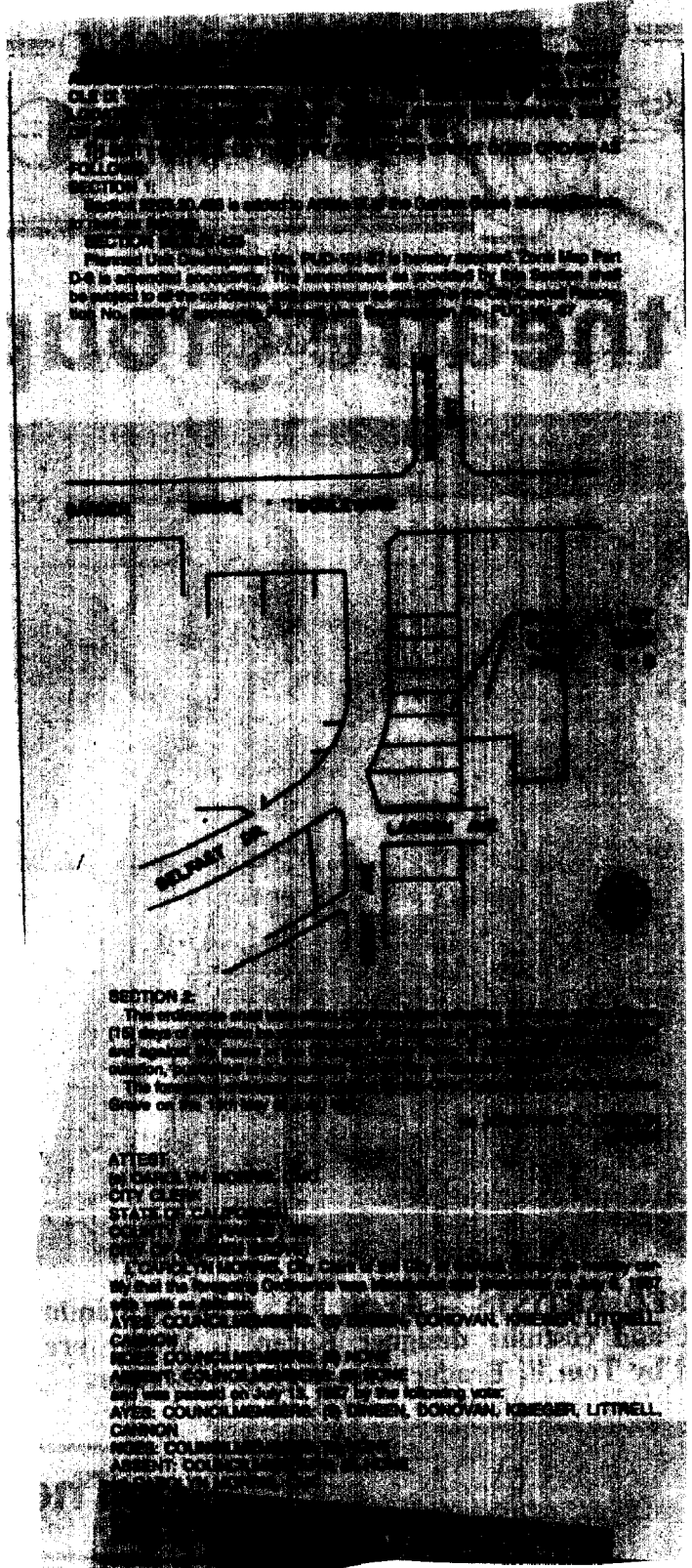
**July 22, 1987**

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

Dated at **Garden Grove**.....

California, this **22** day of **July** 19**87**..

*Elberta Kolber*  
.....  
**Elberta Kolber**  
Signature



7/6/87

E 116. PUD-101-87

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT NO. PUD-101-87 AND PARCEL MAP  
PM-87-161 (F: 116.PUD-101-87) (XR-103.PM-87-161)

Planned Unit Development No. PUD-101-87 and Parcel Map PM-87-161, initiated by Paul Kim, requesting to rezone the site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four-story, 141-room Ramada Inn in two phases (116 Phase One and 25 Phase Two) and restaurant on an approximately 105,000 square foot (2.42 acre) site. The site is located on the south side of Garden Grove Boulevard, east of Kerry Street, at 10022 Garden Grove Boulevard. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

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

Pursuant to Legal Notice published June 17, 1987, public hearing on the case was ordered by the City Council to be held this date.

Staff report dated June 25, 1987 was introduced, and a slide presentation was offered. Staff advised that the Site Plan being heard tonight is for 116 units, indicating that Phase II of 25 units would have a separate Site Plan.

Councilman Dinsen expressed concern that possibly some of the guests would park in the northern parking lot, which would create problems for the restaurant patrons coming off the street. Staff advised that it would not be conducive for the guests to park in the front as all of the entryways to the units are in the rear area and the parking is underground.

The City Manager commented on the referenced exit to Kerry Street for employees only. He indicated that a gate was discussed in this area; and if gating is important to the City Council, it should be made a condition of approval.

Mayor Cannon declared the public hearing opened and asked if anyone wished to address the Council on the matter.

Mr. John Higgins, a resident in the vicinity of Russell and Kerry Streets, appeared before the Council and commented on the impact this project will have upon the neighborhood and on the traffic

which is already generated in this area. He presented a petition containing approximately 300 signatures opposing this project. He stated that he could not attend the Planning Commission meeting because he only received two days' notice.

Councilman Krieger expressed concern that Mr. Higgins is presenting a petition to the City Council that the Planning Commission did not receive. He inquired whether the Council could accept this. The Deputy City Attorney advised that this would be considered as testimony.

Mr. Higgins stated that District 95, which contains this area, is a high crime area; and he does not feel that a four-story structure or a hotel fits in with the surrounding area. He feels that the zoning on this property should remain C-2.

The City Manager commented on the petition, indicating that the Council can accept the petition, but it should be referred back to the Planning Commission for consideration of the new evidence.

Councilman Krieger stated that he feels Mr. Higgins had ample time to present this information to the Planning Commission. He also stated that he feels that Mr. Higgins had information that indicated that a Ramada Inn was planned for this property prior to the Planning Commission meeting.

Mr. Paul Kim, architect representing the owner, appeared before the Council and commented on the remarks made regarding the four-story building. He indicated that the hotel is two stories along Garden Grove Boulevard, with the main four stories away from the street. He commented on the remarks made regarding the crime rate, indicating that now this lot is empty; and with this improvement the crime should go down. He further commented on the traffic, indicating that a traffic analysis was done in this area; and one of the solutions they had was to provide exits only along Kerry Street. He stated that their intent is to revitalize the area.

Councilman Littrell inquired how many driveways would be on Garden Grove Boulevard. Mr. Kim advised that there would be two, one main driveway and one for exits only for services. He indicated that the majority of the people will enter and exit from the main driveway.

Mr. Mike White, 9641 Crosby Avenue, appeared before the Council and spoke in opposition to the proposed project because of the Boys Club, Kiwanisland, and the surrounding residents. He expressed concern with the number of people already living in the area, indicating that some of them are living in sheds on their properties, and he feels that the area is already saturated. Mayor Cannon stated that anyone making these types of additions have done so illegally; and if Mr. White would give the addresses to the Code Enforcement Officer, investigations would be made. He also commented that staff is preparing a Code amendment which could limit the number of people per square foot of building space.

Mr. White stated that he is in opposition to a building of this height being constructed in this area, as it invades their privacy.

Councilman Dinsen inquired whether Mr. White felt it would be better if this site were built up more like the other developments in the area rather than a Ramada Inn. Mr. White stated that he does not feel this could handle the traffic of a shopping center.

Mr. White stated that the entire project has many unanswered questions, noting that the restaurant will not be owned by the same person who owns the hotel. He also indicated that the hotel will not be owned by Ramada, and he inquired what will happen if the hotel does not prosper.

There being no further response from audience, the public participation portion of the hearing was declared closed.

Discussion ensued regarding the height of the building, and staff indicated that it would be about 47 feet high. Councilman Littrell inquired whether there had been a change in driveways since the Planning Commission consideration. Staff advised that the number of driveways has always been three: two on Garden Grove Boulevard and one on Kerry Street. Councilman Littrell stated that he feels there needs to be a gated exit onto Kerry Street and he cannot support the project without it.

Councilman Krieger expressed support for this project, indicating that he feels this will be good for the area.

There being no further comments from Councilmembers, the public hearing was declared closed.

#### RESOLUTION NO. 6898-87

Councilman Krieger moved, seconded by Councilman Donovan, that full reading of Resolution No. 6898-87 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-101-87, AND REZONING AND SITE DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-05, 58, be and hereby is adopted, with the addition of a condition regarding a gated exit on Kerry Street.

Councilman Dinsen stated that he feels with the entrances being on Garden Grove Boulevard, it will not impact the neighborhood as much as the people think it will.

Upon the following vote:

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

said Resolution No. 6898-87 was declared adopted.

ORDINANCE NO. 2003 was introduced for first reading and the title read in full, being an Ordinance consummating PUD-101-87, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": THE REZONING OF PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-05, 58

Councilman Krieger moved, seconded by Councilman Donovan, that full reading of Ordinance No. 2003 be waived, and said Ordinance be and hereby is passed to second reading. Upon the following vote:

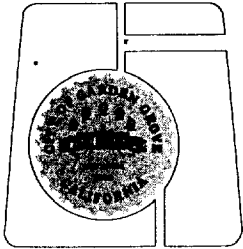
AYES: COUNCILMEMBERS: (5) DINSEN, DONOVAN, KRIEGER, LITTRELL,  
CANNON  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

said Ordinance No. 2003 was declared passed to second reading.

Further discussion ensued regarding the presentation of the petition by Mr. Higgins, and the City Manager advised that in 1985 an Ordinance was drafted changing the policy wherein the Council would send matters back to the Planning Commission when substantial information was received at the Council level.

Councilman Littrell stated, in his opinion, there is no way that testimony can be limited.

Councilman Krieger requested that the changes be provided to Councilmembers so they can be reviewed.



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

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

July 20, 1987

Paul Kim  
4630 Campus Drive  
Newport Beach, CA 92660

Dear Mr. Kim:

Enclosed for your information is a copy of Resolution No. 6898-87 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-101-87, AND REZONING AND SITE DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET, PARCEL NOS. 098-066-05, 58, adopted by the Garden Grove City Council on July 6, 1987.

Sincerely,

  
CAROLYN MORRIS, CMC  
City Clerk

Enclosure

RESOLUTION NO. 6898-87

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

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

ADOPTED this 6th day of July, 1987.

/s/ JONATHAN H. CANNON  
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

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

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

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

/s/ CAROLYN MORRIS, CMC  
CITY CLERK



RESOLUTION NO. 3685

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

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

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

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

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9220.4, are as follows:

FACTS & REASONS:

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

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

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

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

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

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

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

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

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

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

- H. All conditions of the Garden Grove Fire Department shall be complied with including, but not limited to, the following:
1. Install an alarm system as per current Uniform Fire Code.
  2. Subterranean parking shall be protected by an automatic fire sprinkler system.
  3. An on-site fire hydrant shall be required, to be located in parking planter fifty feet (50') north of building, adjacent to Trask enclosure. Hydrant shall flow 1500 gpm, minimum.
  4. Limit areas between two-hour separations to 3,700 square feet or protect entire building with an automatic fire sprinkler system due to excessive fire flow.
- I. All provisions of the Public Works Department shall be complied with, including but not limited to, the following:
1. The Kerry Street driveway shall be one-way only and shall be posted at both ends and be gated at Kerry Street.
  2. Remove and salvage Type 1-A Traffic Signal Pole to accommodate hotel driveway. Install Type 24-4-80 Traffic Signal Pole with mast arm for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.
  3. Close the 110 feet median opening in front of the proposed hotel to prevent vehicles from queuing in front of the east driveway and thus ensuring adequate storage lengths at the westbound left-turn pocket and to improve safety through permitting left-turn movements only where they are expected. This will be accomplished by constructing a raised and landscaped median island.

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

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

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

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

ADOPTED this 14th day of May 1987.

/s/ MANUEL NUNES  
CHAIRMAN

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

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

/s/ PRISCILLA STIERSTORFER  
SECRETARY

3291T/1296A  
05/21/87

IN CONNECTION WITH  
AGENDA ITEM NO. 6.b

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST. E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	8	0	8	0.00 *	
NT	1	1,600	15	0	15	0.05	
NR	0	0	33	27	60	0.00	
SL	0	0	73	11	84	0.00	
ST	1	1,600	31	0	31	0.13 *	
SR	0	0	97	0	97	0.00	
EL	1	1,500	65	0	65	0.05	
ET	2	3,200	703	0	703	0.23 *	
ER	0	0	12	11	23	0.00	
WL	1	1,500	36	34	70	0.05 *	
WT	2	3,200	228	0	228	0.06	
WR	0	0	39	0	39	0.00	
Yellow Time						0.10 *	
					ICU=	0.51	
					LDS=	A	

Notes:

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



## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

ICU= 0.80

LOS= D

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1986 A. M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

**Notes:**

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: AM PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

ICU= 0.46

LOS= A

Notes:

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

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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



## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modifications: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,605	0	1,605	0.33	
NE	0	0	2	0	2	0.00	
SL	0	0	0	0	0	0.00	
ST	3	4,800	1,352	0	1,352	0.36 *	
SE	0	0	393	0	393	0.00	
EL	0	0	203	0	203	0.00	
ET	1	1,600	1	0	1	0.13 *	
ER	0	0	0	0	0	0.00	
NL	0	0	1	0	1	0.00 *	
NT	1	1,600	1	0	1	0.05	
NE	0	0	2	0	2	0.00	
Yellow Time						0.10 *	
						ICU= 0.59	
						LDS= A	

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

I N T E R S E C T I O N - C A P A C I T Y   A N A L Y S I S

City of: GARDEN GROVE

N/S Street:        GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification:    None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	Z Grn. Time Req'd	Notes
NL	1	1,500	11	0	11	0.05 *	
NT	1	1,600	97	0	97	0.07	
NR	0	0	11	2	13	0.00	
SL	1	1,500	55	3	58	0.05	
ST	1	1,600	120	0	120	0.07 *	
SR	1	1,500	52	0	52	0.05	
EL	1	1,500	94	0	94	0.06	
ET	2	3,200	529	6	535	0.17 *	
ER	0	0	10	0	10	0.00	
WL	1	1,500	5	1	6	0.05 *	
WT	2	3,200	432	1	433	0.14	
WR	0	0	21	3	24	0.00	
Yellow Time						0.10 *	
						ICU= 0.45	
						LOS= A	

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	Z Grn. Time Req'd	Notes
NL	1	1,500	26	0	26	0.05	
NT	1	1,600	178	0	178	0.14 *	
NF	0	0	48	1	47	0.00	
SL	1	1,500	103	2	105	0.07 *	
ST	1	1,600	163	0	163	0.10	
SE	1	1,500	154	0	154	0.10	
EL	1	1,500	138	0	138	0.09 *	
ET	2	3,200	754	3	757	0.25	
EF	0	0	34	0	34	0.00	
WL	1	1,500	73	1	74	0.05	
WT	2	3,200	887	1	888	0.31 *	
WE	0	0	109	3	112	0.00	
Yellow Time						0.10 *	
					ICU=	0.71	
					LOS=	C	

Notes:

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

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

NORTH-SOUTH STREET: BROOKHURST ST  
 EAST-WEST STREET: BROOKHURST WAY  
 TIME: 7:00-8:00 A DATE: 03-05-87

1st	2nd	3rd	4th	Total
118	1010	1	1	Total
127	1271	0		1st
02	028	0		2nd
05	040	1		3rd
01	050	0		4th
01		11		

1st	2nd	3rd	4th	Total
01	01	01	01	0
01	01	01	01	0
01	01	01	01	0

1st	2nd	3rd	4th	Total
127	127	1	1	Total
02	028	0		2nd
05	040	1		3rd
01	050	0		4th
01		11		

	1st	2nd	3rd	4th	Total
1st	0	355	0	0	
2nd	0	295	0	0	
3rd	0	318	0	0	
4th	0	318	0	0	
Total	0	1186	0	0	

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

NORTH-SOUTH STREET - BROOKHURST ST  
 EAST-WEST STREET - BROOKHURST WAY  
 TIME: 8:00-9:00 A. DATE: 03-05-87

	107	1195	0	Total
Rt				
Lt				
1st	99	342	0	1st
2nd	95	329	0	2nd
3rd	97	261	0	3rd
4th	97	259	0	4th

	01	01	01	01	01	
Rt						
Lt						
1st	01	01	01	01	01	01
2nd	01	01	01	01	01	01
3rd	01	01	01	01	01	01
4th	01	01	01	01	01	01
Total	01	01	01	01	01	01

	01	01	01	01	01	
Rt						
Lt						
1st	01	01	01	01	01	01
2nd	01	01	01	01	01	01
3rd	01	01	01	01	01	01
4th	01	01	01	01	01	01
Total	01	01	01	01	01	01

	0	297	0	
Rt				
Lt				
1st	0	297	0	1st
2nd	0	293	0	2nd
3rd	0	261	0	3rd
4th	0	226	0	4th
Total	0	11077	0	Total



INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: BROOKHURST WAY

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

335	11355	0	Total
45	234	0	1st
49	300	0	2nd
89	337	0	3rd
111	300	0	4th

Et  
Et

Et	2	0	17	177	14
Total	0	0	0	100	1
Et	0	0	0	200	1

Total	1st	2nd	3rd	4th	Et
121	17	17	400	511	Et
2	0	0	0	20000	
1	0	0	1	0	Et

1st 2nd 3rd 4th Total

Et	Et
1st	0 209 1
2nd	0 244 1
3rd	0 267 0
4th	0 402 0
Total	0 1142 2

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: BROOKHURST WAY

TIME: 5:00-6:00 P DATE: 03-03-97

395	1025	0	Total:
101	395	0	1st
98	302	0	2nd
119	498	0	3rd
81	254	0	4th
Rt.		Lt.	

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

Total	1st	2nd	3rd	4th
1397	101	402	498	276
0	0	0	0	0
0	0	0	0	0
				Rt.

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

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

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 4:00-5:00 P DATE: 09-05-87

95	99	901	Total
18	12	25	1st
20	9	29	2nd
17	6	23	3rd
24	10	34	4th

Rt  
V  
L

Rt	18	21	17	20	76
	118	135	149	201	603
	2	4	5	2	21
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th	
170	33	30	32	44	139
700	127	134	147	159	567
870	160	164	179	203	706

	Rt		Rt
1st	12	14	26
2nd	17	14	31
3rd	24	9	33
4th	18	13	31
Total	69	51	120

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROCKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 5:00-6:00 P, DATE: 03-05-87

97	49	321	Total
15	15	93	1st
21	9	87	2nd
32	11	73	3rd
16	14	65	4th
Et		Et	

Et	201	161	151	141	651
Et	237	208	251	197	893
Et	31	21	51	71	174
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th	Et
151	41	40	31	39	151
270	100	200	280	200	270
201	21	31	31	71	Et

	Et		Et
1st	15	9	39
2nd	9	10	34
3rd	11	17	29
4th	10	12	24
Total	45	48	130

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

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

90	34	79	Total
22	7	19	1st
14	9	22	2nd
18	12	17	3rd
21	6	20	4th
RT		LT	

RT	91	71	111	181	461
LT	50	62	58	52	242
Total	151	91	71	61	375
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th	
70	18	17	20	15	LT
600	100	100	100	100	
200	60	60	50	80	RT

	LT		RT
1st	3	11	9
2nd	2	4	10
3rd	4	4	6
4th	2	2	13
Total	11	27	38

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 7:00-8:00 A DATE: 03-05-57

18	1036	145	Total
7	274	26	1st
5	321	32	2nd
2	349	42	3rd
4	297	39	4th
Rt		Lt	

Rt	14	14	10	10	50
Lt	25	57	45	55	182
Total	15	71	55	65	192
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th
50	27	32	22	21
50	27	32	22	21
150	30	40	50	44

	Lt	Rt
1st	15	237
2nd	25	280
3rd	29	257
4th	32	300
Total	101	1102

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

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: GARDEN GROVE BLVD

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

17	1040	149	Total:
1	255	34	1st
2	278	31	2nd
3	248	39	3rd
4	261	31	4th
Et		Et	

Et	210	21	21	22	56
	54	307	53	40	385
Total:	264	401	301	302	1268
	1st	2nd	3rd	4th	Total:

Total:	1st	2nd	3rd	4th
77	107	17	107	11
401	117	136	101	116
150	111	321	33	16

	Et		Et
1st	37	192	52
2nd	44	251	42
3rd	38	240	46
4th	31	221	39
Total:	150	1004	181

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

NORTH-SOUTH STREET BROOKHURST ST  
 EAST-WEST STREET: GARDEN GROVE BLVD  
 TIME: 4:00-5:00 P DATE: 03-05-87

-----	-----	-----	-----	-----
37	1174	164	Total	
-----	-----	-----	-----	-----
11	287	38	1st	
-----	-----	-----	-----	-----
10	305	40	2nd	
-----	-----	-----	-----	-----
8	287	38	3rd	
-----	-----	-----	-----	-----
7	265	47	4th	
-----	-----	-----	-----	-----
84	1168	163	Total	
-----	-----	-----	-----	-----

-----	-----	-----	-----	-----	-----
80	291	291	301	128	
-----	-----	-----	-----	-----	-----
91	35	35	108	427	
-----	-----	-----	-----	-----	-----
101	40	38	50	157	
-----	-----	-----	-----	-----	-----
172	366	366	459	742	Total

-----	-----	-----	-----	-----	-----
80	301	10	11	24	24
-----	-----	-----	-----	-----	-----
88	311	38	100	99	113
-----	-----	-----	-----	-----	-----
102	311	30	45	47	54
-----	-----	-----	-----	-----	-----

-----	-----	-----	-----
1st	50	290	35
-----	-----	-----	-----
2nd	48	301	41
-----	-----	-----	-----
3rd	51	327	32
-----	-----	-----	-----
4th	65	370	25
-----	-----	-----	-----
Total	212	1288	153
-----	-----	-----	-----



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

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 5:00-6:00 P DATE: 03-05-87

39	11098	152	Total
10	375	46	1st
9	385	45	2nd
10	398	46	3rd
7	365	41	4th

E1                      E2

E1	241	321	411	291	1364
E2	181	198	201	195	685
E3	55	40	51	39	179
1st	2nd	3rd	4th	Total	

Total	1st	2nd	3rd	4th	E1
503	118	125	141	139	1544
1544	691	537	467	411	E2

E1	E2		
1st	47	353	38
2nd	54	354	38
3rd	44	395	41
4th	44	325	36
Total	191	1432	153

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME: 7:00-9:00 A, DATE: 03-05-87

95	30	72	Total
28	6	13	1st
22	0	20	2nd
24	9	21	3rd
21	11	18	4th

EA  
V  
Lt

EA	95	41	12	14	38
EA	51	40	55	50	226
Lt	71	5	21	17	35
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th
65	10	17	15	20
100	100	200	200	100
100	0	0	0	0

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

City of Garden Grove  
VEHICULAR TURNING MOVEMENT COUNT SUMMARY

North/South Street: GILBERT

East/West Street: GARDEN GROVE BLVD

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

PERIOD													15	30
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	Vol	Vol
7:00	1	20	2	15	29	15	5	101	4	0	83	12	287	594
7:15	1	18	2	13	31	7	14	148	2	0	67	4	307	625
7:30	<del>1</del>	<del>15</del>	<del>2</del>	<del>10</del>	<del>20</del>	<del>10</del>	<del>5</del>	<del>101</del>	<del>4</del>	<del>0</del>	<del>83</del>	<del>12</del>	<del>287</del>	<del>594</del>
7:45	<del>1</del>	<del>18</del>	<del>2</del>	<del>13</del>	<del>31</del>	<del>7</del>	<del>14</del>	<del>148</del>	<del>2</del>	<del>0</del>	<del>67</del>	<del>4</del>	<del>307</del>	<del>625</del>
8:00	1	38	0	10	35	14	10	140	3	0	101	8	340	749
8:15	1	24	4	11	25	13	24	148	4	2	131	4	389	750
8:30	2	23	2	13	26	6	16	136	3	0	129	3	361	707
8:45	1	26	3	14	24	12	10	131	2	0	118	5	346	N/A
Pk. 30 Min. Vol.	6	57	3	28	60	33	35	308	4	1	209	9		753
DHV	10	110	10	60	120	70	70	620	10	0	420	20		

Noon Day: THUR Date: 5/08/86

PERIOD													15	30
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	Vol	Vol
11:00	5	21	8	16	18	33	21	152	8	4	181	10	477	868
11:15	4	27	4	18	31	17	22	123	8	4	123	14	391	838
11:30	4	25	4	11	19	11	26	167	4	11	144	21	447	919
11:45	6	20	8	13	9	17	23	147	4	8	200	15	472	942
12:00	5	14	5	25	29	15	18	159	6	9	156	29	470	1326
12:15	9	32	8	35	43	33	3	302	11	18	322	40	856	1357
12:30	11	18	7	16	21	23	14	184	7	19	157	24	501	961
12:45	5	25	7	17	19	22	14	173	10	9	138	21	460	N/A
Pk. 30 Min. Vol.	20	50	15	51	64	56	17	486	18	37	479	64		1357
DHV	40	100	30	100	130	110	30	970	40	70	960	130		

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

PERIOD													15	30
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	Vol	Vol
4:00	8	49	10	16	21	27	27	196	10	10	182	24	580	1128
4:15	13	41	9	19	19	19	40	178	7	10	173	20	548	1139
4:30	11	44	8	16	30	25	42	189	6	14	188	18	591	1218
4:45	<del>8</del>	<del>32</del>	<del>10</del>	<del>26</del>	<del>24</del>	<del>40</del>	<del>34</del>	<del>198</del>	<del>4</del>	<del>17</del>	<del>188</del>	<del>34</del>	<del>627</del>	<del>1360</del>
5:00	<del>8</del>	<del>45</del>	<del>13</del>	<del>27</del>	<del>39</del>	<del>39</del>	<del>34</del>	<del>185</del>	<del>11</del>	<del>14</del>	<del>240</del>	<del>22</del>	<del>673</del>	<del>1387</del>
5:15	<del>13</del>	<del>40</del>	<del>8</del>	<del>26</del>	<del>39</del>	<del>32</del>	<del>33</del>	<del>171</del>	<del>7</del>	<del>20</del>	<del>202</del>	<del>24</del>	<del>614</del>	<del>1255</del>
5:30	<del>11</del>	<del>44</del>	<del>11</del>	<del>20</del>	<del>45</del>	<del>37</del>	<del>28</del>	<del>175</del>	<del>8</del>	<del>10</del>	<del>223</del>	<del>25</del>	<del>641</del>	<del>1265</del>
5:45	6	44	9	24	32	28	37	177	10	22	211	24	624	N/A
Pk. 30 Min. Vol.	12	87	23	53	63	79	68	383	17	31	428	56		1300
DHV	20	170	50	110	130	160	140	770	30	60	860	110		

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

## Explanation of the Intersection Capacity Utilization Method of Intersection Analysis

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

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

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

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

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

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

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

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

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

## LEVEL OF SERVICE DESCRIPTIONS

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

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

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

# 300—Lodging

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

310 Hotel

320 Motel

330 Resort Hotel.

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

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

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

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

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

---

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

---

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

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

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

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

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

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

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

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

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

---

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



## SUMMARY OF TRIP GENERATION RATES

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

			Average Trip Rate	Maximum Rate	Minimum Rate	Correlation Coefficient	Number of Studies	Average Size of Independent Variable/Study
<b>Average Weekday Vehicle Trip Ends</b>			10.5	15.4	9.1		5	191
Peak Hour of Adjacent Street Traffic	A.M.	Enter	0.58				2	475
		Exit	0.29				2	475
		Total	0.85	1.18	0.61		6	300
	P.M.	Enter	0.36				2	475
		Exit	0.37				2	475
		Total	0.73	1.04	0.47		7	269
Peak Hour of Generator	A.M.	Enter						
		Exit						
		Total	0.90				6	234
	P.M.	Enter						
		Exit						
		Total	0.87				9	245
<b>Saturday Vehicle Trip Ends</b>			8.1	11.8	5.8		4	234
Peak Hour of Generator	Enter							
	Exit							
	Total		0.67	1.34	0.37		4	234
<b>Sunday Vehicle Trip Ends</b>			8.8	13.2	5.4		4	198
Peak Hour of Generator	Enter							
	Exit							
	Total		0.61	1.06	0.42		3	182

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

ITE Technical Committee 6A-6—Trip Generation Rates

Date: 1975

## SUMMARY OF TRIP GENERATION RATES

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

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

Source Numbers 12, 13, 55

ITE Technical Committee 6A-6—Trip Generation Rates

Date: 1975

# City of Garden Grove

## INTER- DEPARTMENT MEMORANDUM

To: Delbert L. Powers  
Dept: City Manager  
Subject: COMMUNITY PLANNING AND DEVELOPMENT PROGRAM:  
Consideration of a Requested Planned Unit Development No. PUD-101-87 and Parcel Map No. PM-87-161 for Property Located On the South Side of Garden Grove Boulevard, East of Kerry Street

From: Stewart O. Miller  
Dept: Development Services  
Date: June 25, 1987

### Objective

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

### Background

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

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

Summary

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

STEWART O. MILLER, Director *S*  
Development Services Department

*Jerry L. Blum*  
By: Jerry L. Blum  
Planning Division Manager

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

3401T/1321A

APPROVED FOR AGENDA LISTING

*Delbert L. Powers*

Delbert L. Powers  
City Manager

Mr. Paul Kim, 4630 Campus Drive, Newport Beach, addressed the Commission. He commented that he was the applicant and was representing the owner of the property. He commented that prior to proposing this hotel project, his company made a market survey of the area and found that the majority of the buildings in the immediate area were old and deteriorated. He noted that they found there was a market for this facility where people could have meetings for businesses and organizations. He commented that they found that there is a lack of close hotel facilities, and since Garden Grove is centrally located in Orange County they felt that this type of project was needed. He commented that their four-story building will be approximately 150 feet back from Garden Grove Boulevard and noting that because of that setback it will not seem as high. He commented that they are proposing a nice building that will improve the image of Garden Grove Boulevard and make it a landmark. He indicated that the project will be built in two phases; however, each will be independent from the other, nothing that Phase II will not interrupt Phase I. He commented that they are aware that there are many conditions imposed by the Planning Department and that they will be complying with them.

Commissioner Bixler questioned whether Ramada Inn would be constructing the facility. Mr. Kim replied that there will be a representative from Ramada Inn that will oversee the project, but it is being constructed by an independent owner.

Commissioner Pringle questioned whether the renderings showed the exact colors of the building. Mr. Kim advised that it will be a light beige and the front will be glass with tile and wood trim.

Commissioner Pringle questioned whether Ramada Inn required certain architectural styles. Mr. Kim advised that the plans and designs are sent to Ramada Inn for approval.

Commissioner Pringle questioned where there will be a sign on the property. Mr. Kim advised that there will be a monument sign at the driveway which will only say "Ramada Inn." There will also be a sign for the restaurant which will be located at the driveway on Garden Grove Boulevard with lettering on the canopy. In reply to Commissioner Pringle, Mr. Kim advised that there will be a total of four signs.

In reply to Commissioner Pringle, Mr. Kim advised that they have not selected a company for the restaurant; that it will be run independently and that they will be very selective on who will be chosen.

Commissioner Wagner questioned whether they will have any roof treatment so that all of the equipment will not be in view of higher buildings in the area. Mr. Kim advised that they will discuss it with the Planning Department on what type of proper screening they should have on the roof.

Commissioner Margolin questioned whether Condition of Approval "K" was the only condition which referred to signage. Staff advised that the sign package before them would become the sign package for the site. Mr. Kim advised that the sign will only be in English. Commissioner Margolin requested that the condition of approval regarding signs be more explicit as to what the Planning Commission would allow on the sign. The Deputy City Attorney advised that an added condition could state that any changes to the sign program with respect to type, style, and design of the contents must be approved by the Planning Commission.

Chairman Nunes commented that their plan shows that the kitchen will only be 25 percent of the restaurant, but he commented that other kitchens are 50 to 75 percent of restaurants. Mr. Kim advised that there is more modern equipment that takes up less space and with the new restaurants the kitchens are not as large.

Commissioner Pope questioned whether there would be valet parking, as he was concerned that an area would be roped off. Mr. Kim advised that at this time they do not plan on having valet parking.

Mr. Jim Erlacher, Phoenix, represented the Ramada Inn Corporation. He noted that they are the third largest chain of hotels and also operate Marie Calendars and the Tropicana Hotel. He urged the Commission to vote in favor of the project as he felt it would be a first class hotel for Garden Grove. He commented that Ramada Inn has approved the plans that were submitted to them. He commented that Ramada Inn will not operate the hotel but it will be operated under the Rules of Operation and their Standards of Construction.

Commissioner Bixler questioned whether the hotel could take over construction if the company that was building it failed. Mr. Erlacher commented that Ramada Inn is not in a position to take over the completion of the project. Mr. Erlacher noted that they have very stringent screening on the applicant and that they spend time researching the site and do a market study.

In reply to Commissioner Nuessle, Mr. Erlacher, advised that the rooms cost from \$45 to \$55 per day.

Mr. Don Gordon, 9282 Stanford Avenue, addressed the Commission not in opposition to the project but noted his concerns. He commented that he is a member of the citizens advisory group which is studying the Garden Grove Boulevard area and requested that the Commission postpone their decision on this project until the study has been completed. Mr. Gordon commented that the committee has requested the City Council to approve a moratorium on construction in that area. He noted that the proposed project is in the middle of the study area. Chairman Nunes commented that the City Council will be deliberating the possibility of a moratorium, but that cannot be considered at this time by the Planning Commission. He commented that the site plan before them is the subject of the public hearing.

Commissioner Margolin commented that he is also a member of the committee and that the committee voted 15 to 9 in favor of the moratorium but that he voted against it. He noted that he requested an opinion of the Deputy City Attorney on whether he could participate and vote on this project. He was advised that since he has no monetary gain on this project that he could vote on it.

Commissioner Pringle questioned when the original plans for the Ramada Inn were submitted to the City. Staff advised that the plans were submitted on January 26, 1987, however, it had been under consideration by the Planning Department for two to three months prior to that date.

Mr. Gordon commented that he did not bring up the subject of the moratorium for Planning Commission discussion; however, he requested that approval of this project be delayed. He commented that a hotel in this area would bring more congestion and more transients to the area; however, he noted that it would be a very attractive building.

Mr. John Emenev, 13341 Galway, addressed the Commission. He noted his concerns were that he did not feel this building was necessary at its proposed location. He commented that his street would be turned into a main access because it would be used to avoid the traffic on Brookhurst Street.

Chairman Nunes requested that the representative from Ramada Inn comment on the criteria that was used to choose that site. Mr. Erlacher commented that they look at the overall trends in the area. He commented that they look at the growth, the competition, and the kinds of people that come into the area. He noted that they look at what is needed in the area. Mr. Erlacher commented that they anticipate that most of the business in the hotel will be tourists that are destination oriented, noting that the other source will be the individual who is a commercial traveler. Mr. Emenev commented that his concerns are with the freeway traveler and that when they exit the freeway they will be using his street as an access route.

Commissioner Nuessle questioned how many parking spaces were allocated for the employees. Staff advised that they are included in the overall parking plan and that the employees will be parked in a separate area and will have the use of a key lock.

Commissioner Wagner questioned how many spaces were underground and staff advised they are proposing 67. Commissioner Wagner questioned whether those spaces would be accessible to the restaurant. Staff advised that the underground parking will be available to everyone.

Karl Huy, City Traffic Engineer, Public Works Department, addressed the Commission and gave a staff report on the traffic study that was done for this project. He noted that the intersections that were of major concern were Brookhurst and Garden Grove Boulevard and Kerry Street. He also commented that parking and phasing of the project as a main concern to the department.

Commissioner Pope questioned whether the figures used for the trips generated per day included the employees of the hotel. Mr. Huy advised that 800 to 1,000 trips per day included the employees.

Mr. Gary Adams, A.S.L. Consultants, 2540 Red Hill, Santa Ana, noted that he was the consultant who did the traffic report on the project. He advised that the figures used were provided by a company called I.T.E. He noted that they count the trips going in and out of hotels and they take into consideration the number of employees, if the figure is known. He noted that if they do not know how many employees will be there, the trips are based on the number of rooms.

Commissioner Pope noted that the traffic study from I.T.E. is dated 1975 and questioned whether that was the material that was used. Mr. Adams advised that the latest revision that he had was dated 1981 and that these rates have been compiled over a number of years and have been updated.

Chairman Nunes noted that the peak hours that are used in the study are different than that of neighborhoods. Mr. Adams advised that the trips generated to and from hotels are at different peak times than the neighborhoods. He noted that people enter and leave hotels at different hours.

Commissioner Nuessle questioned why they used studies rather than investigate the hotel that is being proposed. Mr. Adams replied that in some cases they do refer directly to the hotel when it is a chain hotel. He commented that for this project they referred to the manual that list characteristics for this particular hotel. He commented that if the characteristics of the proposed project match these in the manual they will use those figures. If it does not, they will go out and physically count the cars.



The City's traffic engineer commented that the City is aware that there are traffic problems in the area of Galway. He noted that they do access Galway rather than battle the traffic on Magnolia and on Brookhurst. He commented that staff is involved on a project to analyze the concerns regarding the traffic in that area. He noted that EDAW, is also looking into this problem with regard to the Garden Grove Boulevard Study. Staff also noted that there will not be any signage directing travelers through the residential streets.

There being no further comments from the audience, Chairman Nunes declared the public portion of the public hearing closed.

Commissioner Bixler commented that he has worked on Ramada Inn projects in other cities and felt that it was a very good project and would be voting in favor of it.

Commissioner Margolin also noted that he would be in favor of the project. He commented that he was in favor of the employee parking lot exiting onto Kerry as it will not increase traffic on the nearby street. He commented that most travelers do not make emotional impulse stops, noting that they know where they are going and make reservations. He commented that the hotel that has a posted room rate is the one that will have impulse stops. He also commented regarding the coffee shop and that it appears to be an upgrade from the regular type of coffee shop and will be primarily used by the people who will be staying in the hotel. He commented that it is a positive step to turn that area around.

Commissioner Pope also noted he is in favor of the project and felt that it would be an asset to the community.

Commissioner Pringle commented that he respected the work being done regarding the Garden Grove Boulevard Study. He noted that there are concerns that are not only limited to the 30-group committee with regard to improvements on Garden Grove Boulevard but the overall picture of the community. He commented that it is an upscale, clean development. He noted that the comments from the neighborhood meetings are that people are trying to upgrade that area. He noted that he felt very comfortable with the project. He also commented that he was in favor of the Deputy City Attorney's comments regarding the additional condition on the signage

Commissioner Nuessle also noted that he was in favor of the project.

Commissioner Wagner commented that he would be voting in favor of the project and reiterated his concerns that he wanted to be sure that the roof had proper screening so that it would have a nice view from taller surrounding buildings.

Chairman Nunes commented that he felt that everyone concerned would agree the bottom line is quality. He felt that the Ramada Inn was a high quality chain hotel and it would be an asset to Garden Grove. He noted that he concurred with the comments made and that it is a good project. He also concurred with the comments regarding the signage.

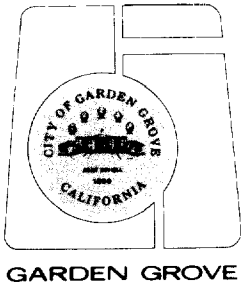
There being no further comments from Commissioners, the public hearing was closed.

Commissioner Margolin moved, seconded by Commissioner Nuessle, to approve Planned Unit Development No. PUD-101-87 with the added condition regarding the signage. The motion carried by the following vote:

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

Commissioner Wagner moved, seconded by Commissioner Bixler, to approve Parcel Map No. PM-87-161. The motion carried by the following vote:

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



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

## DEVELOPMENT SERVICES Planning Staff Report

### I. APPLICANT'S REQUEST AS ADVERTISED

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

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

### II. GENERAL INFORMATION

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

#### General Plan

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

#### Land Use/Zoning

#### Description of Subject Property

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

#### Surrounding Use/Zoning

North

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

East Zoned C-2 and is improved with a new car automobile dealership.

South Across Larson Avenue zoned OS (Open Space) and is improved with Kiwanisland.

West Zoned C-2 and is improved with retail businesses.

Environmental Determination

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

History

SPA-152-79

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

III. PUD ESTABLISHMENT

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

Permitted Uses

Hotel  
Restaurant

Development Standards

Building Height 50 Ft.  
Number of Hotel Rooms 141

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

A. Site Plan

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

B. Circulation and Parking

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

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

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

C. Leisure Area and Site Landscaping

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

D. Building Design

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

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

V. COMPARISON WITH ZONING AND DEVELOPMENT STANDARDS

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

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

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

VI. STAFF ANALYSIS

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

Project  
Concerns

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

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



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

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

3284T/1296T  
05/07/87

FINAL REPORT

Traffic Impact Study  
for the proposed  
Garden Grove Ramada Inn  
at 1022 Garden Grove Boulevard  
Garden Grove, California

Prepared for

Mr. and Mrs. Y.H. Cho

(submitted by Paul I. Kim, A.I.A. and Associates)

Prepared by Augustus Ajawara

under the direction of:



Garold B. Adams, R.C.E. 37825

ASL Consulting Engineers  
Palm Springs - Santa Ana - Pasadena

2540 Redhill Avenue - Suite C  
Santa Ana, California 99705-5542

(714) 250-5525

April 7, 1987

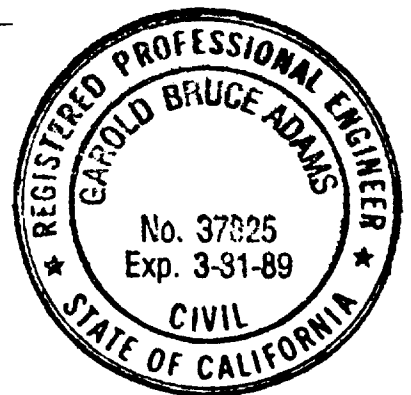


TABLE OF CONTENTS

A.	INTRODUCTION .....	1
	1. Objectives of the Study .....	1
	2. Project Location.....	1
	3. Project Description.....	2
B.	EXISTING CONDITIONS.....	3
	1. Existing Land Use and Zoning.....	3
	2. Existing Transportation System.....	3
	a. Existing Road Network.....	3
	b. Existing Intersections.....	4
C.	TRAFFIC FORECAST.....	6
	1. Traffic Volume Growth Rate.....	6
	2. Project Trip Generation at Buildout.....	6
	3. Related Project.....	7
	4. Project Trip Distribution/Assignment.....	7
D.	TRAFFIC IMPACTS.....	8
	1. Roadway Capacities and Future Ultimate...	8
	2. Impacts on Offstreet Network.....	8
	3. Intersection Capacity Utilization Calculations.....	9
	4. Access, On Site Circulation and Driveways.....	10
	a. Access and On Site Circulation.....	10
	b. Driveway Location and Design.....	10
E.	MITIGATION MEASURES.....	12
F.	CONCLUSION.....	12
G.	SUMMARY OF RECOMMENDED MITIGATION MEASURES....	14
H.	APPENDIX	

LIST OF TABLES

- Table 1 - Existing and Projected Traffic Volumes In Relation to Hotel Generated Traffic and Corresponding Quality of Services on Existing Road Network.
- Table 2a - Trip Generation for the Proposed Ramada Inn Hotel Development Project at 100% Occupancy.
- Table 2b - Trip Generation for the Proposed Ramada Inn Hotel Development Project at 80% Occupancy.
- Table 3 - Hotel Generated Traffic In Relation to Existing Geometrics, Design Daily Capacities and Projected 1988 Traffic Volumes and Levels of Services on Existing Road Network.
- Table 4 - Intersection Capacity Utilization.

## LIST OF FIGURES

- Figure 1 - Project Location Map
- Figure 2 - Site Plan for the Proposed Ramada Inn Hotel
- Figure 3 - Project Impact Area with Projected 1988 ADT With and Without Project Generated Traffic at 80% Occupancy.
- Figure 3a - Project Impact Area with Projected 1988 ADT
- Figure 3b - Project Impact Area with Projected 1988 ADT Adjusted to Include Project Generated Traffic at 80% Occupancy.
- Figure 3c - Project Impact Area with Project 1988 ADT Adjusted to Include Project Generated Traffic at 100% Occupancy.
- Figure 4a - Geographic Distribution of Hotel Generated Inbound Trips at 100% Occupancy.
- Figure 4b - Geographic Distribution of Hotel Generated Outbound Trips at 100% Occupancy.
- Figure 5a - Geographic Distribution of Hotel Generated Inbound Trips at 80% Occupancy.
- Figure 5b - Geographic Distribution of Hotel Generated Outbound Trips at 80% Occupancy.
- Figure 6 - Existing Structural Constraints in Relation to Proposed Hotel Driveway Location.
- Figure 7 - Hotel Generated Turning Volumes at the Hotel Driveways.
- Figure 8 - Proposed New Location of Existing 1-A Signal Pole and Crosswalk In Relation to Proposed Hotel Driveway Locations.

## A. INTRODUCTION

The services of ASL Consulting Engineers were retained by Paul I. Kim, A.I.A. and Associates to conduct a Traffic Impact and Access Study (TIS) for the proposed Garden Grove Ramada Inn in the City of Garden Grove, California. This report presents the findings of that study and was prepared for submittal to the City of Garden Grove, California.

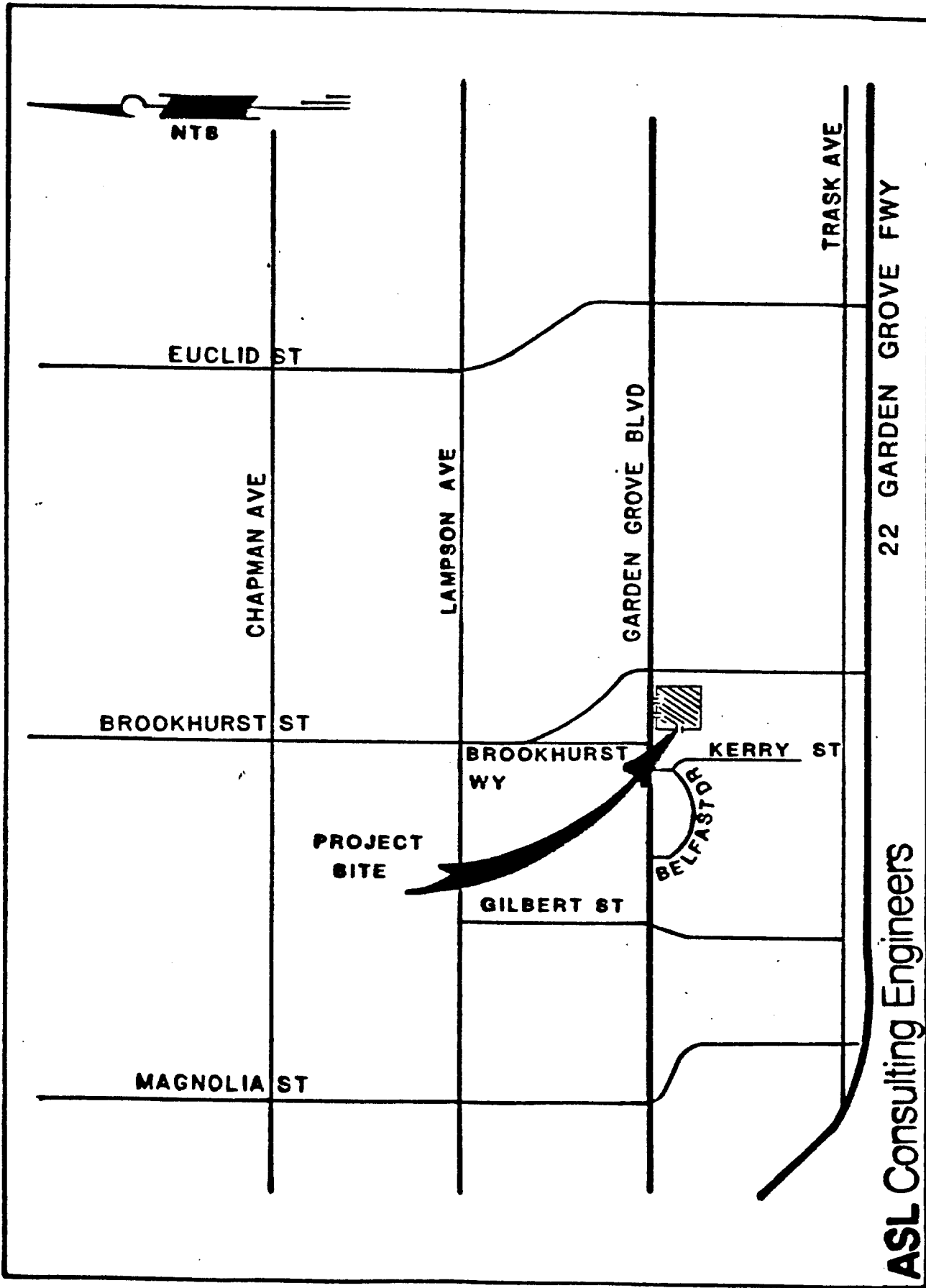
### 1) Objectives of the Study

The objectives of the study are as follows:

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

### 2) Project Location

The project is located at 10022 Garden Grove Boulevard, at the intersection of Garden Grove Boulevard and Kerry Street/Brookhurst Way as shown on Figure 1 - Project Location Map.



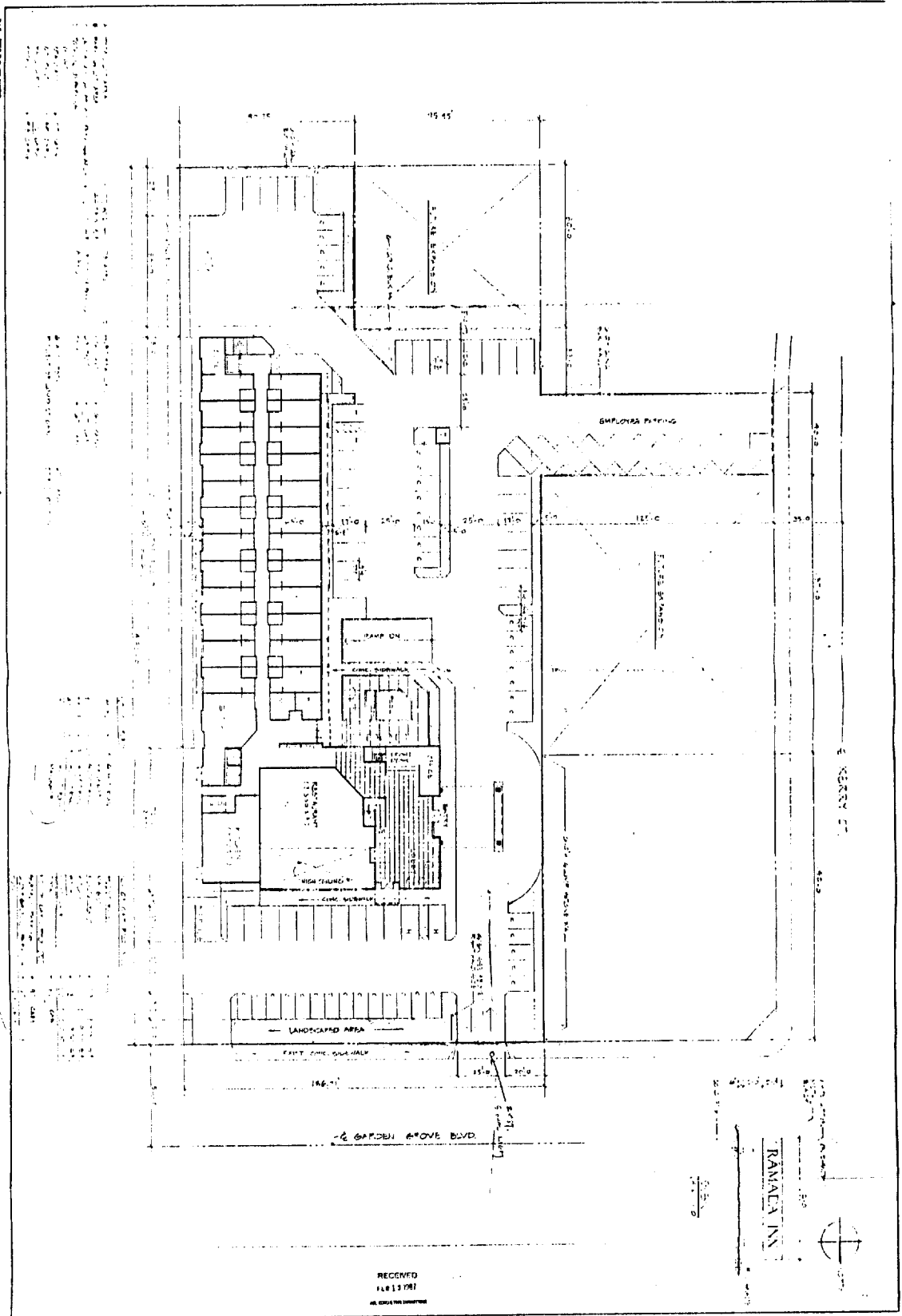
ASL Consulting Engineers  
 22 GARDEN GROVE FWY

PROJECT LOCATION MAP  
 GARDEN GROVE RAMADA INN- GARDEN GROVE CA.  
 FIGURE 1

### 3) Project Description

The project consists of a 117 room Ramada Inn, with a quality restaurant and a 2,000 square foot conference room. The hotel is proposed to be constructed as a four story building on 1.78 acre (77,602 square feet) lot. The developer proposes to provide a total of 164 parking stalls. Of these 164 car stalls, 97 stalls will be provided as surface stalls while 67 will be provided underground. The developer proposes a total of three driveways. The main access points to the hotel are the two 35 foot two-way driveways located on Garden Grove Boulevard. The third driveway is for exit only, and is located on Kerry Street adjacent to the employees' parking lots as shown on Figure 2 - Project Site Plan. One of the proposed driveways is located at approximately 180 feet east of the centerline of Kerry Street or 25 feet east of the west property line, a location which as proposed will necessitate the relocation of an existing signal pole and other attached traffic control components.





RECEIVED  
11/13/87  
ALL RIGHTS RESERVED

RAMADA INN



**PAUL I. KIM, A.I.A. AND ASSOCIATES**  
architecture / planning / interior design  
440 CARLETON AVE. SUITE 200, NEWPORT BEACH, CA 92660 (714) 835-1000

**GARDEN GROVE RAMADA INN**  
3927 GARDEN GROVE BLVD., GARDEN GROVE, CALIF.  
DEVELOPER : MR. AND MRS. Y. H. CHIO

FIG. 2

NO.	DATE	DESCRIPTION
1	11/13/87	ISSUED FOR PERMIT

SCALE

B. EXISTING CONDITIONS

1) Existing Land Use and Zoning.

The existing site for the proposed development is a vacant lot currently zoned for commercial development in the C-2 (General commercial zone) area as indicated in the City of Garden Grove general and specific plans<sup>1</sup>. All the adjoining land uses to the proposed hotel consist of commercial land uses as follows:

To the east of the property, there is an existing automobile dealership; to the west of the property, there is an existing shopping center. The land uses across the street on the north side of Garden Grove Boulevard consist of newly developed commercial/office buildings. From the above description, it can be seen that the proposed hotel will be located among complimentary land uses.

2) Existing Transportation System

(a) Existing Road Network

The roadway network considered to be within the impact area of the proposed hotel is bounded by Chapman Avenue to the north, Trask Avenue to the south, Euclid Street to the east and Magnolia Street to the west. The roadway facilities within this impact area determined to be potentially affected by the hotel generated traffic are shown on Figure 3 and described below. The design daily capacity used in the analysis are based on recommendations from City of Garden Grove Traffic Engineering Division and are reflective of recommended acceptable quality of service indicators in Orange County<sup>2</sup>.

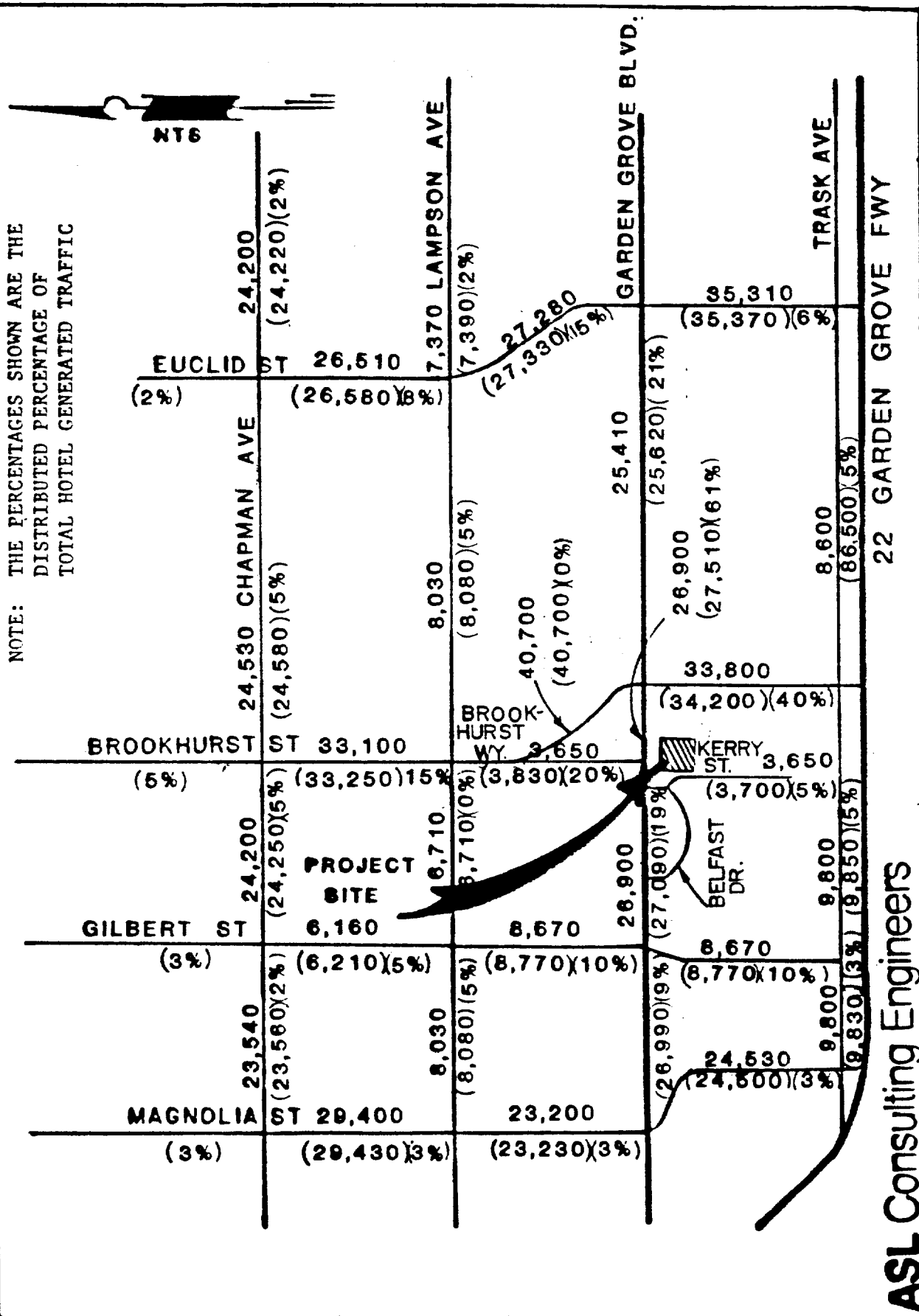
(i) Brookhurst Street:

Brookhurst Street between Garden Grove Freeway and Chapman Avenue is considered to be impacted by the hotel generated traffic. In this vicinity, Brookhurst Street is a major urban arterial highway with three lanes in each direction and one to two turn lanes at major intersections. The posted speed limit is 40 mph. The design daily capacity is 45,000 for desired Level of Service 'C' and 49,500 for acceptable Level of Service 'D'. It currently operates at level of service 'C' within the impact area, see Table 1.

(ii) Brookhurst Way:

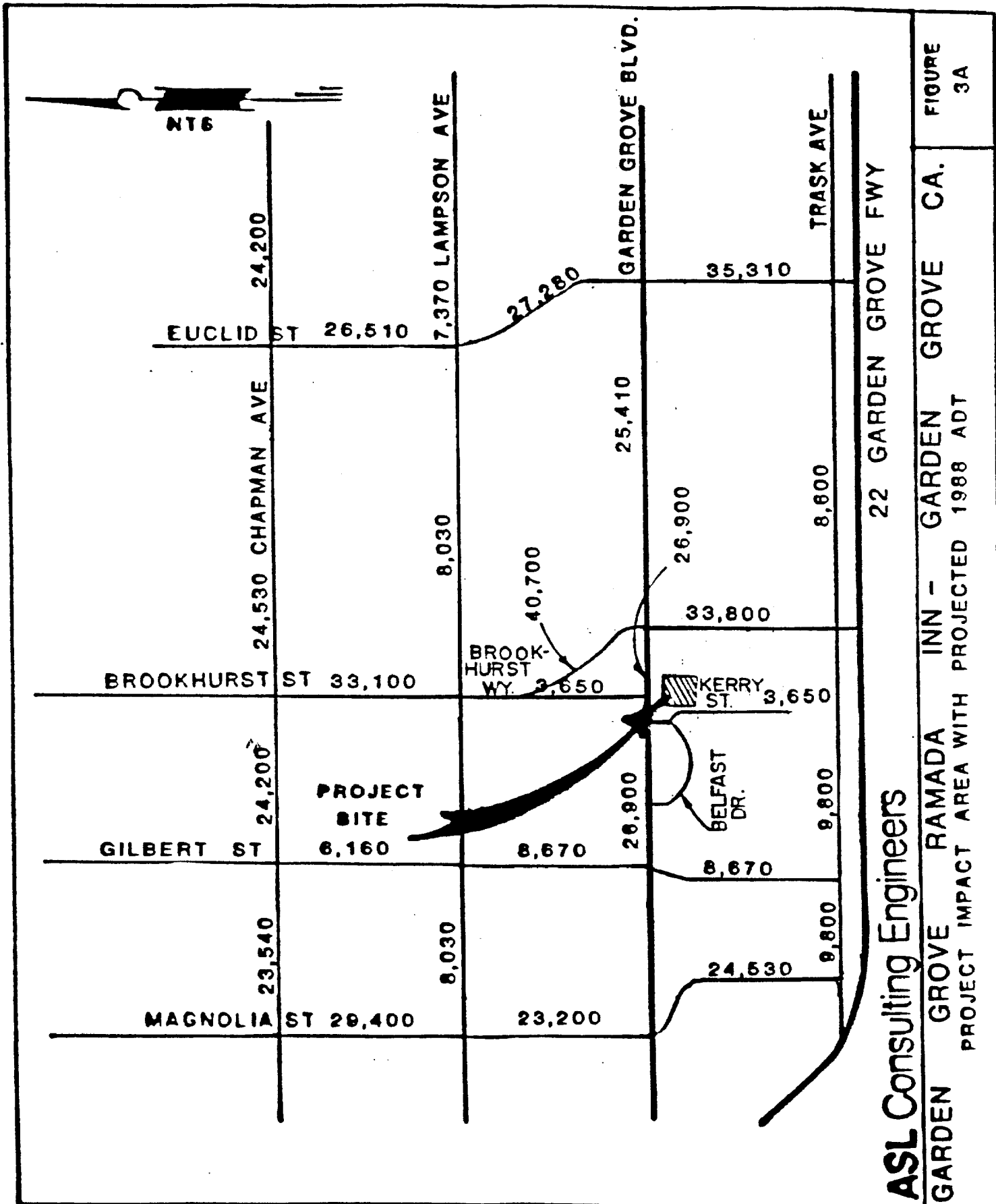
Brookhurst Way is a commercial by pass between Brookhurst Street and Garden Grove Boulevard. It has one driving lane, and one parallel parking lane in each direction. Its southern terminus is directly opposite the proposed hotel. It is signalized at both Garden Grove Boulevard and Brookhurst Street. The design daily capacity of Brookhurst Way is 20,000 for desired Level of Service C and 33,000 acceptable Level of Service 'D' with elimination of parking in the future if the need arises. The posted speed limit is 35 mph. It currently operates at level of service 'A'.

NOTE: THE PERCENTAGES SHOWN ARE THE DISTRIBUTED PERCENTAGE OF TOTAL HOTEL GENERATED TRAFFIC



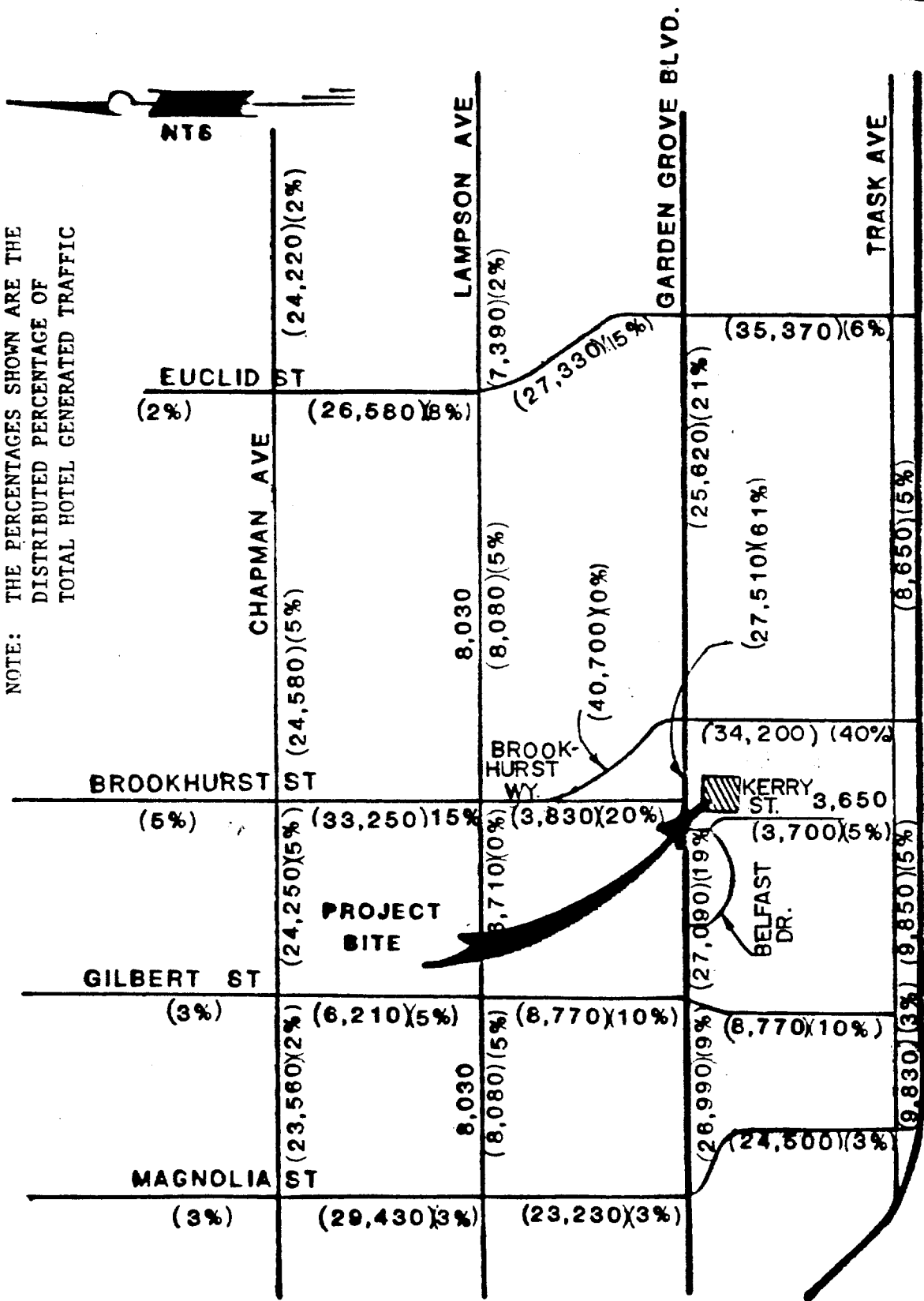
ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA. FIGURE 3  
 PROJECT IMPACT AREA WITH PROJECTED 1988 ADT WITH AND WITHOUT PROJECT GENERATED TRAFFIC AT 80% OCCUPANCY



**ASL Consulting Engineers**

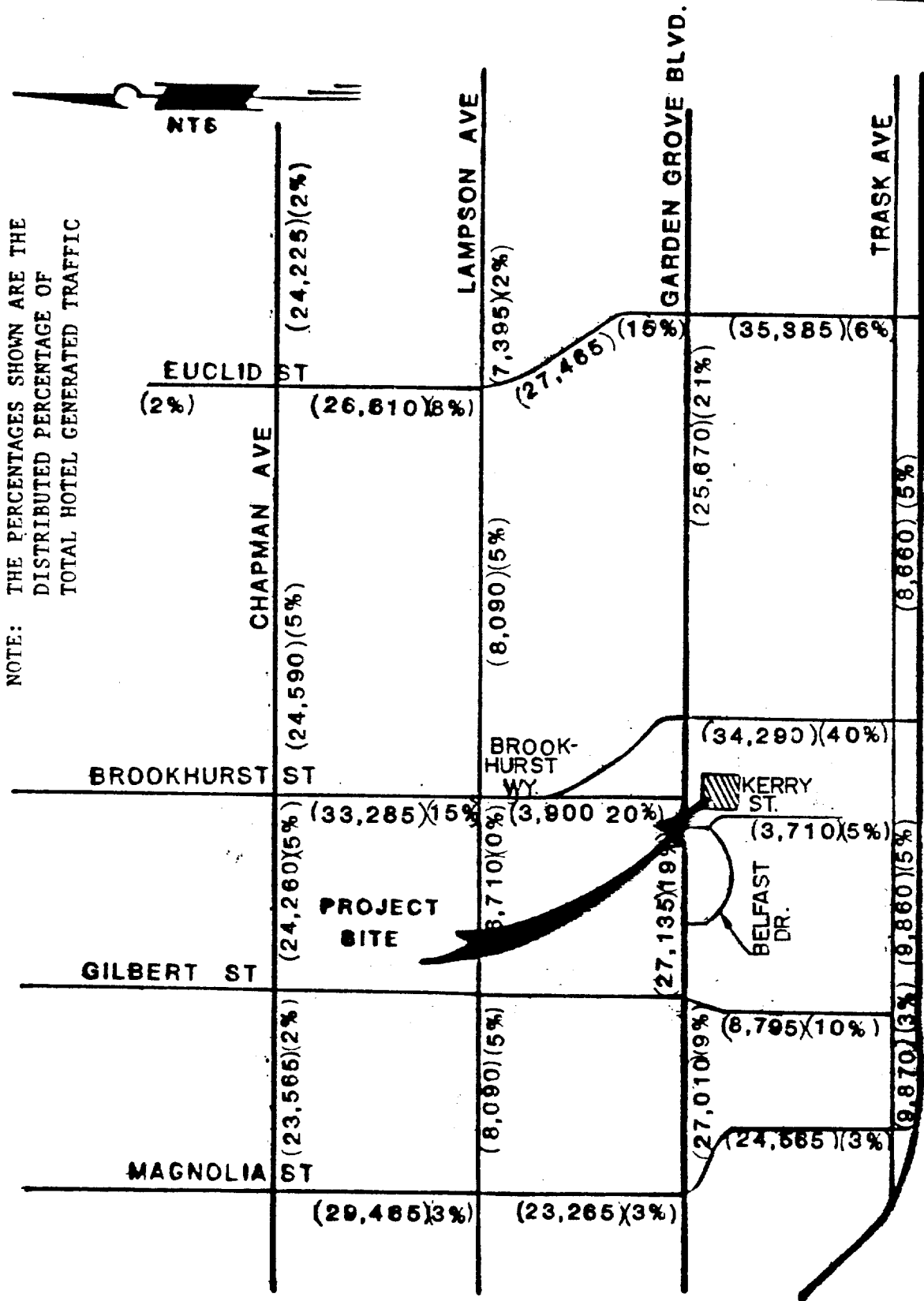
NOTE: THE PERCENTAGES SHOWN ARE THE DISTRIBUTED PERCENTAGE OF TOTAL HOTEL GENERATED TRAFFIC



ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA. FIGURE 38  
 PROJECT IMPACT AREA WITH PROJECTED 1988 ADT ADJUSTED TO INCLUDE PROJECT GENERATED TRAFFIC AT 80% OCCUPANCY

NOTE: THE PERCENTAGES SHOWN ARE THE DISTRIBUTED PERCENTAGE OF TOTAL HOTEL GENERATED TRAFFIC



ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.  
 PROJECT IMPACT AREA WITH PROJECTED 1988 ADT ADJUSTED TO  
 INCLUDE PROJECT GENERATED TRAFFIC AT 100% OCCUPANCY

FIGURE  
3C

TABLE 1--EXISTING/PROJECTED/PROPOSED AND DESIGN DAILY CAPACITIES  
ON EXISTING ROADWAY NETWORK

STREET NAME/LOCATION	LANE CONFIGURATION		DESIGN DAILY CAPACITY		TRAFFIC VOLUMES			QUALITY OF SERVICE					
	EXISTING	ULTIMATE	EXISTING (LOS 'C')	MAXIMUM	1986	1987	W/OP	1988	1983	EXISTING	MAXIMUM	W/OP	1988
1. BROOKHURST STREET Between TRASK AVENUE and GARDEN GROVE BLVD.	6+2LTS	6+2LTS	45000	49500	32500	33150	35310	35370	0.67 (B)	0.74 (C)	0.67 (B)	0.78 (C)	10.79 (C)
GARDEN GROVE BLVD. Between GARDEN GROVE BLVD. and LAMPSON AV.	6+2LTS	6+2LTS	45000	49500	31800	32500	33800	33250	0.67 (B)	0.72 (C)	0.66 (C)	0.73 (C)	0.74 (C)
2. BROOKHURST WAY Between GARDEN GROVE BLVD. and BROOKHURST BLVD.	2	2	10000	12500	**3500	**3570	3650	3830	M/AV	0.35 (A)	0.29 (A)	0.37 (A)	0.38 (A)
3. GARDEN GROVE BLVD. Between BROOKHURST WAY and GILBERT STREET	4+LTS	4+LTS	20000	33000	25900	26400	26900	27090	1.22 (F)	1.32 (F)	0.82 (D)	1.35 (F)	1.36 (F)
BROOKHURST WAY Between BROOKHURST WAY and BROOKHURST STREET	4+LTS	4+LTS	20000	33000	25900	26400	25410	25820	1.22 (F)	1.32 (F)	0.83 (D)	1.27 (F)	1.28 (F)
4. GILBERT STREET Between TRASK AVENUE and LAMPSON AVENUE	4+LTS	4+LTS	10000	12500	7700	8500	8670	8770	0.77 (C)	0.85 (D)	0.69 (B)	0.87 (D)	0.88 (D)
5. KERRY STREET	2	2	10000	12500	**3500	**3570	3650	3700	M/AV	0.36 (A)	0.29 (A)	0.37 (A)	0.37 (A)

Existing lane configuration and volumes, projected volumes, recommended configurations, and quality of service indicator based on current land use trends

W/P = WITH PROJECT  
W/OP = WITHOUT PROJECT

1) The Design Daily Capacity values used are Roadway Capacity Values provided by the City of Garden Grove and are reflective of locally acceptable quality of services indicated in Orange County.

\* Projected from 1983 with a regional projection of 1.082 - assuming 2% annual growth rate

\*\* Derived from Design Hourly Volume by assuming OHV approximately peak hour volume, ADT = 10 x peak hour

(iii) Garden Grove Boulevard:

Garden Grove Boulevard in the vicinity of the proposed hotel is a major arterial. It has two through lanes and a left turn pocket in each direction. The posted speed limit is 35 mph. The design daily capacity are; 20,000 for 'C' Level of Service and 33,000 for 'D' Level of Service. Garden Grove Boulevard in the vicinity of the proposed hotel currently operates at a level of service 'F' based on the 20,000 capacity and Level of Service 'C'. Based on the 33,000 capacity -- Level of Service D, Garden Grove Boulevard operates at an acceptable Level of Service 'D'. See Table 1.

(iv) Gilbert Street:

Gilbert Street between Trask Avenue and Chapman Avenue is a local street with one through lane in each direction and turning lanes at major intersections. The design daily capacity of Gilbert Street is 10,000 vehicles per day for Level of Service 'C' and 12,500 for Level of Service 'D'. The posted speed limit is 25 mph. It currently operates at level of service 'D' based on the 10,000 vehicles per day - 'C' desired Level of Service. See Table 1.

(v) Kerry Street:

Kerry Street is a local street with one through lane in each direction. The prima facie speed limit is 25 mph. The design daily capacity for Kerry Street is 10,000 for 'C' Level of Service and 12,500 for 'D' Level of Service. It currently operates at Level of Service 'A'. See Table 1.

(b) Existing Intersections

The four intersections which were determined to be within the project impact area were analyzed to determine the potential impact of hotel generated traffic on the traffic operations at these intersections. Peak period turning movement counts were conducted at these intersections on the 5th of March, 1987 for the A.M. and P.M. peak periods. The counts covered the A.M. peak period between 7:00 a.m. and 9:00 a.m. and the P.M. peak period between 4:00 p.m. and 6:00 p.m. The data obtained from these counts were compared to those obtained from the 1986 FETSIM study which was conducted for the City of Garden Grove on the same intersections between March and May of 1986. The results indicated a close agreement with a range of -4% to 3% north-south street and -10% +13% on east-west streets. The mean percentage deviation were as anticipated from the regional growth factor projections of 2% annual increase. Existing conditions at these intersections are described below:

(i) Brookhurst Street at Garden Grove Boulevard

This is a four-way signalized intersection. It is currently controlled by an eight phase traffic signal with separate left turn phases for all four left turn movements. The approaches on Brookhurst Street have three through lanes and dual left turn pockets in each direction. The departure consists of three through lanes in each direction. The Garden Grove approaches have two through



lanes, one left turn pocket, and exclusive right turn lanes. The departures consists of two through lanes in each direction.

(ii) Brookhurst Way/Kerry Street at Garden Grove Boulevard

This is a signalized offset intersection. It is currently controlled by a two-phase signal with internal offset. The east-west legs of the intersection consist of Garden Grove Boulevard with two through lanes and a left turn pocket in each direction. The north leg of the intersection comprises of Brookhurst Way which consists of one through lane and one parking lane in each direction. It is offset from the south leg by 105 feet. The south leg consists of Kerry Street with one through lane in each direction.

One of the proposed project driveways on Garden Grove is at a 60 ft. offset from the center line of Brookhurst Way at a distance of 180 feet from the centerline of Kerry Street or 25 feet from the west property line<sup>3</sup>. As indicated under project description on Page 2, the proposed location of the main driveway at this location will necessitate the relocation of an existing 1-A signal pole and attached traffic control components.

(iii) Brookhurst Street at Brookhurst Way

This is a signalized 'Y' intersection. The traffic control system at this intersection consists of a two phase traffic signal. The lane geometrics at the intersection are as described in the preceding section.

(iv) Garden Grove Boulevard at Gilbert Street

This is a signalized four-way intersection. The traffic control system at this intersection consists of a five phase traffic signal with separate left turn phase for the east-west left turn movements on Garden Grove Boulevard and exclusive left and right turn pockets at the southbound approach on Gilbert Street. The northbound approach has one through lane and a left turn pocket.

3) Existing Traffic Volumes:

Existing Average Daily Traffic (ADT) volumes in the vicinity of the proposed hotel are shown on Figure 3A and Table 1 as referenced earlier. Detailed existing peak period turning movement count data are included in the Appendix.

4) Background Materials

In addition to the field observations and peak period turning movement traffic counts conducted by ASL, solely for the purpose of this study, data and background material from other sources have been used in the analysis presented in this report, especially City of Garden Grove, Traffic Engineering Division of the Public Works Department and Development Services Department. Traffic Data from the FETSIM study conducted between March 1986 and May 1986 by Austin-Foust Associates were also used in this analysis, especially for data calibration and validation of the traffic turning movement volumes at the impacted intersections.

## C) TRAFFIC FORECAST

### 1) Traffic Volume Growth Rate:

The traffic volume growth rate for the roadway facilities in this area were estimated at 2% per annum for a regional projection factor of 1.082 from 1983 to 1987.<sup>4</sup> This is consistent with the City traffic engineer's recommendations and factors used by ASL in the recently approved Garden Grove Apartment Project Study which is in close proximity with this hotel project.

### 2) Project Trip Generation at Buildout

A hotel is defined, for the purpose of trip generation, as a place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities and other retail and service shops".<sup>5</sup> The hotels surveyed ranged in size from 105 to 545 rooms, and the proposed Garden Grove Ramada Inn has 116 guest rooms and one room for the manager and well within the range of those surveyed for the study. "Trip generation rates have been developed for the independent variable - number of occupied rooms and total employment." On the average hotels generate 10.5 vehicle trips per occupied room during the weekday. Hotel traffic generally peaks in the A.M. after the A.M. peak of the adjacent street traffic. During the P.M., hotel traffic peaking varies between 3:00 P.M. and 4:00 P.M. and 6:00 P.M. and 8:00 P.M. with lesser volume between 4:00 P.M. and 6:00 P.M.<sup>6</sup> For more detailed information on hotel trip generation see Appendix and citations.

The San Diego trip generators recommends the use of 10 trips per room, or 300 trips per acre.<sup>7</sup>

The number of vehicular trips generated by the proposed hotel was estimated based on rates established by the Institute of Transportation Engineers under Code 310 of the ITE Trip Generation guidelines cited as references 5 and 6, and are shown in Table 2(a) for 100% occupancy and Table 2(b) for 80% occupancy.

These rates are based on the number of occupied rooms. Vehicular trip ends as used in this study are defined as the sum of all trips entering and leaving a designated use over a given time period. For the purpose of this study it was assumed that the hotel will be completed and in full service by the end of 1988.

The total trips generated by the hotel in an average week day is 1230 for 100% occupancy and 1000 for 80% occupancy as shown in Tables 2(a) and 2(b). The peak hour trip generation on adjacent streets total 100 trips in the A.M. and 85 trips in the P.M. with corresponding peak hour trips from the hotel of 105 trips in the A.M. and 102 trips in the P.M. The corresponding data for 80% occupancy are 80 trips in the A.M. and 69 trips in the A.M. for adjacent street peaks, 85 and 82 for hotel peaks.

As noted earlier, the peaks for the hotel are offset from the adjacent street peak periods. This offset of hotel peak period from the adjacent street peak periods means that the impact of the hotel trips will not be coincident with the critical peak periods. The trip generation also assumes that individual clients

Table 2(a)

TRIP GENERATION FOR PROPOSED RAMADA INN HOTEL DEVELOPMENT PROJECT (100% OCCUPANCY)

Use	Rate Multiplier	Rate	Trips	ADJACENT STREET TRAFFIC			PEAK HOUR OF GENERATOR				
				AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	PM Peak Hour	PM Peak Hour		
				Rate	Trips	Rate	Trips	Rate	Trips		
Hotel	117 (rooms)	10.5	1230	--	--	--	--	--	--		
Enter	--	--	--	0.58	68	0.36	42	--	--		
Exit	--	--	--	0.29	34	0.37	43	--	--		
TOTALS	--	--	1230	0.85	100	0.73	85	0.90	105	0.87	102

Note: The above data are for 100% occupancy. Actual trip generation will vary with occupancy and occupancy rates vary seasonally and with location and proximity of other hotels with similar and competing services. Estimates from other Ramada Inn facilities indicate that occupancy varies from 20% to 80% through the year.

Table 2(b)

TRIP GENERATION FOR PROPOSED RAMADA INN HOTEL DEVELOPMENT PROJECT (80% OCCUPANCY)

Use	Rate Multiplier	Rate	Trips	ADJACENT STREET TRAFFIC				PEAK HOUR OF GENERATOR					
				AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			
				Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips		
Hotel	94 (rooms)	10.5	1000	--	--	--	--	--	--	--	--	--	--
Enter		--	--	0.58	55	0.36	34	--	--	--	--	--	--
Exit		--	--	0.29	27	0.37	35	--	--	--	--	--	--
TOTALS	--	--	1000	0.85	80	0.73	69	0.90	85	0.87	82		

Note: The above data are for 80% occupancy. Actual trip generation will vary with occupancy and occupancy rates vary seasonally and with location and proximity of other hotels with similar and competing services. The ITE Trip Generation Guide recommends use of number of occupied rooms for trip generation. Estimates from other Ramada Inn facilities indicate that occupancy varies between 20% and 80% through the year.

arrive at a rate of one vehicular trip per room occupant, but discussions with Ramada Inn Hotel personnel indicate that the Ramada Inn Hotels usually provide shuttle services for hotel clients to and from major transportation depots and conference centers.

3) Related Project

The existing neighborhood shopping center adjacent to the property presently has an estimated current trip generation potential of 610 trip ends per day. The driveways for the shopping center on both Kerry Street and Garden Grove Boulevard will be generating similar vehicular movement patterns as the proposed hotel. The main concern with the proximity of both projects is to ensure that the location of project driveways are such that there are no conflicts between the through trips and driveway traffic from both projects. The location of the driveways on Garden Grove Boulevard and Kerry Street were designed to mitigate this potential conflict. No driveway induced congestion activities will be experienced by the arterial street.

In designing for the vehicular access to the project from westbound Garden Grove Boulevard via a U-turn, the existing left turn volume generated by the shopping center was taken into account to assure that the sum of the left and U-turning vehicles are such that they will all clear the intersection during the green phase, through available gaps in the eastbound through vehicular movement.

4) Project Trip Distribution/Assignment

The assumed entering and exiting project trip distribution for the AM and PM peak periods on the local roadway network are shown on Figures 4(a) through 5(b).

It is assumed that roughly 46% of the hotel trips will originate from the south and access the project on Garden Grove Boulevard. The remaining 54% are assumed to originate and access the project as follows; 20% from the north and accessing the project through Brookhurst Way, 19% from the west on Garden Grove Boulevard, and 16% from the east on Garden Grove Boulevard prior to merging with 40% south originated traffic at Brookhurst Street as shown on Figures 4a through 5b. To simplify analysis, it will be assumed that exiting traffic will be distributed in the same manner.

The directional orientation of the project trips was estimated by projecting the most probable origins of the trips based on an assumption that they will be mostly non home based and related to business or governmental establishments within the area.

## D. TRAFFIC IMPACTS

### 1. Roadway Capacities - Existing and Future Ultimate

Table 1 as referenced earlier shows the Design Daily Capacities, lane configurations, traffic volume and quality of services indicators level of service and volume to capacity ratios for the years 1983 through 1988. The Design Daily Capacities shown on the table are based on two different quality of services and local acceptance indicators, level 'C' is the desired level of service while level 'D' is the usually acceptable level of service.

### 2) Impacts on Offsite Street Network

Table 2 shows hotel generated vehicular traffic in relation to Design Daily Capacities, lane configuration and quality of service indicators LOS and V/C ratio. The last columns of the table is a comparison of quality of services on midblock sections of the impacted streets for conditions with and without hotel generated traffic. Figure 3 as referenced earlier shows the Average Daily Traffic Volumes on the local streets within the project area for 1988 with and without hotel generated traffic. Also shown in Figure 3 are the percentages of hotel generated traffic distributed to each street. From the figure it can be seen that the highest impact of the hotel generated traffic is on the section of Garden Grove Boulevard between Brookhurst Street and Brookhurst Way/Kerry Street. In this critical section, 610 (61%) of the project generated 24 hour traffic will be added to a projected 1988 ADT volume of 26,900 vehicles, an addition of 2.3% to the 1988 projected volumes. The projected 1988 level of service for this section without the hotel generated traffic is 'F' with volume to capacity ratio of 1.35 based on a 20,000 vpd (desired Level of Service C) Design Daily Capacity. The level of service with hotel generated traffic remains at 'F' with a volume to capacity ratio of 1.36 based on the same criteria. When the Level of Service is moved from the desired LOS 'C' to the acceptable LOS 'D', with a Design Daily Capacity of 33,000 vpd, the projected 1988 Level of Service based on projected 26,900 vpd without hotel generated traffic will be LOS 'D' (V/C ratio 0.82). When the hotel generated traffic of 610 trips are added to this section, the level of service based on the total 27,510 vpd will be LOS 'D' (V/C ratio 0.83). In all midblock sections of the roadways evaluated, the hotel generated traffic changed the volume to capacity ratio by 0.01. See Table 2 referenced earlier in this section.

TABLE 2--EXISTING/PROJECTED/PROPOSED IN RELATION TO EXISTING GEOMETRICS, DESIGN DAILY CAPACITY, AND PROJECTED 1988 VOLUMES AND LEVEL OF SERVICE ON EXISTING ROADWAY NETWORK

STREET NAME/LOCATION	LANE CONFIGURATION		DESIGN DAILY CAPACITY		TRAFFIC VOLUMES				EQUALITY OF SERVICES INDICATORS				
	EXISTING	ULTIMATE	EXISTING (LOS 'C')	ULTIMATE (LOS 'D')	1983	1986	1987	1988 M/P	ESTIMATED PROJECT ADT	PERCENT INCREASE IN ADT	1988 M/P	1988 LOS (V/C)	1988 DIFF. IN V/C BETWEEN 80% DEC. M/DP & M/P
1. BROOKHURST STREET Between TRASK AVENUE and GARDEN GROVE BLVD.	6+2LTS	6+2LTS	45000	49500	30000	32500	33150	35370	60	1.3	0.78 (C)	0.79 (C)	0.01
GARDEN GROVE BLVD. Between GARDEN GROVE BLVD. and LAMPSON AV.	6+2LTS	6+2LTS	45000	49500	30000	31800	32500	33250	150	0.5	0.73 (C)	0.74 (C)	0.01
2. BROOKHURST WAY Between GARDEN GROVE BLVD. and BROOKHURST BLVD.	2	2	10000	12500	M/AV	**3500	**3570	3650	180	5.5	0.37 (A)	0.38 (A)	0.01
3. GARDEN GROVE BLVD. Between BROOKHURST WAY and GILBERT STREET	4+LTS	4+LTS	20000	33000	24400	25900	26400	26900	190	0.7	1.35 (F)	1.36 (F)	0.01
GARDEN GROVE BLVD. Between BROOKHURST WAY and BROOKHURST STREET	4+LTS	4+LTS	20000	33000	24400	25900	26400	25410	210	2.3	1.27 (F)	1.28 (F)	0.01
4. GILBERT STREET Between TRASK AVENUE and LAMPSON AVENUE	4+LTS	4+LTS	10000	12500	7700	8330	8500	8770	100	1.1	0.87 (D)	0.88 (D)	0.01
5. KERRY STREET	2	2	10000	12500	M/AV	**3500	**3570	3700	50	1.4	0.37 (A)	0.37 (A)	0.00

Existing lane configuration and volumes, projected volumes, recommended configurations, and quality of service indicator

based on current land use trends

V/Cs (LOS) = Volume to Capacity Ratio (Level of Service)

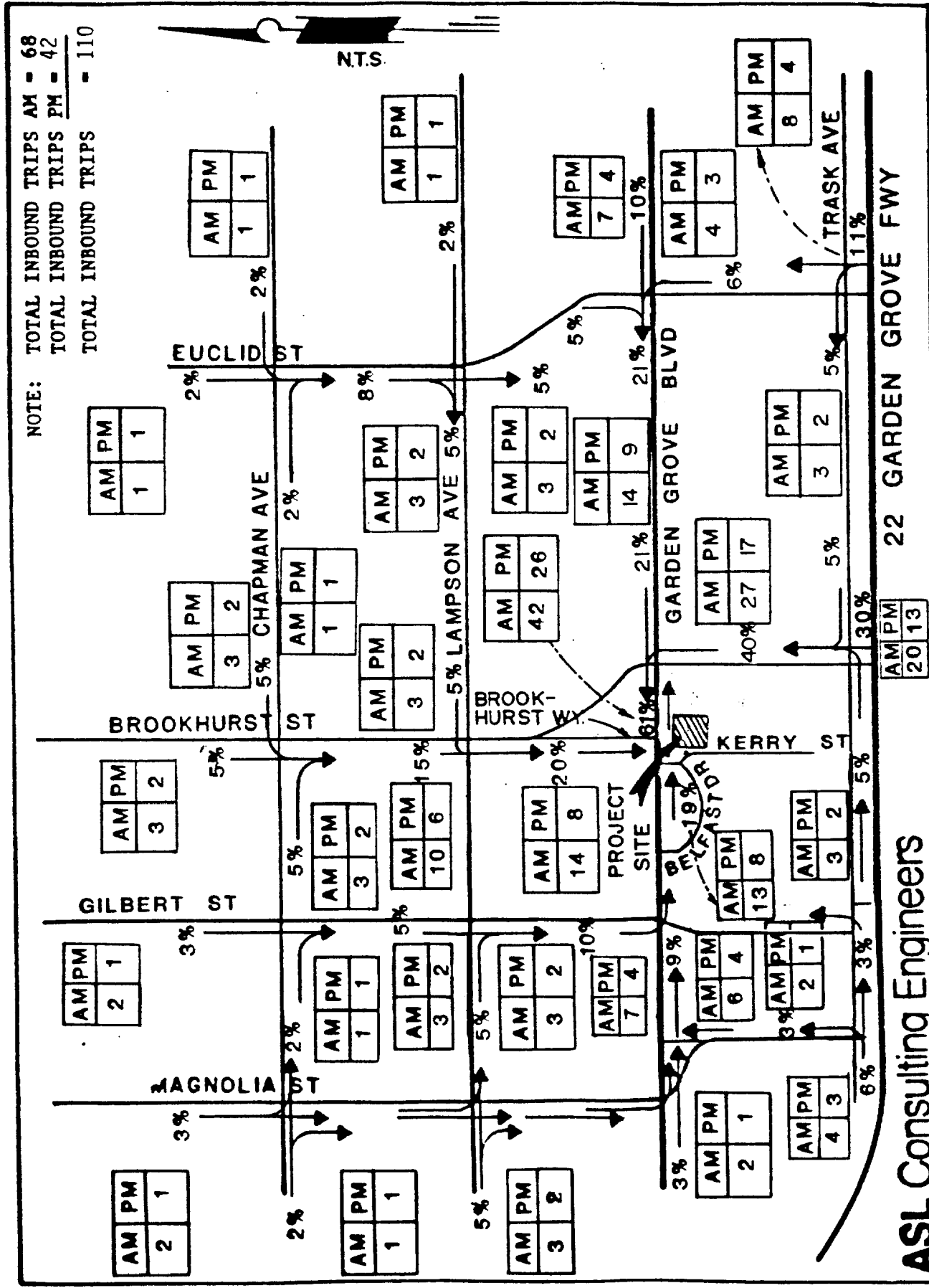
1) The Design Daily Capacity values used are Roadway Capacity Values provided by the City of Garden Grove and are reflective of locally acceptable quality of services indicated in Orange County.

2) Projected from 1983 with a regional projection of 1.082 - assuming 2% annual growth rate

\*\* Derived from Design Hourly Volume by assuming DNV approximately peak hour volume, ADT = 10 X peak hour

M/P = WITH PROJECT  
W/DP = WITHOUT PROJECT

NOTE: TOTAL INBOUND TRIPS AM = 68  
 TOTAL INBOUND TRIPS PM = 42  
 TOTAL INBOUND TRIPS = 110

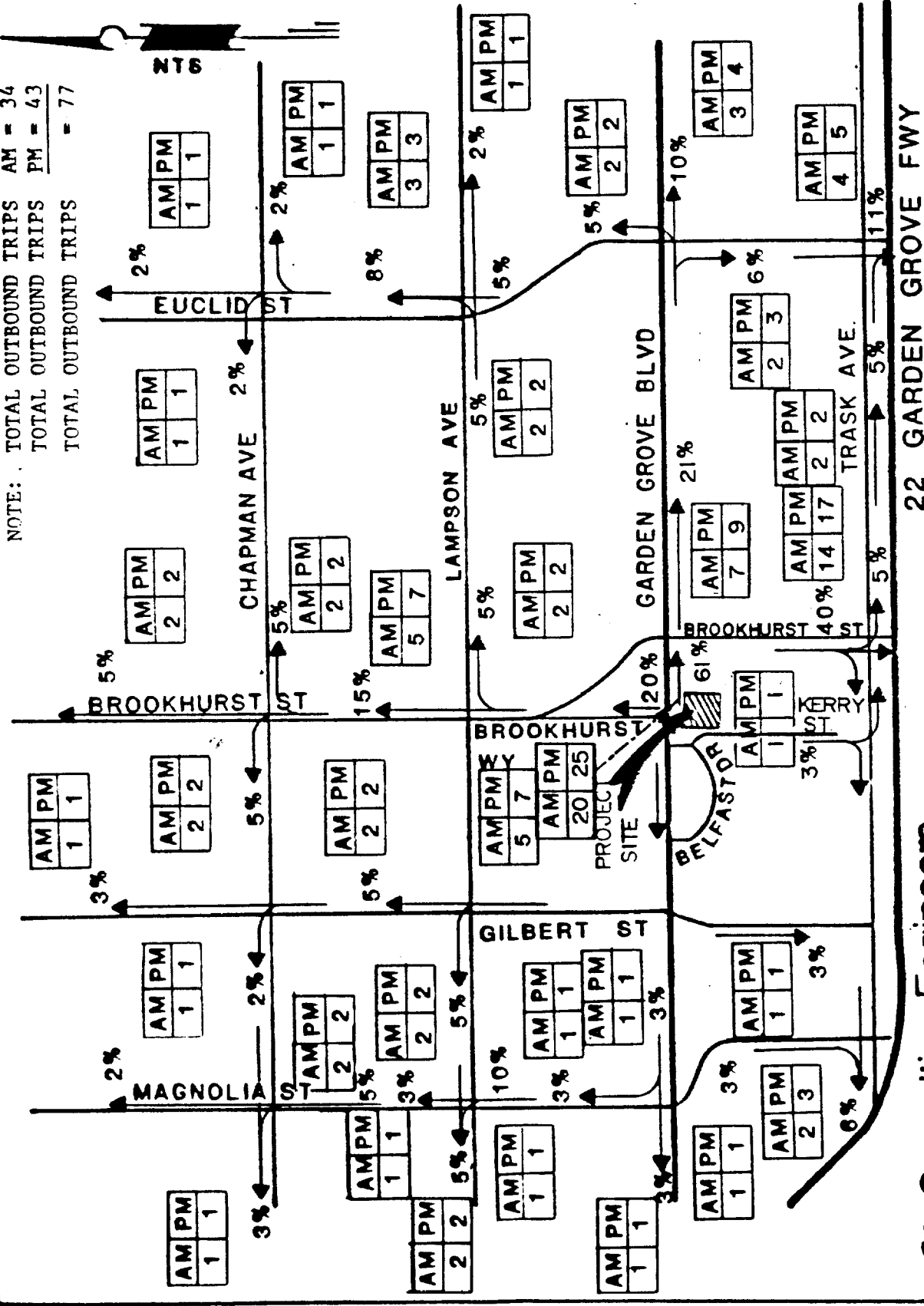


ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA. FIGURE 4 A  
 GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED INBOUND TRIPS (100% OCCUP.)



NOTE: TOTAL OUTBOUND TRIPS AM = 34  
 TOTAL OUTBOUND TRIPS PM = 43  
 TOTAL OUTBOUND TRIPS = 77

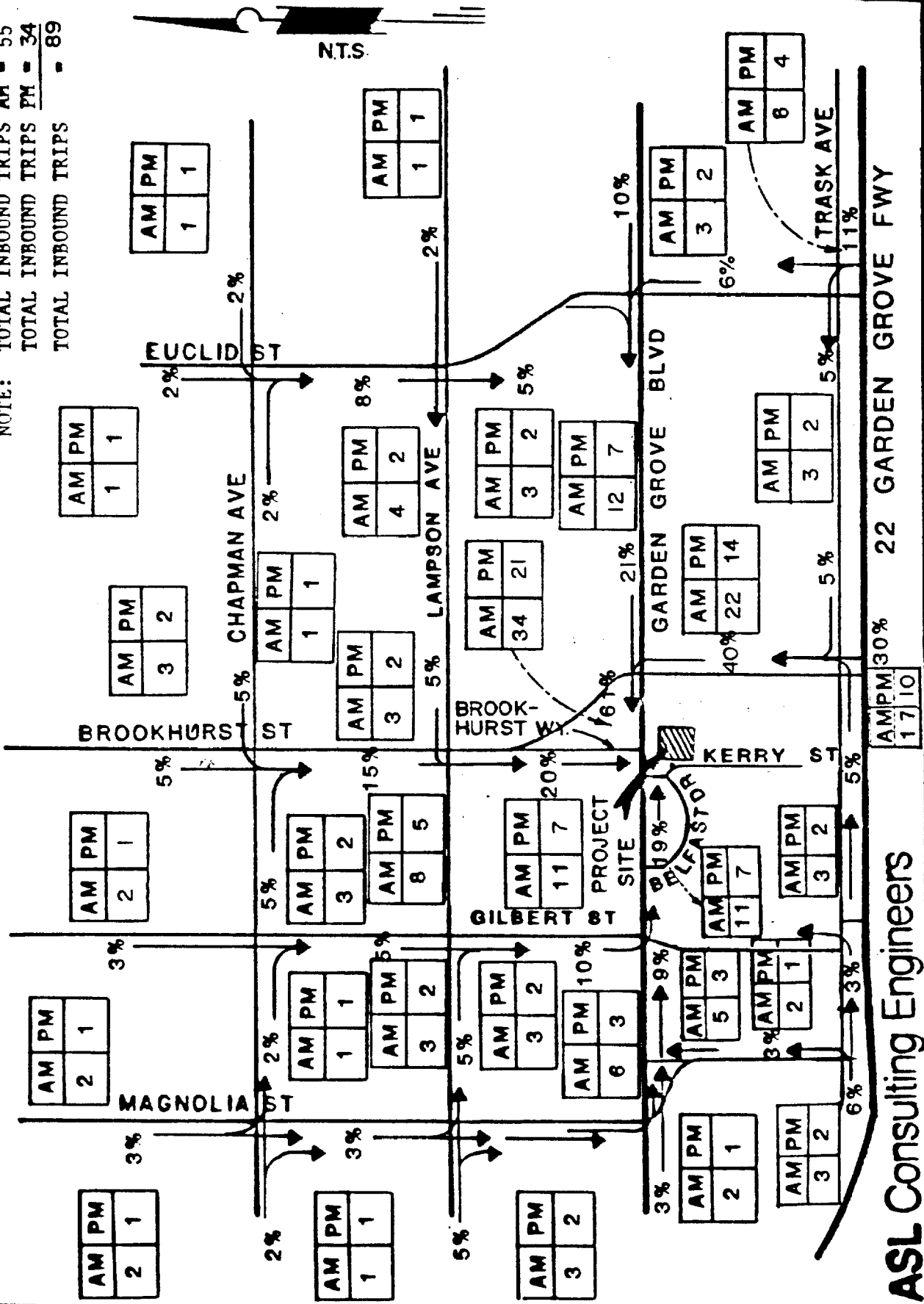


ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.  
 GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED OUTBOUND TRIPS (100%)

FIGURE  
 4 B

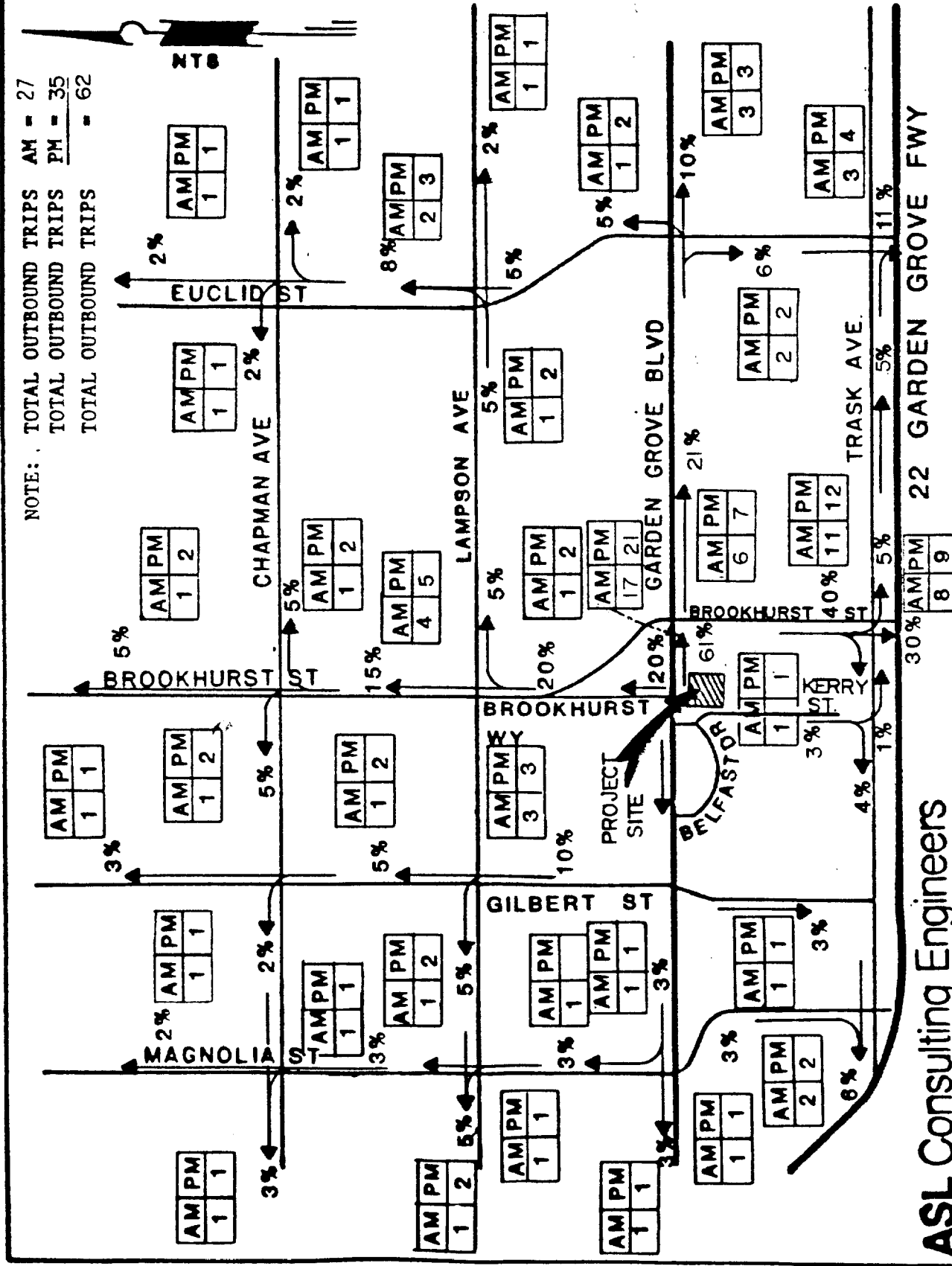
NOTE: TOTAL INBOUND TRIPS AM = 55  
 TOTAL INBOUND TRIPS PM = 34  
 TOTAL INBOUND TRIPS = 89



ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA. FIGURE 5A  
 GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED INBOUND TRIPS (80% OCCUP.)

NOTE: TOTAL OUTBOUND TRIPS AM = 27  
 TOTAL OUTBOUND TRIPS PM = 35  
 TOTAL OUTBOUND TRIPS = 62



ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.  
 GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED OUTBOUND TRIPS (80% OCC.)

### 3) Intersection Capacity Utilization Calculations

Intersection capacity utilization (ICU) values were calculated for the four intersection which were considered impacted by hotel generated traffic. The detailed ICU calculations are shown in the appendix. A summary of the results of the calculation and resultant impacts on the four intersections in terms of Level of Service and volume to capacity ratios are shown in Table 4.

Project traffic is expected to increase the ICU of each of the four intersections by 0.01 or a range of 1.25 - 2.4% during both peak periods as shown on the Table 4. There were no changes in the corresponding levels of service. It can be seen from the above information that the operational impact of the proposed hotel on the local transportation system is negligible and would not result in any discernible adverse impact on the levels of service on these intersections or the local street system.

TABLE 4 INTERSECTION CAPACITY UTILIZATION.

INTERSECTION	PROJECTED 1988 W/O HOTEL TRAFFIC				PROJECTED 1988 WITH HOTEL TRAFFIC				DIFFERENTIAL: BETWEEN WITH & W/OUT	
	AM	PM	LOS	ICU	AM	PM	LOS	ICU	AM	PM
1. BROOKHURST STREET AT GARDEN GROVE BLVD.	0.65	0.79	B	C	0.65	0.8	C	C	0	0.01
2. BROOKHURST WAY AND KERRY STREET AT GARDEN GROVE BLVD.	0.5	0.8	A	D	0.51	0.81	A	D	0.01	0.01
3. BROOKHURST STREET AT BROOKHURST WAY	0.46	0.59	A	A	0.47	0.6	A	A	0.01	0.01
4. GILBERT STREET AT GARDEN GROVE BLVD.	0.44	0.71	A	C	0.45	0.71	A	C	0	0

#### 4) Access, On Site Circulation and Driveways

##### a) Access and On Site Circulation

As discussed under project description, the developer proposes a total of three driveways. Two of the driveways will be located on Garden Grove Boulevard while the third driveway will be located on Kerry Street. These three driveways will provide adequate ingress and egress to and from the proposed hotel. The hotel clients arriving from westbound Garden Grove Boulevard will access the hotel's west driveway through a U-turn maneuver, the number of vehicles expected to access the driveway through this U-turn maneuver during the peak periods are 34 vehicles in the AM peak and 18 vehicles during the PM peak. The projected 1988 AM peak period left turning vehicles from existing shopping center at this portion of the intersection is estimated at zero vehicles during the AM and 9 vehicles during the PM peak periods. The total left turning vehicles at this point during either peak hour are less than 50 vehicles and can be adequately accommodated during cycle green intervals through gaps in the eastbound through traffic stream.

The proposed internal circulation system was evaluated with emphasis on accommodating service and emergency vehicles, based on this evaluation, it was found that the internal circulation as proposed made adequate provisions for emergency vehicles, service and delivery vehicles.

##### b) Driveway Location and Design

###### (i) Physical Constraints

The main driveway entrance into the project located 20 feet from the west property line on Garden Grove Boulevard, conflicts with an existing traffic signal pole. The developer proposes to relocate the traffic signal pole to accommodate this main driveway. See Figure 6. The main constraint necessitating the relocation of the signal rather than redesigning the driveway is to maintain the same driveway design configuration required by the Ramada Inn Hotel chain for all of their hotels. This configuration requires that driveways be located directly in line with the hotel lobby.

###### (ii) Driveway Design

The two proposed driveways on Garden Grove Boulevard do not meet the City commercial driveway requirements for driveways on arterial streets. It is recommended that a minimum of 35 feet throat width be provided.

###### (iii) Driveway Volumes

As shown on Figure 7, the total inbound vehicular traffic at the driveway are 66 vehicular trips in the AM and 33 vehicular trips in the PM peak period. Of these trips 90% use the west driveway and 10% use the east driveway. There are a total of 58 outbound trips of which 27 exit during the AM and 31 during the

PM. The percentage trip distribution at the driveways are the same for both peak periods except that in the P.M. 5% exit using the Kerry Street driveway and westbound vehicles also travel east due to left turn prohibition as shown in Figure 8.

(iv) Potential Traffic Conflict

Due to the presence of a 110-foot median opening directly in front of the proposed hotel, it is anticipated that motorists will attempt accessing the hotel driveways through this opening, a maneuver which has the potential to result in accidents due to conflict with through drivers who will not anticipate such movements. It also may result in queues that may spill back into the westbound through lane. To mitigate this, it is recommended that a landscaped raised median be constructed.

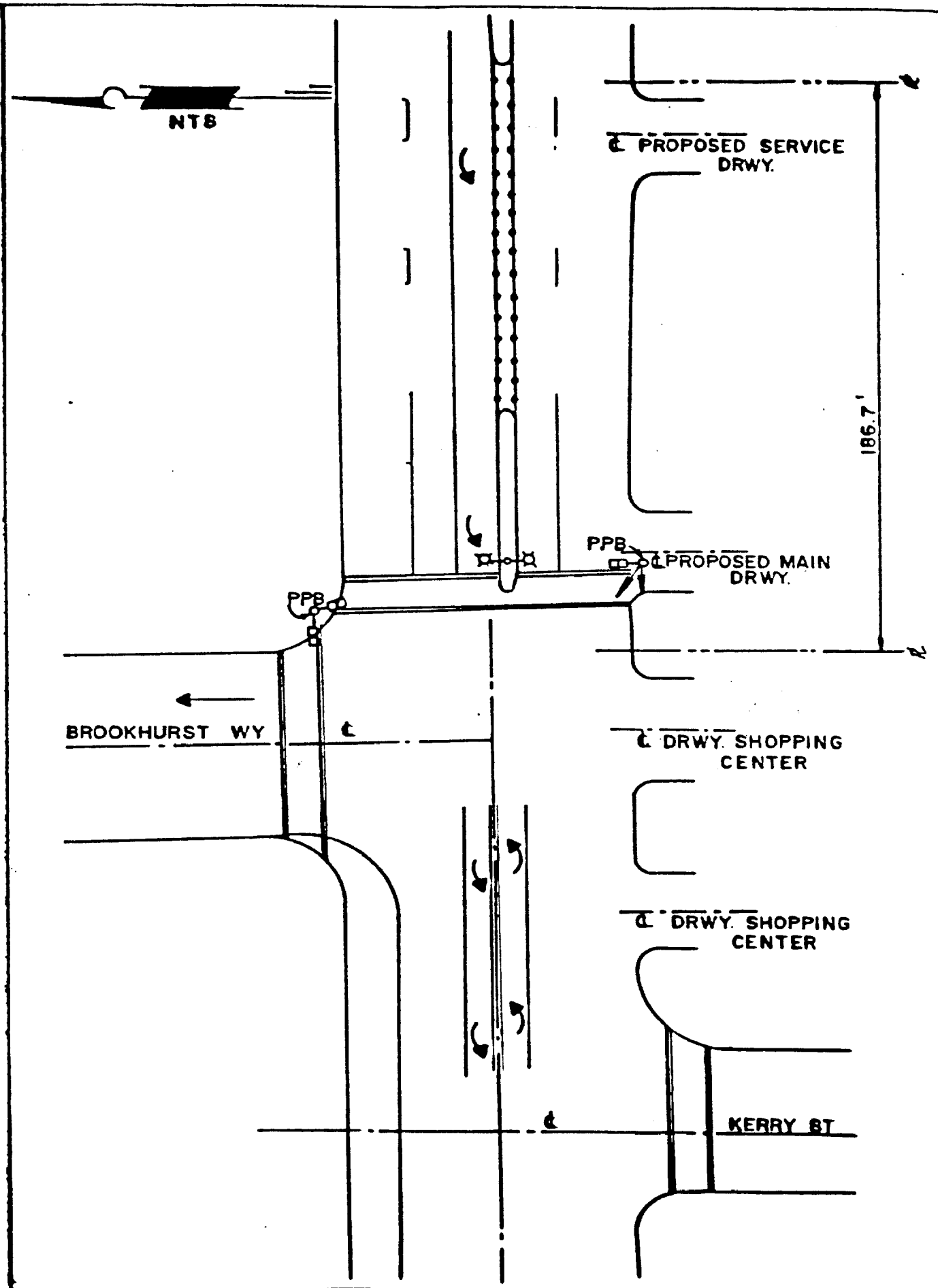


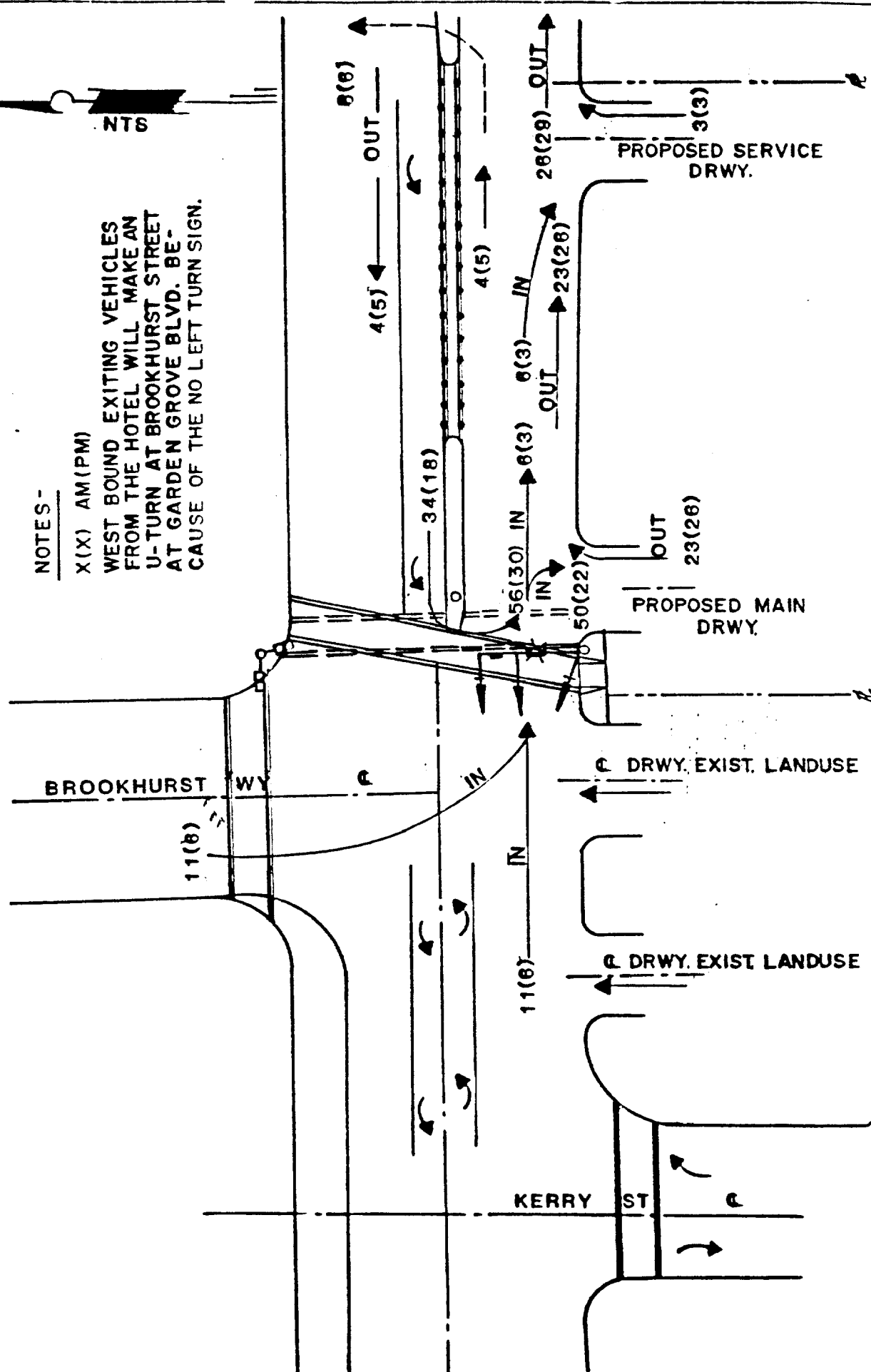
FIGURE  
6

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.  
EXISTING STRUCTURAL CONSTRAINTS IN RELATION  
TO PROPOSED HOTEL DRIVEWAY LOCATION



NOTES-

X(X) AM(PM)  
 WEST BOUND EXITING VEHICLES  
 FROM THE HOTEL WILL MAKE AN  
 U-TURN AT BROOKHURST STREET  
 AT GARDEN GROVE BLVD. BE-  
 CAUSE OF THE NO LEFT TURN SIGN.

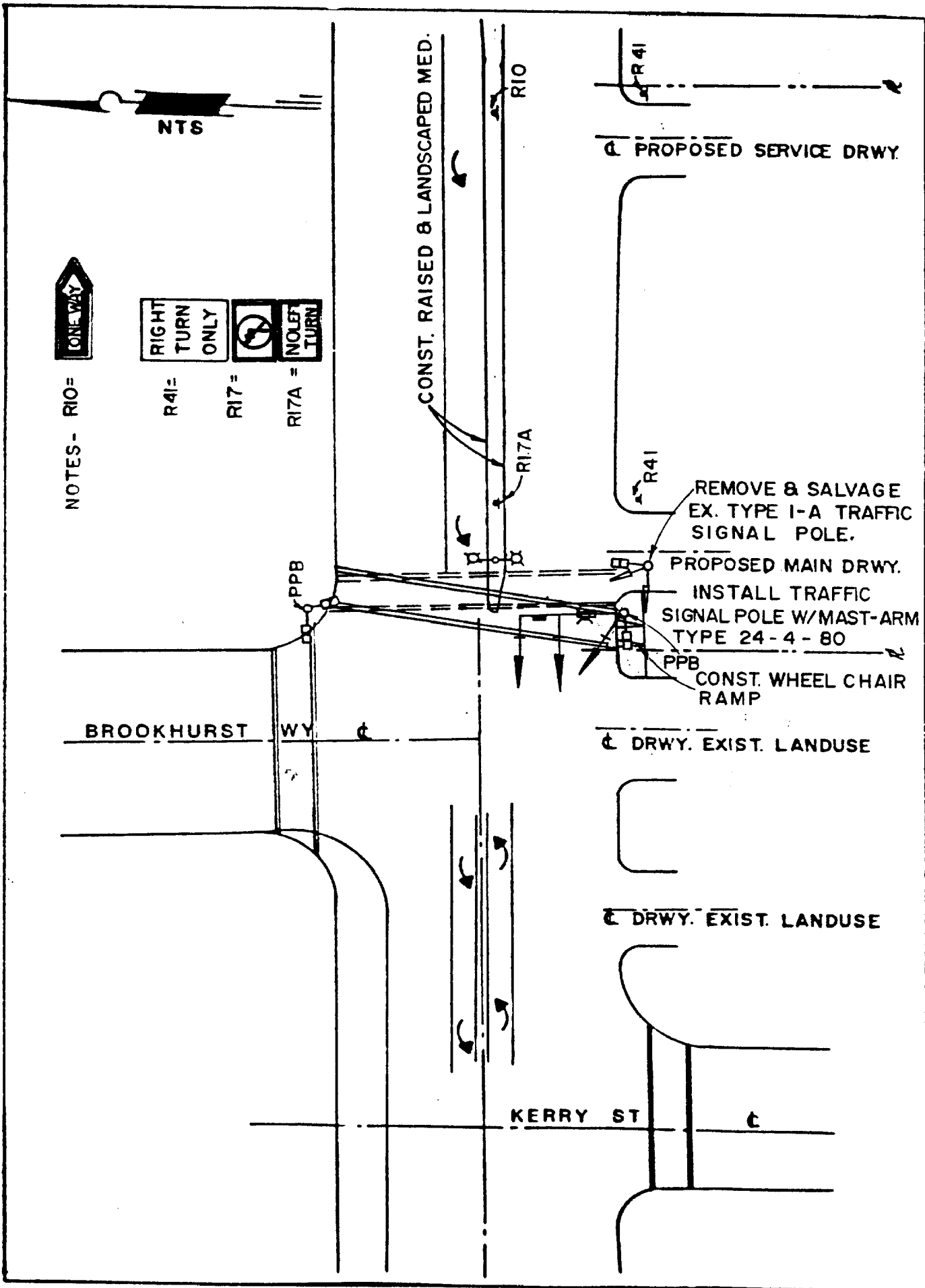


FIGURE

7

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.

HOTEL GENERATED TURNING VOLUMES AT THE HOTEL DRIVEWAYS



FIGURE

8

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.

PROPOSED NEW LOCATION OF EXISTING I-A SIGNAL POLE AND CROSSWALK  
 IN RELATION TO PROPOSED HOTEL DRIVEWAY LOCATIONS

## E. MITIGATION MEASURES

As indicated earlier under traffic impact on offsite networks, the impact analysis shows that there are no adverse traffic related impact of the project on the intersections and local street network. As such, the only mitigation measures recommended are related to the physical constraints associated with the location of the west driveway entrance into the proposed hotel site. To facilitate the resolution of this physical constraint, the following mitigation measures are recommended;

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

## F. CONCLUSION

The proposed hotel at 80% occupancy is expected to generate 1,000 vehicular trips per day. During the peak hour of hotel trip generation it will produce 85 trip ends during the A.M. and 82 trips during the P.M. The hotel peak periods as discussed under trip generation does not coincide with adjacent street peak period, as such the impact of the hotel trips will not be felt as much as if it had coincided with the adjacent street peak periods. Based on the results of

the intersection capacity utilization calculations, the impact of the hotel trips will generate the equivalent of .01 ICU or 1.3 to 2.2% deviation in the volume to capacity ratio of the intersections during the peak periods. The replacement of the type 1-A traffic signal pole with the mast arm type 24-4-80 at the new location, construction of wheel chair ramps, closing the median opening and the prohibition of left turns from the hotel will result in a safer and more efficient traffic operations within the vicinity of Brookhurst Way/Kerry Street at Garden Grove Boulevard Intersection. The developer of the proposed Ramada Inn Hotel will contribute appropriate fair share for these improvements, especially in light of the fact that these improvements, other than the relocation, have been proposed by the City as necessary improvements with or without the proposed hotel.

The proposed hotel will not result in any identifiable adverse traffic impact on any of the intersections or local street network.

G. SUMMARY OF RECOMMENDED MITIGATION MEASURES.

1. Remove and salvage type 1-A traffic signal pole to accommodate hotel driveway. Install type 24-4-80 traffic signal pole for eastbound traffic on Garden Grove Boulevard at location shown on Figure 8.
2. Close the 110 feet median opening in front of the proposed hotel by constructing a raised median island.
3. Extend the median to discourage direct access from hotel driveways into northbound Brookhurst Way and to provide refuge for pedestrians.
4. Install one-way and no left turn signs on the southside of Garden Grove Boulevard in front of the proposed hotel and at the hotel driveways as shown on Figure 8.
5. Redesign the east driveway on Garden Grove Boulevard to provide a minimum of 25 width at the throat.
6. Relocate pedestrian crosswalk to the proposed location of the type 24-4-80 traffic signal pole.
7. Construct wheel chair ramp into the new pedestrian crosswalk from the side walk in front of the hotel near the west property line.

APPENDIX

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1985 A.M. PEAK PERIOD

Proposed Modifications: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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



# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Brn. Time Req'd	Notes
NL	0	0	46	0	46	0.00 *	
NT	1	1,600	49	0	49	0.14	
NE	0	0	133	0	133	0.00	
EL	0	0	327	0	327	0.00	
ET	1	1,600	50	0	50	0.25 *	
EE	0	0	89	0	89	0.00	
EL	1	1,500	159	0	159	0.11 *	
ET	2	3,200	894	0	894	0.29	
EE	0	0	29	0	29	0.00	
WL	1	1,500	17	0	17	0.05	
WT	2	3,200	910	0	910	0.31 *	
WE	0	0	66	0	66	0.00	
Yellow Time						0.10 *	
					ICU=	0.80	
					LOS=	D	

Notes:

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

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 198E P.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modifications: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A. M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modifications: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	2	2,750	195	14	209	0.06	
NT	3	4,800	1,461	0	1,461	0.34 *	
NE	0	0	156	0	156	0.00	
SL	2	2,750	186	0	186	0.07 *	
ST	3	4,800	1,324	0	1,324	0.28	
SR	0	0	40	0	40	0.00	
EL	1	1,500	92	11	103	0.07	
ET	2	3,200	533	16	549	0.17 *	
ER	1	1,500	198	12	210	0.14	
NL	1	1,500	183	0	183	0.12 *	
NT	2	3,200	703	5	708	0.22	
NE	1	1,500	139	0	139	0.09	
Yellow Time						0.10 *	
					ICU=	0.80	
					LOS=	D	

Notes:

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

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: AM PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Fr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,210	0	1,210	0.25	
NF	0	0	0	0	0	0.00	
SL	0	0	1	0	1	0.00	
ST	3	4,800	1,338	0	1,338	0.30 *	
SF	0	0	117	0	117	0.00	
EL	0	0	92	0	92	0.00	
ET	1	1,600	1	0	1	0.00 *	
EF	0	0	0	0	0	0.00	
WL	0	0	0	0	0	0.00 *	
WT	1	1,600	0	0	0	0.00	
WF	0	0	0	0	0	0.00	
Yellow Time						0.10 *	

ICU= 0.46

LOS= A

Notes:

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

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: 1986 A.M. PEAK PERIOD WITH HOTEL TRAFFIC

Proposed Modifications: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Fl. Hr. Vol.	Project Fl. Hr. Vol.	Total Fl. Hr. Vol.	% Brn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,210	0	1,210	0.25	
NE	0	0	0	0	0	0.00	
EL	0	0	1	0	1	0.00	
ET	3	4,800	1,338	0	1,338	0.31 *	
EE	0	0	117	11	128	0.00	
EL	0	0	92	6	98	0.00	
ET	1	1,600	1	0	1	0.06 *	
EF	0	0	0	0	0	0.00	
NL	0	0	0	0	0	0.00 *	
NT	1	1,600	0	0	0	0.00	
NE	0	0	0	0	0	0.00	
Yellow Time						0.10 *	
					ICU=	0.47	
					LOS=	A	

Notes:

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



## INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

ICU= 0.59

LOS= A

Notes:

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

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

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

Proposed Modifications: None (Existing Conditions)

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

ICU= 0.60

LOS= A

-----  
Notes:

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

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1986 A.M. PEAK PERIOD

Proposed Modifications: None (Existing Conditions)

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

Notes:

- a) Asterisk (\*) indicates critical movement.
- b) LDS = Level Of Service.
- c) Base traffic volumes source: CITY OF G. GROVE, FETSIM DATA 3/26/86  
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modifications: None (Existing Conditions)

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

ICU= 0.45

LOS= A

Notes:

- a) Asterisk (\*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: CITY OF E.G.F. FETSIM DATA 3/26/86  
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1985 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

- a) Asterisk (\*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: CITY OF G.G., FETSIN DATA 3/26/86  
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

# INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Fl. Hr. Vol.	Project Fl. Hr. Vol.	Total Fl. Hr. Vol.	% Grn. Time Req'd	Notes
NL	1	1,500	28	0	28	0.05	
NT	1	1,600	178	0	178	0.14 *	
NF	0	0	46	1	47	0.00	
SL	1	1,500	103	2	105	0.07 *	
ST	1	1,600	163	0	163	0.10	
SR	1	1,500	154	0	154	0.10	
EL	1	1,500	136	0	136	0.09 *	
ET	2	3,200	754	3	757	0.25	
ER	0	0	34	0	34	0.00	
WL	1	1,500	73	1	74	0.05	
WT	2	3,200	887	1	888	0.31 *	
WE	0	0	109	3	112	0.00	
Yellow Time						0.10 *	
						ICU=	0.71
						LOS=	D

Notes:

- a) Asterisk (\*) indicates critical movement.
- b) LOS = Level Of Service.
- c) Base traffic volumes source: CITY OF G. GROVE, FETSIM DATA 3/26/88  
AS PREPARED BY AUSTIN - FOUST ASSOC. INC.

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME

ADDRESS

1. Mrs. + Mrs. M. D. White 9641 Crosby Ave Garden Grove
2. Alice Tan Hong 9642 Crosby Ave. G. Grove
3. Mr + Mrs. P. Ruppel - 9621 Crosby Ave. G. G.
4. Mr + Mrs Carl A. Moore 9632 Crosby Garden Grove
5. Mr + Mrs Edward J. Hendrik
6. Mr + Mrs Steve G. Steen 9681 Crosby St G.G.
7. MR. & MRS. T. J. THIELE 13182 GALWAY STR. G. G.
8. MR. MRS DONALD P. SICKEL 13161 GALWAY ST. G.G.
9. Christine White 13151 Galway St. G.G.
10. Mr. Mrs. Paul a. Salove 9632 CROSBY AVE. G. G. 92644
11. John Rizzuto 9657 Crosby Ave G.G. 92644
13. Mrs + Mrs Valdez 9662 Crosby G.G. 92644
14. Mister + Miss Clyde Floyd. 9671 Crosby G.G.
15. Mr. & Mrs Christian Caldwell 9702 Crosby Ave
16. Marie Walsh 9631 Crosby Ave G.G. 92644
17. Murray A. Nicks 13142 G.G. 92644
18. Angelina Nicks 13142 Galway St. G.G. 92644
19. Guy S. Lee 13172 DONEGAN G.G. 92644
20. E. H. Mosley 9681 Central Ave G.G. 92644
21. Frank Meape 9611 Crosby St. G.G. 92644
22. Lois Crane 9602 Crosby Ave G.G. 92644
23. Norma & Marg Tracy 9741 Crosby Ave G.G. 92644

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Jim Murray	9750 Crosby Ave G.G., Cal
2. <del>John</del>	9751 Crosby Ave G.G. cal
3. <del>John</del>	9771 Crosby Ave G.G.
4. <del>John</del>	13141 Kerry St G.G. CA
5. Ron Christian	1302 Kerry St 66 CA
6. Bob White	1302 Kerry St G.G. CA
7. Fred Beasley	13197 Kerry St 66
8. Ralph Miller	9782 Central Ave G.G.
9. <del>Ralph Miller</del>	9782 Central Ave 66.
10. <del>John</del>	9772 Central Ave 66
11. <del>John</del>	9772 Central Ave S.S.
13. <del>John</del>	9761 Central Ave G.G.
14. <del>John</del>	9742 Central Ave G.G.
15. Nancee Britton	9712 Central Ave G.G.
16. <del>Nancee Britton</del>	9712 Central Ave S.S.
17. <del>John</del>	9712 Central Ave G.G.
18. <del>John</del>	9732 Central Ave G.G.
19. <del>John</del>	13252 Donegal Dr G.G.
20. Chris Constant	13252 Donegal Dr G.G.
21. Kathy Robson	9652 Central 66.
22. <del>John</del>	9651 Central G.G.
23. Laura J. Hutchinson	9651 Central G.G.



THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME

ADDRESS

1. Aldo A. Fontana 12907 Valencia Way G.G.
2. J. M. Crist 9432 Weldon Dr. G.G.
3. Chuck Kuss 9362 Weldon Dr. G.G.
4. Dick Kuss 1762 Weldon Dr. G.G.
5. Leo Kazan 9392 Weldon Dr. G.G.
6. B. Blunt 9432 Weldon Dr. G.G.
7. Lois J. Purcell 12882 Valencia Way S.B. 92641
8. Hugh R. Lyman 12862 Valencia Way " "
9. J. B. Hanover 12862 " " " "
10. Cynthia L. Spender 12822 Valencia Way G.G. 92641
11. Anita J. Saunders 12822 Valencia Way G.G. 92641
13. Cheryl M. Woodruff 12812 Valencia Way G.G.
14. Evelyn Derek 12792 Valencia Way S.B. 92641
15. Margot Dierking 12782 Valencia Way S.B. 92641
16. Evelyn Newcomb - 9402 Weldon Dr. G.G. 92641
17. Ronald W. Baird 9362 - Spynock Ave G.G. 92641
18. Myra E. Douglas, (M.D.) 9361 Spynock Ave G.G. 92641
19. Ted Peterson 9281 Marietta G.G.
20. Margaret Peterson 9281 Marietta Dr Garden Grove
21. Kay Perrot 9371 Marietta Dr. Garden Grove
22. John Perrot 9371 Marietta Dr. G.G.
23. Tom Michelson 9341 MARIETTA DR. G.G. 92641
24. Jean Michelson 9341 Marietta Dr. Garden Grove.
25. Vernon W. Michelson

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME ADDRESS

1. Virginia L. Haynes 9361 Weldon Dr. Garden Grove
2. Mr. P. Haynes 9361 Weldon Dr. G.G.
3. Mrs. J. Pennevene 12781 Alamitos Way S. S.
4. Christine Weinbauf 12841 Alamitos Way G.G. 92641
5. ~~Donna Schubert~~ 12841 Alamitos Way Garden Grove, 92641
6. Martha J. Caspell 12851 Alamitos Way S. S. Ca.
7. Gail M. Mc Donald 12912 Casa Linda Ln. Garden Grove, Ca.
8. George E. Kueger 12912 Casa Linda Ln. Garden Grove
9. Jennifer Phillips 9391 Nichols Garden Grove
10. Maetta J. Wood 9302 Weldon Dr. Garden Grove
11. ~~Theresa M. Lissy~~ 9262 Weldon Dr. Garden Grove, Ca. 92641
13. Carolyn Jones 12891 Alamitos Way Garden Grove CA 92641
14. ~~John~~ 12491 Alamitos Way G.G. Calif. 92641
15. ~~Paul~~ 9242 Weldon G.G. 534-5748
16. ~~John~~ 9242 Weldon G.G. 534-5748
17. Karen J. Harris 12821 Alamitos G.G. 537-6171
18. Sharon L. Brock, 12791 Alamitos Way G.G. 537-4157
19. Charles B. Brock, 12791 Alamitos Way G.G. 537-4157
20. Samuel A. Kenniston 12781 Alamitos Way <sup>92641</sup> G.G. 530-2169
21. Robert D. Tang 12771 Alamitos way G.G. 5387610
22. Anne J. Mac Mahon - 12751 Alamitos Way G.G. 537-4148
23. Donald S. Fracthman - 12751 Alamitos Way G.G. 537-4148
24. Herb + Ruth Daniels 12861 Alamitos G.G. 537-6934
- 25.

(over)

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Ruby Hoffmann	9742 Luders Ave Garden Grove, Ca. 92644
2. Donald G Hoffmann	9742 Luders St. Ca. 92644
3. Barbara Spipp	9702 Luders Ave. 92644
4. James R. Spipp	9702 Luders Ave 92644
5. [Signature]	9702 Luders Ave G. Grove, 92644
6. [Signature]	9692 Luders Ave G.G. 92644
7. Sarah Chapoy	9692 Luders Ave. G.G. 92644
8. Robert A. Vator	9771 Luders Ave G.G. 92644
9. Peter C. Wilcox	9771 Luders Ave. G.G. 92644
10. George M Baker	9782 Luders Ave. G.G. 92644
11. Pauline Baker	9782 Luders Ave. G.G. 92644
13. Dorothy M. Baker	9825 Luders, G.G. 92644
14. Ray C. Perkins	9825 Luders G.G. 92644
15. Charles H. Mica	13412 KERRY ST. 92644
16. [Signature]	9781 Luders G.G. 92644
17. Charles W. Helmick	9662 Luders G.G. 92644
18. <del>Walter</del> Virginia Cooper	9811 Luders Ave. G.G. 92644
19. Moses Cooper	9811 Luders Ave G.G. 92644
20. Nancy Moore	13412 Kerry St. 92644
21.	
22.	
23.	

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Betty Bench	13371 Shapell, G.G. 92644
2. Robert Huff	13361 Shapell, G.G. 92644
3. Dev - Ben	13371 SHAPELL GG 92644
4. Elaine Pafette	9331 Imperial Ave. Garden Grove 92644
5. Curtis Huff	13361 SHAPPELL, G.G. 92644
6. [Signature]	13361 SHAPPELL AVE GG 92644
7. John [Signature]	9392 DAKOTA GG 92644
8. [Signature]	9442 DAKOTA, GARDEN GROVE, 92644
9. Walt Lukac	9402 DAKOTA G.G. CAL "
10. Margaret Lawson	9442 Dakota G.G. Calif. 92644
11. Mary E. Helwick	9662 Luders Blvd. Cal. 92644
13. Mary E. Helwick	9662 Luders Ave S.S. Calif. 92644
14. Marie J. Goodman	13472 Donegal Dr. G.G. Calif. 92644
15. Frank P. Snider	13432 Donegal GG 92644
16. [Signature]	13432 Donegal Dr. G.G. 92644
17. Mary Jane [Signature]	9712 Luders Ave. S.S. 92644
18. James M. [Signature]	9712 Luders ave. S.S. 92644
19. Edward L. Stearns	9711 Luders Ave. S.S. 92644
20. Helen A. Stearns	9711 Luders ave. S.S. 92644
21. Shirley D. Repsher	9672 Luders Ave Garden Grove 92644
22. David Repsher	9672 Luders Ave Garden Grove 92644
23. Amy Souza	9461 Trask Ave Garden Grove 92644

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

- | NAME                                       | ADDRESS                              |
|--|--------------------------------------|
| 1. <del>Mr &amp; Mrs Robert Smith</del>    | <del>12772 Village Rd</del>          |
| 2. <del>Mr &amp; Mrs Paul [unclear]</del>  | <del>[unclear]</del>                 |
| 3. Mr & Mrs Rob Bant                       | 12891 VILLAGE RD GG CA 92641         |
| 4. <del>Mr &amp; Mrs [unclear]</del>       | <del>12801 Village Rd GG 92641</del> |
| 5. <del>Mr &amp; Mrs John Hollenbach</del> | <del>12841 Village Rd GG 92641</del> |
| 6. Mr. & Mrs Jerry J. Jumper               | 12831 Village Rd. GG. 92641          |
| 7. <del>Mr &amp; Mrs [unclear]</del>       | <del>12851 Village Rd GG 92641</del> |
| 8. Marynugh Jo                             | 12892 Village Rd. G.G.               |
| 9. Elaine Gilman                           | 12912 Village Rd G.G.                |
| 10. Anita Pratt                            | 12911 Village Rd G.G. 92641          |
| 11. Janet Lindley                          | 12771 Village Rd G.G. 92641          |
| 13. Harry Evans                            | 12791 Village Rd GG 92641            |
| 14. Naomi Linda Evans                      | 12791 Village Rd. G.G. 92641         |
| 15. Jui A. Summer                          | 12801 Village Rd. G.G. 92641         |
| 16. Kenneth Plummer                        | 12801 Village Rd. G.G. 92641         |
| 17. Joseph J. [unclear]                    | 12765 Village Rd. G.G. 92641         |
| 18. Joseph Christian                       | 12765 Village Rd G.G. 92641          |
| 19. Inez E. Koenig                         | 12802 Village Rd. G.G. 92641         |
| 20. Donald A. Koenig                       | 12802 Village Rd G.G. 92641          |
| 21. Elaine Margis                          | 12822 Village Rd GG. 92641           |
| 22. Lawrence E. Bill                       | 12822 Village Rd GG 92641            |
| 23. John m. Hollenbach                     | 12841 Village Rd GG 92641            |

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME ADDRESS

1. Nancy Schweg 13471 Donegal Dr M.H
2. Ernest Kosmuth 13451 DONEGAL DR.
3. Ernest Kosmuth " "
4. Joe Mann 13431 Donegal Dr GG
- 2 5. Bill & Ethna Loring 13411 Donegal G.G.
- 2 6. John & Adun Nelson 13401 SS
7. Tom Driscoll 13391 Donegal "
8. Helen Driscoll " " "
9. ~~Tom Nelson~~ Tom Nelson 13381 Donegal Dr S.S
10. Andrea Kuba 13381 Donegal Dr. Garden Grove 92647
11. Dwight Kelley 13371 DONEGAL DR GARDEN GROVE 92644
13. Carol K. Kelley 13371 Donegal Dr. Garden Grove 92644
14. " Mrs Ruthy N. J. Lawrence 13269
15. Richard O. Caldwell Donegal Dr.
- 2 16. Dave & Evelyn Norman 13412 DONEGAL DR. G.G.
- 2 17. Duyl & Betty Tury 13382 Donegal DR. G.G.
18. Melba Jones 13461 Donegal Dr GG
19. Mary Lee Jones 13461 Donegal Dr GG
20. E. Dale Loggins 13402 Donegal Dr. GG
21. Pauline Lovelace 13402 Donegal Dr 9.9.
- 22.
- 23.

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME

ADDRESS

1. Marie Cleveland 9591 Imperial ave G.G.
2. Wayne Mc Cleveland 9591 Imperial Ave G.G.
3. Maria Papninski 9581 Imperial Ave
4. Ellen S. Jackson 9581 Imperial Ave
5. Edna Elmore 9601 Imperial ave G.G.
6. Jess Elmore 9601 Imperial ave Garden Grove Ca.
7. Bernard R. Watson 9632 Imperial ave Garden Grove, Calif
8. Pearl Watson 9632 Imperial ave Garden Grove Calif
9. John G. Toillere 9652 Imperial Ave Garden Grove Ca
10. Ann C. Toillere 9652 Imperial G.G.
11. Elizabeth Junder 9672 Imperial G.G.
13. Donald Lamb 9661 Imperial ave G.G.
14. Doris M. Mason 9641 Imperial Ave G.G.
15. Leora Rejo 9621 Imperial Ave G.G.
16. Nelson R. Thacker 13302 Galway St. G.G. Cal.
17. Nonna Jean Thacker 13302 Galway St G.G. 92644
18. Carol E. Elliot 13372 Galway St G.G.
19. Mike Elliot 13372 Galway St G.G.
20. Stephen A. Elliot 13372 GALWAY ST. G.G.
- 21.
- 22.
- 23.

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Dan Sorling	9287 Stanford, Garden Grove
2. Charles J. Del Bene	9302 Stanford Ave, Garden Grove, CA
3. Jane Ellen Del Bene	9302 Stanford Ave, Garden Grove, CA
4. Robert Long	9241 STANFORD AVE GARDEN GROVE, CA
5. John Long	" " "
6. Norma Johnson	9241 Stanford Ave Garden Grove CA
7. A. Mandoury	9281 Stanford Ave Garden Grove
8. Rayell Cash	9291 Stanford Garden Grove
9. [Signature]	9291 STANFORD GARDEN GROVE
10. Drogina Beneschian	9321 Stanford G.S.
11. Mrs. Fred Adams	9341 Stanford G.G.
13. Eugene J. Steele	9351 Stanford Garden Grove
14. Juliet Steele	9351 Stanford St. Garden Grove
15. Barbara E. Rayburn	9391 Stanford G.S.
16. M. W. Groff	9411 Stanford G.G.
17. Betty Guber	9411 Stanford G.G.
18. Jany Toppen	9431 Stanford G.C.
19. Jany Toppen	" " " G.C.
20. Kathy C. Gordon	9582 Stanford Ave Garden Grove
21.	
22.	
23.	



THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

★ WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Patsie R. Cramer	13431 Galway St
2. Eugene Cramer	13431 GALWAY ST. G.G.
3. Josephine Seitzinger	13411 Galway St
4. Byron H. Seitzinger	13411 Galway St
5. Helen E. Sanders	13412 Galway St
6. John Sanders	" " "
7. Dennis C. Greer	13432 Galway Garden Grove
8. Pamela Lee Greer	13432 Galway Garden Grove
9. Barbara Duskin	9691 Ingram St
10. Albert W. Giff	12322 CHRISTINE LN GARDEN GROVE, CA.
11. Joseph J. Wansman	14172 BOONY LN. GARDEN GROVE
13. Jim Roberts	12346 Hunt St. Garden Grove
14. Pat Garrett	12392 MARILYN GARDEN GROVE
15. Mary Garrett	12392 Marilyn Garden Grove
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Lloyd Johnson	9322 Marietta St 92641
2. Linda C. Jones	9342 Marietta Ave 92641
3. Jason B. McFalls	9367 Marietta Ave 92641
4. [unclear]	9341 [unclear] 92641
5. [unclear]	9331 Weldon Dr 92641
6. Freda Dejean	9331 Weldon Dr 92641
7. [unclear]	9301 Weldon Dr 92641
8. Marilyn [unclear]	9301 Weldon Dr 92641
9. [unclear]	9301 Weldon Dr 92641
10. Lisa Lee	9302 Marietta Ave 92641
11. Steve [unclear]	9322 Marietta Dr 92641
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Paul A. Erickson	12741 Village Rd. GG 92641
2. Kathryn D. Dembowski	12882 Village Rd. GG
3. Paul E Dembowski	12882 Village Rd GG, CA 92641
4. Meryl F. Choe	12881 Village Rd GG CA 92641
5. Irma L. Peer	12852 Village Rd G.G. Ca 92641
6. Benjamin C. Poir	12852 Village Rd. G.G. Ca 92641
7. Robert R. Smith	12792 Village Rd GG 92641
8. Sara J. Smith	12792 Village Rd. GG 92641
9.	
10.	
11.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Mr & Mrs David Moulton	13371 Galway NY 92644
2. Mr & Mrs Manuel Regalado	13341 Galway NY 92644
3. Roberto M. Richmond	13601 Purdy Street, S.E. 92644
4. Marino Bel Bierman	13252 Galway St. N.Y. 92644
5. Otis H Fox	7602 Central Ave 92644
6. Mr and Mrs FRANK Filardi	13262 Galway Garden Grove, CA 92644
7. Mrs Luba S Miller	13241 Galway St. G.G. 92644
8.	
9.	
10.	
11.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

July 6<sup>th</sup>  
Council meeting

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Mr. Rosendo	9621 Central Ave Garden Grove Ca
2. Sandra Bahar	9612 Central Garden Grove Ca
3. Marlene Popken	9601 Central Garden Grove, Ca
James Popken	9601 Central Garden Grove Ca
5. Ted Smith	9611 Central " "
6.	
7.	
8.	
9.	
10.	
11.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

THIS PETITION IS TO INFORM TH CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME

ADDRESS

1. *Mrs Jean O'Brien 13442 Donegal Dr. G.G.*
2. *Pat O'Brien 13442 Donegal Dr. G.G.*
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.

THIS PETITION IS TO INFORM THE CITY OF GARDEN GROVE THAT THE BUILDING OF A FOUR STORY RAMADA INN AT KERRY STREET AND GARDEN GROVE BOULEVARD AND CHANGING THE ZONING FOR IT'S CURRENT COMMERCIAL STATUS ESPECIALLY FOR THIS PROJECT IS NOT SUPPORTED BY THE NEIGHBORS WHOM IT WILL IMPACT.

WE THE UNDERSIGNED REQUEST THAT THE CITY COUNCIL OF GARDEN GROVE DENY THE REZONING FOR THIS PROJECT BECAUSE OF ITS POTENTIAL IMPACTS ON THE SURROUNDING RESIDENTS BY INCREASING TRAFFIC ON RESIDENTIAL STREETS, POSSIBLY INCREASING CRIME IN AN AREA THAT HAS HIGHER CRIME STATISTICS THAN 91 OTHER SECTIONS OF OUR CITY CAUSED PRIMARILY BY THE HIGH NUMBER OF MULTI-FAMILY DWELLINGS, AND THE IMPACTS TO OUR DRAINAGE SYSTEM WHICH CANNOT HANDLE THE RAIN WATER AT PRESENT.

NAME	ADDRESS
1. Mr. & Mrs John Higgins	9782 Russell Ave G.G. 92644
2. Mr. & Mrs Frank Palumbo Jr.	13311 Kerry St. G.G. 92644
3. Mr. and Mrs. Mel Lichty	13352 Kerry St. G.G. 92644
4. Mr + Mrs Steven Bull	13342 Kerry St. G.G. 92644
5. Mr + Mrs. C. J. Van Wimmer	13342 Kerry St G.G. 92644
6. Mr & Mrs J R Singh	13305 Kerry St G.G. 92644
7. Mr. and Mrs. M Hackley	9801 Imperial G.G. 92644
8. Mr & Mrs. Fred Newman	9741 Imperial G.G. 92644
9. Mr & Mrs Jim Davis	9761 Russell G.G. 92644
10. Edward J. Davy	9762 Russell G.G. 92644
11. Lynetta Presley	9751 Russell - G Grove, 92644
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

IN THE

**Superior Court**

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

10.66

Legal Notice

Notice of Public Hearing

PROOF OF PUBLICATION

State of California )  
County of Orange )ss.

Elberta Kolber

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:

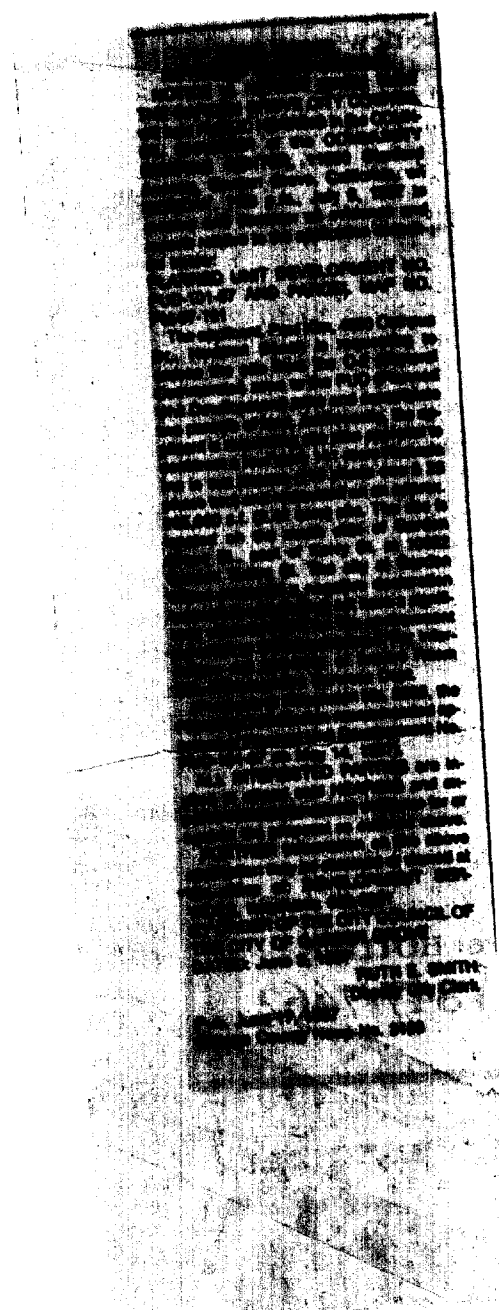
June 17, 1987

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

Dated at ... Garden Grove .....

California, this ... 17 ... day of ... June ... 19 ... 87 ...

..... Elberta Kolber .....  
Elberta Kolber  
Signature *Law*





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

29 JUN 87 1:50

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

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

DEV SERV DEPT

RETURNED TO SENDER  
FORWARD ORDER (A) FILED

29 JUN 87 1:51

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

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

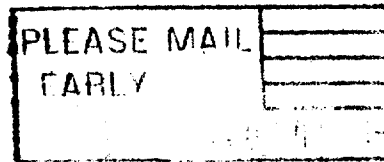
DEV SERV DEPT



29 JUN 87 1:50

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

DEV SERV DEPT



30 JUN 87 1:20

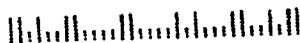
CHU, KI SUNG (EA)  
8510 LINKS RD  
BUENA PARK, CA 90621

OFFICIAL NOTICE  
AFFECTS YOUR PROPERTY  
PLEASE READ!

SUN 10 4524USN1 06/24/87

RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

PUD-101-87



PUD-101-87	09907113	FRIEDLANDER, HERBERT T (MS)	13749 BEACH BLVD	WESTMINSTER, CA	92683	1
PUD-101-87	09907114	HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403	1
PUD-101-87	08907124	LAMB, GERALD T (JT)	17601 MORGAN LN	HUNTINGTON BEACH, CA	92647	1
PUD-101-87	08907127	PARK, HENRY C (EA)	SUITE 204	GARDEN GROVE, CA	92644	1
PUD-101-87	08907128	PARK, HENRY C (EA)	SUITE 204	GARDEN GROVE, CA	92644	1
PUD-101-87	08907129	PARK, HENRY C (EA)	SUITE 204	GARDEN GROVE, CA	92644	1
PUD-101-87	09806103	ROBERTSON, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE, CAL	92644	1
PUD-101-87	09806104	YDON, KUI B (JT)	13132 KERRY ST	GARDEN GROVE, CA	92644	1
PUD-101-87	09806105	CANDILIERE, FANNIE L (WD)	13142 KERRY ST	GARDEN GROVE, CA	92642	1
PUD-101-87	09806117	NOHURA, SHIRO (BL)	13162 KERRY ST	GARDEN GROVE, CAL	92644	1
PUD-101-87	09806125	RICH, JUNE (WD)	13112 KERRY ST	GARDEN GROVE, CA	92643	1
PUD-101-87	09806211	WDC, WILLIAM G (JT)	396 S SAN MARINO AVE	PASADENA, CA	91107	1
PUD-101-87	09806212	PARK, YONG HO (JT)	816 S CALLE VENADO S	ANAHEIM, CA	92807	1
PUD-101-87	09806214	KIM, HOK J (EA)	9926 GARDEN GROVE BL	GARDEN GROVE, CA	92644	1
PUD-101-87	09806216	WILLIAM L BUCKLEY INC (BL)	13031 KERRY ST	GARDEN GROVE, CAL	92644	1
PUD-101-87	09806218	NAGAMATSU, FRANK M (JT)	9886 GARDEN GROVE BL	GARDEN GROVE, CA	92644	1
PUD-101-87	09806220	LEE, ANDREW M (JT)	13051 KERRY ST	GARDEN GROVE, CAL	92644	1
PUD-101-87	09806221	MEAD, DENNIS (JT)	9161 MEDITERRANEAN D	HUNTINGTON BEACH, CA	92646	1
PUD-101-87	09806222	TSAI, LONGWAY (JT)	4422 MYRA AVE	CYPRESS, CA	90630	1
PUD-101-87	09806231	HONG, JAMES SOUNGKILE (EA)	12362 BAJA PANORAMA	SANTA ANA, CA	92705	1
PUD-101-87	09806232	HOWELL, OLIVER G (BL)	13085 KERRY ST	GARDEN GROVE, CAL	92644	1
PUD-101-87	09806233	LEE, ANDREW M (JT)	10361 LAMPSON AVE	GARDEN GROVE, CAL	92640	1
PUD-101-87	09806237	JAMES, GEORGIA E R (WS)	11651 GILBERT ST	GARDEN GROVE, CAL	92641	1
PUD-101-87	09806238	TSAI, LONGWAY (EA)	4422 MYRA AVE	CYPRESS, CA	90630	1
PUD-101-87	09806244	ELLIOTT, JOHN J TR (NO)	10051 LAMPSON AVE	GARDEN GROVE, CAL	92640	1
PUD-101-87	09806245	ELLIOTT, JOHN J TR (NO)	10051 LAMPSON AVE	GARDEN GROVE, CAL	92640	1
PUD-101-87	09806246	HERRINGTON, RONALD J (JT)	616 S AMBOY ST	ANAHEIM, CA	92802	1
PUD-101-87	09806302	COOPER, HENRY (JT)	13131 KERRY ST	GARDEN GROVE, CAL	92644	1
PUD-101-87	09806303	SMITH, VIRGINIA E (UM)	13141 KERRY ST	GARDEN GROVE, CA	92644	1
PUD-101-87	09806324	BERMUDEZ, RICHARD (JT)	9381 LUDERS AVE	GARDEN GROVE, CAL	92644	1
PUD-101-87	09806325	PECOR, JAMES G (CP)	8832 ANTHONY AVE	GARDEN GROVE, CAL	92641	1
PUD-101-87	09806601	CHU, KI SUNG (EA)	8510 LINKS RD	BUENA PARK, CA	90621	1
PUD-101-87	09806602	MC MASTERS, JAMES (CP)	187 N QUAIL LN	ORANGE, CA	92669	1
PUD-101-87	09806603	SEAMAN, WILLIAM H (JT)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641	1
PUD-101-87	09806604	SEAMAN, WILLIAM H (BL)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641	1
PUD-101-87	09806605	LEE, HYON (EA)	15061 WESTSTATE ST	WESTMINSTER, CA	92693	1
PUD-101-87	09806606	TRULLINGER, ROY H (JT)	16491 VENUS DR	WESTMINSTER, CA	92693	1
PUD-101-87	09806607	TRULLINGER, ROY H (JT)	16491 VENUS DR	WESTMINSTER, CA	92693	1
PUD-101-87	09806608	DOUGHERTY, THOMAS E (WR)	13096 KERRY ST	GARDEN GROVE, CA	92644	1
PUD-101-87	09806609	CITY OF GARDEN GROVE (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-101-87	09807014	HILL, EARL T (BL)	9912 LARSON AVE	GARDEN GROVE, CAL	92644	1
PUD-101-87	09807015	KUMP, JOSEPH G (JT)	13411 ERIN RD	GARDEN GROVE, CAL	92644	1
PUD-101-87	09807032	RICHARDS, ELIZABETH JANE (NO)	9801 LARSON AVE	GARDEN GROVE, CAL	92644	1
PUD-101-87	09807035	EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919	DETROIT, MI	48288	1
PUD-101-87	09807039	EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919	DETROIT, MI	48288	1
PUD-101-87	09807055	RICHARDS, ELIZABETH JANE (NO)	9801 LARSON AVE	GARDEN GROVE, CA	92644	1

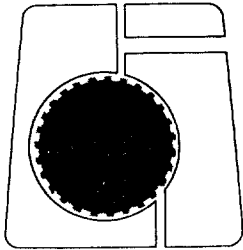
PUD-101-87	09807069	ARBOR VIEW PROFESSIONAL (PT)	6415	KATELLA AVE #A	CYPRESS, CA	90630	1
PUD-101-87	09807070	KUMP, JOSEPH A (JT)	9822	HUMMINGBIRD LN	GARDEN GROVE, CA	92641	1
PUD-101-87	13336302	WAKABAYASHI, DAVID T (JT)	9791	KINGS CANYON DR	HUNTINGTN BCH, CAL	92646	1
PUD-101-87	13336303	WAKABAYASHI, DAVID T (JT)	9791	KINGS CANYON DR	HUNTINGTN BCH, CAL	92646	1
PUD-101-87	13336304	DUTTON, C C (MS)	4911	BIRCH ST SUITE	NEWPORT BEACH, CA	92660	1
			100				
PUD-101-87	13336305	LEE, FRANK S (JT)	9943	GARDEN GROVE BL	GARDEN GROVE, CA	92644	1
			VD				

\*\*\*

\*\*\*

SS

SS



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

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

June 15, 1987

Paul Kim  
4630 Campus Drive  
Newport Beach, CA 92660

Dear Mr. Kim:

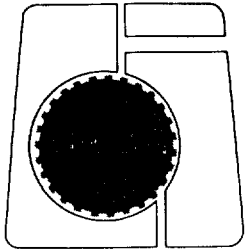
The City Council of the City of Garden Grove will conduct public hearings in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, which will commence at 7:30 p.m. on Monday, July 6, 1987. At that time, they will consider Planned Unit Development No. PUD-101-87 which concerns property located on the south side of Garden Grove Boulevard, east of Kerry Street at 10022 Garden Grove Boulevard.

The public hearing on Planned Unit Development No. PUD-101-87 will be held for the purpose of hearing any and all persons either favoring or opposing said Planned Unit Development. You are invited to attend this meeting.

Sincerely,

CAROLYN MORRIS, CMC  
City Clerk

By: RUTH E. SMITH  
Deputy City Clerk



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

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

June 10, 1987

Orange County News  
Attn: Berta - Legals  
12866 Main Street  
Garden Grove, CA 92640

Dear Berta:

Enclosed is Notice of Public Hearing which we request you publish on Wednesday, June 17, 1987 for the following:

Site Plan No. SP-119-86 & Tentative Tract No. TT-12835

Planned Unit Development No. PUD-101-87 and Parcel Map No. PM-87-161

Upon completion of publication, please forward two copies of Affidavits of Publication to the undersigned.

Sincerely,

RUTH E. SMITH  
Deputy City Clerk

Enclosure

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

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

\* MONDAY, 7:30 p.m., July 6, 1987

PLANNED UNIT DEVELOPMENT NO. PUD-101-87 AND PARCEL MAP NO. PM-87-161

THE APPLICANT, PAUL KIM, 4630 CAMPUS DR., NEWPORT BEACH IS REQUESTING TO REZONE THE SITE FROM THE C-2 (GENERAL COMMERCIAL) ZONE TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONE AND CONSOLIDATE TWO PARCELS OF LAND. ADDITIONALLY, THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A FOUR STORY 141 ROOM RAMADA INN IN TWO PHASES (116 PHASE ONE & 25 PHASE TWO) AND RESTAURANT ON AN APPROX. 105,000 S.F. (2.42 ACRE) SITE. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BL., EAST OF KERRY ST. AT 10022 GARDEN GROVE BL. THE CITY OF GARDEN GROVE PREPARED A NEGATIVE DECLARATION BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA GUIDELINES. FOR INFORMATION CALL 638-6831 OR INQUIRE ROOM 220, DEVELOPMENT SERVICES DEPT.

(Pursuant to Resolution No. 3685, the Planning Commission recommended approval of Planned Unit Development No. PUD-101-87 on May 14, 1987)

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

FURTHER information on the above application may be obtained or viewed at the office of

DEVELOPMENT SERVICES, telephone: 638-6831

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.

DATED: June 8, 1987



RUTH E. SMITH  
Deputy City Clerk

## LEGAL NOTICE

### NOTICE OF PUBLIC HEARING

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

---

\* MONDAY, 7:30 p.m., July 6, 1987

PLANNED UNIT DEVELOPMENT NO. PUD-101-87 AND PARCEL MAP NO. PM-87-161

THE APPLICANT, PAUL KIM, 4630 CAMPUS DR., NEWPORT BEACH IS REQUESTING TO REZONE THE SITE FROM THE C-2 (GENERAL COMMERCIAL) ZONE TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONE AND CONSOLIDATE TWO PARCELS OF LAND. ADDITIONALLY, THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A FOUR STORY 141 ROOM RAMADA INN IN TWO PHASES (116 PHASE ONE & 25 PHASE TWO) AND RESTAURANT ON AN APPROX. 105,000 S.F. (2.42 ACRE) SITE. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BL., EAST OF KERRY ST. AT 10022 GARDEN GROVE BL. THE CITY OF GARDEN GROVE PREPARED A NEGATIVE DECLARATION BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFIICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA GUIDELINES. FOR INFORMATION CALL 638-6831 OR INQUIRE ROOM 220, DEVELOPMENT SERVICES DEPT.

(Pursuant to Resolution No. 3685, the Planning Commission recommended approval of Planned Unit Development No. PUD-101-87 on May 14, 1987)

---

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

FURTHER information on the above application may be obtained or viewed at the office of

DEVELOPMENT SERVICES, telephone: 638-6831

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.

DATED: June 8, 1987



RUTH E. SMITH  
Deputy City Clerk

2. PLANNED UNIT DEVELOPMENT NO. PUD-101-87 & PARCEL MAP NO. PM-87-161  
PAUL KIM  
10022 GARDEN GROVE BOULEVARD  
SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF KERRY STREET

Requesting to rezone the site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone and consolidate two parcels of land. Additionally, the applicant is requesting site plan approval to construct a four story 164 room Ramada Inn in two phases (116 Phase One and 48 Phase Two) and restaurant on an approximately 105,000 square foot (2.42 acre) site. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

ACTION: One spoke for the project and two spoke with concerns regarding the Garden Grove Blvd. Study; approved Resolution No. 3685, 7 ayes; City Council public hearing required, recommended date <sup>July 6</sup> June 15, 1987.

*Planning Commission*  
*May 14, 1987*



PUD-101-87	08907113	FRIEDLANDER, HERBERT T (MS)	13749 BEACH BLVD	WESTMINSTER, CA	92683
PUD-101-87	08907114	HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403
PUD-101-87	08907124	LAMB, GERALD T (JT)	17601 MORGAN LN	HUNTINGTON BEACH, CA	92647
PUD-101-87	08907127	PARK, HENRY C (EA)	SUITE 204	GARDEN GROVE, CA	92644
PUD-101-87	08907128	PARK, HENRY C (EA)	SUITE 204	GARDEN GROVE, CA	92644
PUD-101-87	08907129	PARK, HENRY C (EA)	SUITE 204	GARDEN GROVE, CA	92644
PUD-101-87	09806103	ROBERTSON, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806104	YOUN, KUI B (JT)	13132 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806105	CANDILLIÈRE, FANNIE L (WD)	13142 KERRY ST	GARDEN GROVE, CA	92642
PUD-101-87	09806117	NOMURA, SHIRO (BL)	13162 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806125	RICH, JUNE (WD)	13112 KERRY ST	GARDEN GROVE, CA	92643
PUD-101-87	09806211	WOO, WILLIAM G (JT)	396 S SAN MARINO AVE	PASADENA, CA	91107
PUD-101-87	09806212	PARK, YONG HO (JT)	816 S CALLE VENADU S	ANAHEIM, CA	92807
PUD-101-87	09806214	KIM, MOK J (EA)	9926 GARDEN GROVE BL	GARDEN GROVE, CA	92644
PUD-101-87	09806216	WILLIAM L BUCKLEY INC (BL)	VD	GARDEN GROVE, CAL	92644
PUD-101-87	09806218	NAGAMATSU, FRANK M (JT)	13031 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806220	LEE, ANDREW M (JI)	9886 GARDEN GROVE RL	GARDEN GROVE, CA	92644
PUD-101-87	09806221	MEAD, DENNIS (JT)	VD	GARDEN GROVE, CAL	92644
PUD-101-87	09806222	ISAI, LONGWAY (JT)	13051 KERRY ST	GARDEN GROVE, CAL	92644
PUD-101-87	09806231	HONG, JAMES SOUNGKILE (EA)	9161 MEDITERRANEAN D	HUNTINGTON BEACH, CA	92646
PUD-101-87	09806232	HOWELL, OLIVER G (BL)	R	CYRESS, CA	90630
PUD-101-87	09806233	LEE, ANDREW M (JT)	4422 MYRA AVE	SANTA ANA, CA	92705
PUD-101-87	09806237	JAMES, GEORGIA E R (MS)	12362 BAJA PANORAMA	GARDEN GROVE, CAL	92644
PUD-101-87	09806238	ISAI, LONGWAY (EA)	13085 KERRY ST	GARDEN GROVE, CAL	92640
PUD-101-87	09806244	ELLIOTT, JOHN J TR (NO)	10361 LAMPSON AVE	GARDEN GROVE, CAL	92641
PUD-101-87	09806245	ELLIOTT, JOHN J TR (NO)	11651 GILBERT ST	GARDEN GROVE, CAL	90630
PUD-101-87	09806246	HERRINGTON, RONALD J (JT)	4422 MYRA AVE	GARDEN GROVE, CAL	92640
PUD-101-87	09806302	COOPER, HENRY (JT)	10051 LAMPSON AVE	GARDEN GROVE, CAL	92640
PUD-101-87	09806303	SMITH, VIRGINIA E (UW)	10051 LAMPSON AVE	GARDEN GROVE, CAL	92640
PUD-101-87	09806324	BERMUDEZ, RICHARD (JT)	616 S AMBUY ST	ANAHEIM, CA	92802
PUD-101-87	09806325	PECOR, JAMES G (CP)	13131 KERRY ST	GARDEN GROVE, CAL	92644
PUD-101-87	09806601	CHU, KI SUNG (EA)	13141 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806602	MC MASTERS, JAMES (CP)	9381 LUDEKS AVE	GARDEN GROVE, CAL	92644
PUD-101-87	09806603	SEAMAN, WILLIAM H (JT)	8832 ANTHONY AVE	GARDEN GROVE, CAL	92641
PUD-101-87	09806604	SEAMAN, WILLIAM H (BL)	8510 LINKS RD	BUENA PARK, CA	90621
PUD-101-87	09806605	LEE, HYON (EA)	187 N QUAIL LN	ORANGE, CA	92669
PUD-101-87	09806606	TRULLINGER, ROY H (JT)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641
PUD-101-87	09806607	TRULLINGER, ROY H (JT)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641
PUD-101-87	09806608	DOUGHERTY, THOMAS E (WR)	15061 WESTSTATE ST	WESTMINSTER, CA	92683
PUD-101-87	09806609	CITY OF GARDEN GROVE (XX)	15061 WESTSTATE ST	WESTMINSTER, CA	92683
PUD-101-87	09807014	HILL, EARL T (BL)	16491 VENUS DR	WESTMINSTER, CA	92683
PUD-101-87	09807015	KUMP, JOSEPH G (JT)	13096 KERRY ST	WESTMINSTER, CA	92683
PUD-101-87	09807032	RICHARDS, ELIZABETH JANE (NO)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640
PUD-101-87	09807035	EMLEN W HOAG FOUNDATION (BL)	9912 LARSON AVE	GARDEN GROVE, CAL	92644
PUD-101-87	09807038	EMLEN W HOAG FOUNDATION (BL)	13411 ERIN RD	GARDEN GROVE, CAL	92644
			9801 LARSON AVE	GARDEN GROVE, CAL	92644
			P O BOX 1919	DETROIT, MI	48288
			P O BOX 1919	DETROIT, MI	48288

PUD-101-A7	09807050	RICHARDS, ELIZARETH JANE (NO)	9801	LARSON AVE	GARDEN GROVE, CA	92644
PUD-101-A7	09807058	LEE, HYON (FA)	15061	WESTSTATE ST	WESTMINSTER, CA	92683
PUD-101-A7	09807065	PATTERSON, CHARLES K (AM)	216	MUNARCH BAY	SOUTH LAGUNA, CA	92677
PUD-101-A7	09807068	EMLEN W HOAG FOUNDATION (NO)	9860	LARSON AVE	GARDEN GROVE, CA	92644
PUD-101-A7	09807069	ARBOR VIEW PROFESSIONAL (PT)	6415	KATELLA AVE #A	CYPRESS, CA	90630
PUD-101-A7	09807070	KUMP, JOSEPH A (JT)	9822	HUMMINGBIRD LN	GARDEN GROVE, CA	92641
PUD-101-A7	13336302	WAKABAYASHI, DAVID T (JT)	9791	KINGS CANYON DR	HUNTINGTN BCH, CAL	92646
PUD-101-A7	13336303	WAKABAYASHI, DAVID T (JT)	9791	KINGS CANYON DR	HUNTINGTN BCH, CAL	92646
PUD-101-A7	13336304	DUTTON, C C (MS)	4911	BIRCH ST SUITE	NEWPORT BEACH, CA	92660
			100			
PUD-101-A7	13336305	LEE, FRANK S (JT)	9943	GARDEN GROVE BL	GARDEN GROVE, CA	92644
			VD			

\*\*\*

\*\*\*

CITY OF GARDEN GROVE  
AFFIDAVIT OF MAILING NOTICE

I, Sheri Toney certify that Notice of  
Public Hearing on PUD-101-87 + PM-87-161  
to be held on July 16, 1987 were mailed to the  
list of property owners on file in the Planning Department  
offices on June 18, 1987.

Sheri Toney  
City Clerk's Office

PROCEDURES FOR PUBLIC HEARING

1. Prepare a file folder on each case. Label should read as follows: File No. - Name - Location
2. Get Planning Commission information. Cut, paste and file resume of Planning Commission action and file Planning Commission Public Notice.
3. Prepare Public Hearing Notice for publication in the newspaper 10 days prior to date of hearing.
4. Prepare Notice to people for mailing to property owners within a 300' radius. Be sure mailing labels are on envelopes and ready for mailing. (Labels come from PW&D)
5. Type Affidavit of Mailing, and note any telephone conversations.
6. Mail Notice to affected property owners 10 days before hearing date.
7. Prepare letter to Applicant for mailing on the same day to advise him the date set for public hearing.
8. Type memo stating which public hearings have been set and transmit to appropriate departments with notices attached.
9. Make sure follow-up letter is in file with all appropriate documentation.
10. Place Affidavit of Publication in file before giving to the City Clerk.
11. Give file to City Clerk prior to agenda deadline with information pertaining to 1 through 9 above.