

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. PUD-111-96 Case Planner R. O'NEIL *J. Miller*
 Related Case File Nos. COP-05-96 + SP-123-96 *Miller*

Date Filed 7/3 Application Det. Complete 7/3 Hearing Date 8/22 Hearing Body PC, PC

* * * * *

Applicant <u>Yong Ju Kwon, AIA</u>	Property Owner <u>Dr. Kyung Ku Choi / Ramada Inn</u>
Address <u>695 S. Vermont Ave. #505</u>	Address <u>3700 Wilshire Blvd #101</u>
City <u>LA CA 90005</u>	City <u>LA CA 90010</u>
Phone <u>(818) 365-1145</u>	Phone <u>(818) 427-3060</u>

* * * * *

Site Address <u>10022 Garden Grove</u>	Assessor Parcel No(s) <u>098-076-58, 066-054</u>
Site Location <u>S/S Garden Grove, W/O</u>	General Plan <u>Commercial</u>
Flood Zone <u>Brookhurst</u>	Current Zone <u>PD</u>
Map & Panel No. _____	Proposed Zone <u>N/A</u>

Processing Information

	<u>DATE</u>		<u>DATE</u>
Application Submitted	<u>7/3</u>	Site Inspection	_____
Application Correction Notice	_____	Resumes Dist.	<u>7/10</u>
Application Acceptance Letter	_____	Legals Faxed to Paper	_____
Fees Sent to Cashier	<u>7/3</u>	Mailed Legals Sent Out	_____
P.C.C. Technical Review	<u>7/16</u>	Final Staff Report	_____
P.C.C. Environmental Review	<u>7/16</u>	Staff Report Delivered	_____
Prepare Mailing List	<u>7/3</u>		
Final Legal Notice	_____		

Identification No. PUD-111-96

Hearing Date PC 9/27

DEVELOPMENT SERVICES DEPARTMENT
PUBLIC HEARING NOTICE WORKSHEET

Subject Site: (See Attached Map-Red Circles)

X Nelson
Mack

<u>098-066-05</u>	_____	_____
<u>070-58</u>	_____	_____
_____	_____	_____
_____	_____	_____

1. Total Subject Site _____

300 Foot Radius (See Attached Map-Yellow Circles)

() * <u>98-066-01 thru</u>	() <u>063-24</u>	() _____
() <u>09</u>	() <u>25</u>	() _____
() <u>062-11</u>	() <u>061-25</u>	() _____
() <u>12</u>	() <u>3</u>	() _____
() <u>18</u>	() <u>4</u>	() _____
() <u>14</u>	() <u>070-35</u>	() _____
() <u>45</u>	() <u>38</u>	() _____
() <u>21</u>	() <u>68</u>	() _____
() <u>22</u>	() <u>56</u>	() _____
() <u>23</u>	() <u>32</u>	() _____
() <u>16</u>	() <u>89-071-13</u>	() _____
() <u>20</u>	() <u>14</u>	() _____
() <u>32</u>	() <u>30</u>	() _____
() <u>23</u>	() <u>363-04</u>	() _____
() <u>38</u>	() _____	() _____
() <u>37</u>	() _____	() _____

Total to be notified (1+2) _____

Total parcels on map _____

Total parcels on printout _____

_____	_____	_____
Date	Planning Supervisor	Date

2. Total 300' Radius _____

* () indicates total number of parcels in range

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

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

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 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)

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NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

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

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ABSENT: COUNCILMEMBERS: (0) NONE

/s/CAROLYN MORRIS, CMC
CITY CLERK

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 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:

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 - 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, INGEGNERI, LEYES, BROADWATER
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

/s/CAROLYN MORRIS, CMC
CITY CLERK

1-28-97

ORDINANCE NOS. 2376, 2377, 2378 AND 2379 (F: 115.A-164-96) (XR: 106.48)
(XR: 116.PUD-111-96) (XR: 127.1)

ORDINANCE NO. 2378 was presented for second reading and adoption and the title read in full, being an Ordinance consummating PUD-111-96, entitled 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 (F: 116.PUD-111-96) (XR: 116.PUD-101-87)

Councilman Chung moved, seconded by Councilman Maddox, that Ordinance No. 2378 be and hereby is passed. Upon the following vote:

AYES: COUNCILMEMBERS: (5) CHUNG, DINSEN, LEYES, MADDOX,
BROADWATER

NOES: COUNCILMEMBERS: (0) NONE

ABSENT: COUNCILMEMBERS: (0) NONE

said Ordinance No. 2378 was declared passed.

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 foregoing 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 RE-REALEING 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. 098-068-05 AND 098-070-58.

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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, 1998, approved Conditional Use Permit No. CUP-306-98 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 (banquet) in the banquet facility located on the third floor of the existing hotel;

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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 footings; 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 the driveway): 3 ft. x 18 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.

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT NO. PUD-111-96 (F: 116.PUD-111-96)

Planned Unit Development No. PUD-111-96, initiated by Seoul Plaza Hotel, requesting approval to construct a 1,628 square foot banquet room and a 1,308 square foot coffee shop; to convert a 2,000 square foot banquet room into a cafe; and to have a total of 744 square feet of retail space in the existing 116-room hotel facility which has an existing 4,200 square foot restaurant. The street is located on the south side of Garden Grove Boulevard west of Brookhurst Street at 10022 Garden Grove Boulevard. The City of Garden Grove recommends that a Negative Declaration be adopted pursuant to CEQA.

The City Planning Commission, pursuant to Resolution No. 4702, recommended approval of PUD-111-96 on November 14, 1996.

Pursuant to Legal Notice published January 2, 1997, public hearing on the case was ordered by the City Council to be held this date.

Staff report dated January 14, 1997 was introduced.

Mayor Broadwater declared the public hearing opened and asked if anyone wished to address the Council on the matter. There being no response from the audience or comments from Councilmembers, the public hearing was declared closed.

ORDINANCE NO. 2378 was introduced for first reading and the title read in full, being an Ordinance approving PUD-111-96, entitled 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

Councilman Chung moved, seconded by Councilman Maddox, that full reading of Ordinance No. 2378, be waived, and said Ordinance be and hereby is passed to second reading. Upon the following vote:

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

said Ordinance No. 2378 was declared passed to second reading.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: George Tindall
Dept: City Manager
Subject: CONSIDERATION OF PLANNED UNIT DEVELOPMENT NO. PUD-111-96 FOR PROPERTY LOCATED AT 10022 GARDEN GROVE BLVD. (SEOUL PLAZA HOTEL)

From: Matthew Fertal
Dept: Community Development
Date: January 14, 1997

OBJECTIVE:

To transmit a recommendation from the Planning Commission for approval of Planned Unit Development No. PUD-111-96 to allow additional ancillary uses for 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.

PUD-111-96 also incorporates standards for the existing exterior signage for the hotel facility.

BACKGROUND:

The existing hotel and restaurant were originally approved under the provisions of Planned Unit Development No. PUD-101-87 in May 1987. With several modifications to the original approved PUD in 1988 and 1989, the 116-room hotel and restaurant were constructed and occupied in October 1989.

In December 1991, the Planning Commission approved a request for retail commercial ancillary uses as part of the hotel facility. These uses include: retail sales of arts and crafts, travel agency, book/magazine newsstands, gift and souvenir sales, jewelry and camera sales, a barber/beauty salon, and an auto rental agency (no storage of vehicles).

On January 1993, the City Council amended the approved PUD to allow the construction of a two-story 2,100 square foot addition and amend the permitted uses to allow a 3,450 square foot health club as an ancillary use with the approval of a Conditional Use Permit. The two-story addition and the health club never took place.

The existing hotel facility, now called Seoul Plaza Hotel, presently has a total of 116 rooms, a 4,200 square foot restaurant, and a 2,000 square foot banquet facility. No entertainment is allowed on the premises at the present time.

DISCUSSION:

The existing hotel development has a zoning designation of Planned Unit Development (PUD). A PUD is a zoning designation which establishes development standards and uses that are specific to particular project. PUD zones are adopted by ordinance by the City Council.

The additions proposed under Site Plan No. SP-173-96 will consist of a 1,308-square foot coffee shop on the second floor and a 1,628-square foot banquet room on the third floor. The existing 2,000 square foot banquet room on the second floor will be converted into a cafe.

The proposed new uses added to the PUD will be a banquet room, a cafe, a coffee shop, and entertainment and on-site sales of alcoholic beverages subject to the approval of a Conditional Use Permit.

The Seoul Plaza Hotel currently has four (4) existing hotel identification wall signs and one monument sign: two (2) wall signs along the Garden Grove street frontage; two (2) wall side elevations signs, which are visible from Garden Grove Boulevard; and a fifty (50) square foot monument sign located adjacent to the main entry way facing Garden Grove Boulevard. The existing restaurant also has a forty-eight (48) square foot wall sign, attached to the north elevation, facing Garden Grove Boulevard. These signs will remain with no proposed changes. The existing wall and monument signs and window signage limitation are included in PUD-111-96, for clarification purposes. These signs were approved by the City and are not part of the originally-approved PUD.

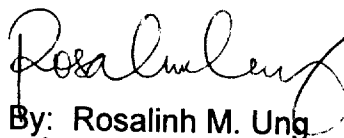
On November 14, 1996, the Planning Commission approved Site Plan No. SP-173-96 for the proposed additions and recommended approval of Planned Unit Development No. PUD-111-96 for the proposed additional ancillary uses to the existing hotel facility.

At the same public hearing meeting, the Planning Commission also approved Conditional Use Permit No. CUP-305-96, contingent upon City Council action on the Planned Unit Development, to allow the existing hotel facility to continue to operate under a State Alcoholic Beverage Control (ABC) Type "47" (On-Sale General, Eating Place) license, and to allow limited live entertainment (karaoke) in the banquet facility located on the third floor of the existing hotel. At the hearing, no persons spoke in opposition to the request.

RECOMMENDATION:

The Planning Commission recommends that the City Council approve Planned Unit Development No. PUD-111-96.

MATTHEW FERTAL
Community Development, Director



By: Rosalinh M. Ung
Associate Planner

Attachments: Planning Commission Staff Report Dated November 14, 1996
 Planning Commission Resolution No. 4702
 Planning Commission Minute Excerpts of November 14, 1996
 Draft City Council Ordinance

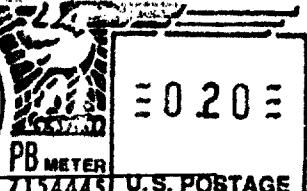
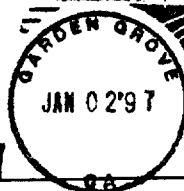
APPROVED FOR AGENDA LISTING


George L. Tindall
City Manager



CITY OF GARDEN GROVE
P.O. Box 3070
Garden Grove, CA 92842

RECEIVED
CITY OF GARDEN GROVE
CITY CLERKS OFFICE



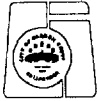
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OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

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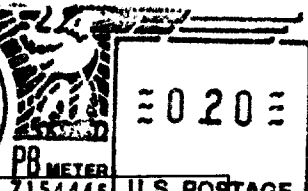
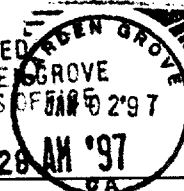
13082
YOON KUI
13086 VEDDY CT
GARDE

YOON082 928441022 IN 01/04/97
RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER
RETURN TO SENDER
FWOG ORDER EXPIRED



CITY OF GARDEN GROVE
P.O. Box 3070
Garden Grove, CA 92842

RECEIVED
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CITY CLERKS OFFICE



JAN 6 9 28 AM '97

OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

NSN

HAYMAN, DARCY
10071 GARDEN GROVE BLVD
GARDEN GROVE, CA 92644

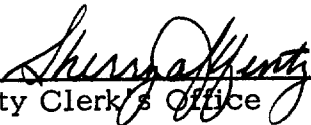
RETURN TO SENDER
NO SUCH ADDRESS

PWD-111-96

CITY OF GARDEN GROVE

AFFIDAVIT OF MAILING NOTICE

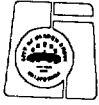
I, Sherry Wentz certify that Notice of
Public Hearing on PUD-111-96
to be held on January 14, 1997 were mailed to the
list of property owners on file in the Planning Department
offices on January 2, 1997.



City Clerk's Office

THE GARDEN GROVE CITY COUNCIL WILL HOLD PUBLIC HEARINGS
IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN
GROVE ON TUESDAY, JANUARY 14, 1997 AT 7 P.M. TO CONSIDER
PUD-111-96.

THE APPLICANT YONG JU KWON (SEOUL PLAZA HOTEL) IS
REQUESTING APPROVAL TO CONSTRUCT A 1,628 S.F. BANQUET
ROOM AND A 1,308 S.F. COFFEE SHOP; TO CONVERT A 2,000
S.F. BANQUET ROOM INTO A CAFE; AND TO HAVE A TOTAL OF
744 S.F. OF RETAIL SPACE IN THE EXISTING 116-ROOM HOTEL
FACILITY WHICH HAS AN EXISTING 4,200 S.F. RESTAURANT.
THE SITE IS LOCATED ON THE SOUTH SIDE OF G.G. BLVD. WEST
OF BROOKHURST AT 10022 G.G. BLVD THE CITY OF GARDEN
GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED
PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR
INQUIRE AT CITY HALL, PLANNING DIVISION, 11222 ACACIA
PARKWAY. (PURSUANT TO RESOLUTION NO. 4702, THE PLANNING
COMMISSION RECOMMENDED APPROVAL OF PUD-111-96 ON
NOVEMBER 14, 1996)



CITY OF GARDEN GROVE
P.O. Box 3070
Garden Grove, CA 92842

OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

EMLLEN HOAG FOUNDATION
PO BOX 1919
, 48288



PWD-11-26

parcel..	notice#.....	owner.....	owner.address.....	o.csz.....	cnt.
08907113	PUD-111-96	FRIEDLANDER, HERBERT	31 ST KITTS	LAGUNA, CA 92677	1
08907114	PUD-111-96	HAYMAN, DARCY	10071 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
08907130	PUD-111-96	PARK, HENRY CHUL	1212 COUNTRY HILLS DR	SANTA ANA, CA 92705	1
08936304	PUD-111-96	PETROSINE, THELMA	10111 HIDDEN VILLAGE RD	GARDEN GROVE, CA 92640	1
09806103	PUD-111-96	CARCAMO, MANUEL & ROSARIO	13122 KERRY ST	GARDEN GROVE, CA 92644	1
09806104	PUD-111-96	HAN, KYUNG JAE	13132 KERRY ST	GARDEN GROVE, CA 92644	1
09806125	PUD-111-96	RICH, JUNE	4591 WARNER AVE #201	HUNTINGTON BEACH, CA 92649	1
09806211	PUD-111-96	WOO, WILLIAM	PO BOX 1386	ARCADIA, CA 91077	1
09806212	PUD-111-96	PARK, YONG HO	2024 SOMMERSET LN	FULLERTON, CA 92633	1
09806214	PUD-111-96	KIM, CHUL HO & MOK	18831 PINTO LN	SANTA ANA, CA 92705	1
09806216	PUD-111-96	LEE, TAI & HEE	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA 92708	1
09806218	PUD-111-96	KOREAN AMERICAN ASSOCIATI ON O	9886 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
09806220	PUD-111-96	KIM, CHUL & MOK	13041 KERRY ST	GARDEN GROVE, CA 92644	1
09806221	PUD-111-96	PARK, JAI DOO	9941 BELFAST DR	GARDEN GROVE, CA 92644	1
09806222	PUD-111-96	TSAI, LONGWAY & FUMEI LU	13091 KERRY ST	GARDEN GROVE, CA 92644	1
09806232	PUD-111-96	RYU, HACK SUN	11683 BARCLAY DR	GARDEN GROVE, CA 92641	1
09806233	PUD-111-96	KIM, CHUL & MOK	13061 KERRY ST	GARDEN GROVE, CA 92644	1
09806237	PUD-111-96	KIM, CHUL	18831 PINTO LN	SANTA ANA, CA 92705	1
09806238	PUD-111-96	KIM, CHUL & MOK	13031 KERRY ST	GARDEN GROVE, CA 92644	1
09806245	PUD-111-96	GARDEN SQUARE PARKING ASSOCIAT	9832 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
09806324	PUD-111-96	BERMUDEZ, RICHARD	18222 E EVERGREEN CIR	ORANGE, CA 92667	1
09806325	PUD-111-96	PECOR, JAMES	8832 ANTHONY AVE	GARDEN GROVE, CA 92641	1
09806601	PUD-111-96	CHU, KI SUNG	2777 W FOXBOROUGH PL	FULLERTON, CA 92633	1
09806602	PUD-111-96	MCMASTERS JR., JAMES FRANKLIN	187 N QUAIL LN	ORANGE, CA 92669	1
09806603	PUD-111-96	SEAMAN, MARIE	12662 DOTTIE CIR	GARDEN GROVE, CA 92641	1
09806605	PUD-111-96	BANK COMMERCIAL OF KOREA %ROYA	17507 REGINA AVE	TORRANCE, CA 90504	1
09806606	PUD-111-96	YOON, KUI	13086 KERRY ST	GARDEN GROVE, CA 92644	1
09806608	PUD-111-96	SHNYDER, LOLA JEANNE	13092 KERRY ST	GARDEN GROVE, CA 92644	1
09807032	PUD-111-96	RICHARDS, ELIZABETH JANE	9801 LARSON AVE	GARDEN GROVE, CA 92644	1
09807035	PUD-111-96	EMLN HOAG FOUNDATION	PO BOX 1919	, 48288	1
09807056	PUD-111-96	RICHARDS, ELIZABETH JANE	9801 LARSON AVE	GARDEN GROVE, CA 92644	1
09807068	PUD-111-96	EMLN HOAG FOUNDATION	9860 LARSON AVE	GARDEN GROVE, CA 92644	1

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CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5040

January 2, 1997


Yong Ju Kwon, AIA
695 S. Vermont Avenue, #505
Los Angeles, CA 90005

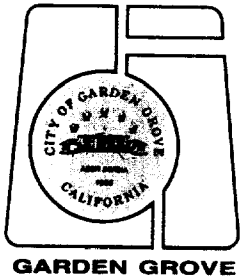
Dear Yong Ju Kwon:

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 14, 1997.

At that time they will hold a public hearing on Planned Unit Development No. PUD-111-96. The Public Hearing will be held for the purpose of hearing any and all persons either favoring or opposing said PUD-111-96.

Sincerely,


Carolyn Morris, CMC
City Clerk



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5040

January 2, 1997

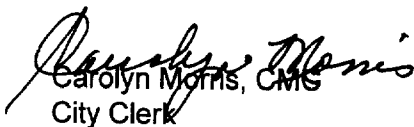
Dr. Kyung Ku Choi
3200 Wilshire Blvd., #101
Los Angeles, CA 90010

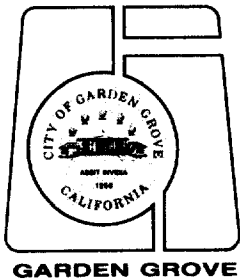
Dear Dr. Kyung Ku Choi:

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 14, 1997.

At that time they will hold a public hearing on Planned Unit Development No. PUD-111-96. The Public Hearing will be held for the purpose of hearing any and all persons either favoring or opposing said PUD-111-96.

Sincerely,


Carolyn Morris, CMS
City Clerk



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

December 10, 1996

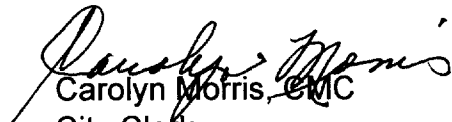
Garden Grove Journal
Attn: Legals
12602 Scandia Street
Garden Grove, CA 92845

Dear Jim:

Enclosed is a Public Hearing Notice which we request you publish on Thursday,
January 2, 1997.

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

Sincerely,


Carolyn Morris, GMC
City Clerk

PUD-111-96

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 14, 1997

PUD-111-96

THE APPLICANT YONG JU KWON (SEOUL PLAZA HOTEL) IS REQUESTING APPROVAL TO CONSTRUCT A 1,628 S.F. BANQUET ROOM AND A 1,308 S.F. COFFEE SHOP; TO CONVERT A 2,000 S.F. BANQUET ROOM INTO A CAFE; AND TO HAVE A TOTAL OF 744 S.F. OF RETAIL SPACE IN THE EXISTING 116-ROOM HOTEL FACILITY WHICH HAS AN EXISTING 4,200 S.F. RESTAURANT. THE SITE IS LOCATED ON THE SOUTH SIDE OF G.G. BLVD. WEST OF BROOKHURST AT 10022 G.G. BLVD THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE AT CITY HALL, PLANNING DIVISION, 11222 ACACIA PARKWAY. (PURSUANT TO RESOLUTION NO. 4702, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF PUD-111-96 ON NOVEMBER 14, 1996)

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 10, 1996

cc 043


CAROLYN MORRIS, CMC
City Clerk

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: CEQA - NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-111-96,
CONDITIONAL USE PERMIT NO. CUP-305-96
SITE PLAN NO. SP-173-96

APPLICANT: YONG JU KWON (SEOUL PLAZA HOTEL)

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF
BROOKHURST STREET AT 10022 GARDEN GROVE BOULEVARD.

DATE: NOVEMBER 14, 1996

Staff announced that the request is to construct a 1,628 square foot banquet room and a 1,308 square foot coffee shop; to convert a 2,000 square foot banquet room into a cafe; to convert one hotel room on the third floor into a storage area; and to have a total of 744 square feet of retail space in the existing 116 room hotel facility which has an existing 4,200 square foot restaurant. Also requested is a CUP to allow the hotel facility to continue operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License with limited entertainment in the banquet facility.

Staff report was reviewed recommending approval.

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

Mr. Kwon, architect for the project, addressed the Commission. He commented that he tried to improve the business and provide better service to the hotel guests. He noted that the owner is adding a coffee shop, meeting room, and retail space. He indicated that when the building is occupied, there is enough parking.

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

Commissioner Butterfield questioned whether there will be any change to the signage. Staff noted that the square footage and location will remain the same.

Commissioner Hutchinson moved, seconded by Commissioner Wilkins, to approve the Negative Declaration, CUP-305-96 and SP-173-96 and recommend approval of PUD-111-96 pursuant to the facts and reasons stated in the Resolution and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	ROSEN, BEATTY, BUTTERFIELD, HESKETT, HUTCHINSON, WILKINS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	SCOVILLE



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

November 21, 1996

(714) 741-5312

Yong Ju Kwon, AIA
695 S. Vermont Ave. #505
Los Angeles, CA 90005

REFERENCE: PLANNED UNIT DEVELOPMENT NO. PUD-111-96, CONDITIONAL USE
PERMIT NO. CUP-305-96, AND SITE PLAN NO. SP-173-96

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

Provided that you do comply with all conditions of approval and no appeals of the Planning Commission's decision are filed with the City Clerk, the earliest effective date will be December 6, 1996.

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

Sincerely,

Millie J. Summerlin
Planning Services Manager

Enclosure

c: Dr. Kyung Ku Choi

RESOLUTION NO. 4702

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. PUD-111-96 TO SUPERSEDE PUD-101-87 AND PUD-101-87 REVISED 92 FOR PARCELS OF LAND LOCATED ON SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET, AT 10022 GARDEN GROVE BOULEVARD, PARCEL NOS. 098-066-05, 098-070-58

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 14, 1996, does hereby approve Planned Unit Development No. PUD-111-96.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-111-96, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Yong Ju Kwon (Seoul Plaza Hotel).
2. The applicant requests approval of a Planned Unit Development to allow the construction of a 1,628 square foot banquet room on the third floor and a 1,308 square foot coffee shop on the second floor; to convert the existing 2,000 square foot banquet room into a cafe on the second floor and one hotel room into a storage area in the third floor; and to allow a total of 744 square feet of retail space to the existing 116-room hotel facility. 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.
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 (CEQA). Further, the Planning Commission finds a de minimis impact in relation to fish and game.
4. The property has a General Plan Land Use designation of Commercial and is zoned PUD-101-87 (Planned Unit Development). The site is currently improved with a four-story hotel facility with a basement level for parking.
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 a legal notice, a public hearing was held on November 14, 1996, 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 November 14, 1996, and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.12.020, are as follows:

FACTS:

In May 1987, the Planning Commission approved Planned Unit Development No. PUD-101-97, to construct a four-story, 141 room hotel and restaurant, with a basement level for parking. With several modifications to the original approved PUD in 1988 and 1989, the 116 room hotel and restaurant were constructed and occupied in October 1989.

In June 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 form of channel letter signage on the north elevation of the hotel.

In December 1991, the Planning Commission approved a request for retail commercial ancillary uses as part of the hotel facility. These uses include: retail sales of arts and crafts, travel agency, book/magazine newsstand, gift and souvenir sales, jewelry and camera sales, barber/beauty salon, and auto rental agency (no storage of vehicles). The Planning Commission also denied a modification to the approved sign program to allow the window signage.

In January 1992, the City Council overturned the Planning Commission's denial and permitted temporary banners and window signage.

On January 1993, the City Council amended the approved PUD to allow the construction of a two-story 2,100 square foot addition and amend the permitted uses to allow a 3,450 square foot health club as an ancillary use with the approval of a Conditional Use Permit. The two-story addition and the health club never took place.

The proposed additions to the second and third floor of the hotel facility and the proposed limited live entertainment to the proposed banquet facilities are both new uses. As a result, the Planning Commission and City Council are required to approve the request to construct any additional floor area and to change/alter the permitted uses in the hotel.

The site is zoned PUD-101-87 (Planned Unit Development). PUD-111-96 would be adopted and supersede PUD-101-87.

The site is approximately 1.98 acres in size.

FINDINGS AND REASONS:

1. The project is located within an area improved with a variety of commercial uses. The recommended conditions of approval, regulating the activities and hours of operation of the hotel and the related retail ancillary uses, will ensure that the development is compatible with the character of the existing development and allow for an integration of the facility into its physical and environmental setting.
2. The adoption of a new PUD will maintain a stable and desirable environment which will not cause undue traffic congestion as, through the Conditional Use Permit, the operation of a restaurant, a banquet facility, a coffee shop, a cafe, and limited live entertainment in the banquet facility, can be regulated to ensure the uses will not conflict with the surrounding properties.
3. The adoption of a new PUD to incorporate the existing hotel with related retail ancillary uses will not adversely impact the quality of the existing project. The proposed uses will not interfere with the use, enjoyment or valuation of property of other persons located within the vicinity of the site provided the recommended conditions of approval are adhered to for the life of the project. Therefore, the overall use of the site will be in compliance with applicable ordinances of Title 9 Section 9.12.020 (Planned Unit Development).

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. Planned Unit Development No. PUD-111-96 possess characteristics that would indicate justification for the request in accordance with Municipal Code Section 9.12.020.
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 Planned Unit Development No. PUD-111-96:

CONDITIONS OF APPROVAL: (New or amended text is in bold)

- 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 of 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 followings:**
 - 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.**

ADOPTED this 14th day of November 1996.

/s/ MARK ROSEN
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 14, 1996, and carried by the following votes:

AYES: COMMISSIONERS: ROSEN, BEATTY, BUTTERFIELD, HESKETT,
HUTCHINSON, WILKINS
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: SCOVILLE

/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).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 5, 1996.

NOTICE OF DETERMINATION

FILED

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

From: _____
City of Garden Grove
P. O. Box 3070
11391 Acacia Parkway By _____
Garden Grove, CA 92842

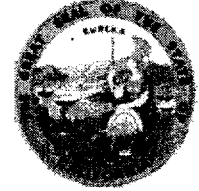
FEB 06 1997

GARY L. GRANVILLE, Clerk-Recorder
[Signature] **DEPUTY**

POSTED

FEB 06 1997

GARY L. GRANVILLE, Clerk-Recorder
By _____ **DEPUTY**



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

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

Planned Unit Development No. PUD-111-96, Conditional Use Permit No. CUP-305-96 and Site Plan No. SP-173-96

Project Title	Rosalinh Ung City of Garden Grove	(714) 741-5312
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/telephone/ Extension

South side of Garden Grove Blvd., west of Brookhurst St. (10022 Garden Grove Blvd.) Garden Grove, Orange County
Project Location (include county)

Project Description:

A request by Yong Ju Kwon to construct a 1,628 square foot banquet room and a 1,308 square foot coffee shop; to convert a 2,000 square foot banquet room into a cafe; and to have a total of 744 square feet of retail space in the existing 115 room hotel facility which has an existing 4,200 square foot restaurant. Also requested is a CUP to allow the hotel facility to continue operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License with limited entertainment in the banquet facility.

This is to advise that the City of Garden Grove has approved the above described project on January 28, 1997, and has made the following determinations regarding the above described project:

1. The project will XX will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
XX A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were XX were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was XX was not adopted for this project.
5. Findings XX were were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project approval are available to the General Public at:

City of Garden Grove, Community Development, 11222 Acacia Parkway, Garden Grove, CA 92842

[Signature] 1-29-97 Planning Manager
Signature (Public Agency) **Date** **Title**

Date received for filing at OPR:
09/17/96

Filed in the County of Orange, California
Gary L. Granville, Clerk/Recorder

38.00

19978000079 10:12am 02/06/97

856 5079116 05 45
201 1 38.00

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county)

Planned Unit Development No. PUD-111-96, Conditional Use Permit No. CUP-305-96 and Site Plan No. SP-173-96

The site is located on the south side of Garden Grove Boulevard, west of Brookhurst Street at 10022 Garden Grove Boulevard., Garden Grove, Orange County

Project Description:

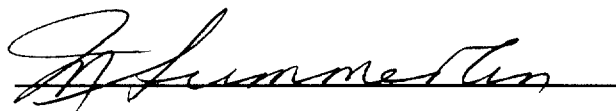
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Findings of Exemption

The proposed 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 (CEQA). The Planning Commission finds a De Minimis impact in relation to fish and game.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Title: Planning Services Manager

Lead Agency: City of Garden Grove

Date: 1-29-97



STATE OF CALIFORNIA-THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE RECEIPT
 DFG 753.5a (6-91)

60669

Lead Agency: City of Garden Grove Date: 2/6/97
 County/State Agency of Filing: OC Clerk-Recorder Document No.: 97-0079
 Project Title: Planned Unit Dev. No PUD 111-96 CUP 305-96, SP 173-96 Contact Person: Rosalind Wong
 Project Applicant Name: Moung Ran Kwon Phone Number: 714-5312
 Project Applicant Address: 10029 Garden Grove Blvd., Garden Grove, CA
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|-------------------------------------|--|-----------------------|------------------|
| <input type="checkbox"/> | Environmental Impact Report | \$850.00 | \$ |
| <input checked="" type="checkbox"/> | Negative Declaration | \$1,250.00 | \$ <u>Exempt</u> |
| <input type="checkbox"/> | Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ |
| <input type="checkbox"/> | Projects Subject to Certified Regulatory Programs | \$850.00 | \$ |
| <input checked="" type="checkbox"/> | County Administrative Fee | \$25.00 | \$ <u>38.00</u> |
| <input type="checkbox"/> | Project that is exempt from fees | | |

11 TOTAL RECEIVED \$ 38.00



Gary L. Granville
Orange County Clerk-Recorder
630 N. Broadway
P.O. Box 238
Santa Ana, Ca 92702
(714) 834-4625

Office of the Orange County Clerk-Recorder

Memorandum

To: CITY OF GARDEN GROVE Date: MAR 12 1997

SUBJECT: Environmental Impact Reports-
Amendment of "Public Resources Code, Section 21092.3"

The attached Notice was received, filed and a copy was posted on 02/06/1997.

It remained posted for 30 (thirty) calendar days.

Gary L. Granville
County Clerk-Recorder of the State of California
in and for the County of Orange

By: *Sonia Munoz* Deputy
SONIA MUNOZ

Public Resource Code 31092.3

The notices required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resources Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days. ***Thereafter, the clerk shall return the notice to the local lead agency ***within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

NOTICE OF DETERMINATION

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

From:
City of Garden Grove
P. O. Box 3070
11391 Acacia Parkway
Garden Grove, CA 92842

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



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

Planned Unit Development No. PUD-111-96, Conditional Use Permit No. CUP-305-96 and Site Plan No. SP-173-96

Project Title	Rosalinh Ung	
	City of Garden Grove	(714) 741-5312
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/telephone/ Extension

South side of Garden Grove Blvd., west of Brookhurst St. (10022 Garden Grove Blvd.) Garden Grove, Orange County
Project Location (include county)

Project Description:

A request by Yong Ju Kwon to construct a 1,628 square foot banquet room and a 1,308 square foot coffee shop; to convert a 2,000 square foot banquet room into a cafe; and to have a total of 744 square feet of retail space in the existing 115 room hotel facility which has an existing 4,200 square foot restaurant. Also requested is a CUP to allow the hotel facility to continue operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License with limited entertainment in the banquet facility.

This is to advise that the City of Garden Grove has approved the above described project on January 28, 1997, and has made the following determinations regarding the above described project:

1. The project will XX will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
XX A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were XX were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was XX was not adopted for this project.
5. Findings XX were were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project approval are available to the General Public at:

City of Garden Grove, Community Development, 11222 Acacia Parkway, Garden Grove, CA 92842

M. Sumner 1-29-97 Planning Manager
Signature (Public Agency) Date Title

Date received for filing at OPR:
09/17/96

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county)

Planned Unit Development No. PUD-111-96, Conditional Use Permit No. CUP-305-96 and
Site Plan No. SP-173-96

The site is located on the south side of Garden Grove Boulevard, west of Brookhurst Street at 10022 Garden Grove Boulevard., Garden Grove, Orange County

Project Description:

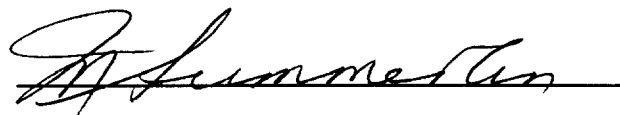
A request by Yong Ju Kwon to construct a 1,628 square foot banquet room and a 1,308 square foot coffee shop; to convert a 2,000 square foot banquet room into a cafe; and to have a total of 744 square feet of retail space in the existing 115 room hotel facility which has an existing 4,200 square foot restaurant. Also requested is a CUP to allow the hotel facility to continue operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License with limited entertainment in the banquet facility

Findings of Exemption

The proposed 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 (CEQA). The Planning Commission finds a De Minimis impact in relation to fish and game.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Title: Planning Services Manager

Lead Agency: City of Garden Grove

Date: 1-29-97



VOID AFTER 90 DAYS

11-35/1210

2003661280

Issuer: BankAmerica Corporation or Bank of America NT&SA, San Francisco, California

MATCH THE AMOUNT IN WORDS WITH THE AMOUNT IN NUMBERS

IF THE AMOUNT OF THIS CHECK EXCEEDS \$10,000 IT IS DRAWN ON AN ISSUED BY BANK OF AMERICA NT&SA AND IT IS A CASHIER'S CHECK.



SN - 2003661280 B-0908 T-T CSR 8 MM

PERMITTED BY FEDERAL RESERVE REGULATION JON 29 1999

Pay to the Order of ***CO. OF ORANGE***

OFFICIAL CHECK

PURCHASER: MOUNG RAN KWON VOID OVER \$38.00

Authorized Signature [Handwritten Signature] Two signatures required for amounts over \$200,000

Payable at Bank of America NT&SA, San Francisco, California

FX-260cv. 12-93

⑈ 2003661280⑈ ⑆ 121000358⑆ 13977⑈ 84016⑈

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
(To Be Completed by Lead Agency)

Project Title: Planned Unit Development No. PUD-111-96, Conditional Use Permit No. CUP-305-96 and Site Plan No. SP-173-96

Project Location: South side of Garden Grove Blvd., west of Brookhurst St. at 10022 Garden Grove Blvd, Garden Grove, Orange County

Project Description:

A request by Yong Ju Kwon to construct a 1,628 square foot banquet room and a 1,308 square foot coffee shop; to convert a 2,000 square foot banquet room into a cafe; and to have a total of 744 square feet of retail space in the existing 115 room hotel facility which has an existing 4,200 square foot restaurant. Also requested is a CUP to allow the hotel facility to continue operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License with limited entertainment in the banquet facility.

Name and Address of Developer or Project Sponsor:

Yong Ju Kwon, AIA
695 S. Vermont Ave. #505
Los Angeles, CA 90005

Phone: (213) 365-1145

Findings:

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

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

Mitigation Measures (if any, to avoid potentially significant effects):

If mitigation measures are provided, such items are included and implemented through the proposed project and included in the Initial Study.

Reason for Finding of No Significant Effect: The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number: Rosalinh Ung - (714) 741-5312



Chairman, Planning Coordinating Committee
Attachment: Initial Study of Environmental Effects
09/16/96

10-22-96
Date

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: George Tindall
Dept: City Manager
Subject: CONSIDERATION OF PLANNED UNIT DEVELOPMENT NO. PUD-111-96 FOR PROPERTY LOCATED AT 10022 GARDEN GROVE BLVD. (SEOUL PLAZA HOTEL)

From: Matthew Fertal
Dept: Community Development
Date: January 14, 1997

OBJECTIVE:

To transmit a recommendation from the Planning Commission for approval of Planned Unit Development No. PUD-111-96 to allow additional ancillary uses for 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.

PUD-111-96 also incorporates standards for the existing exterior signage for the hotel facility.

BACKGROUND:

The existing hotel and restaurant were originally approved under the provisions of Planned Unit Development No. PUD-101-87 in May 1987. With several modifications to the original approved PUD in 1988 and 1989, the 116-room hotel and restaurant were constructed and occupied in October 1989.

In December 1991, the Planning Commission approved a request for retail commercial ancillary uses as part of the hotel facility. These uses include: retail sales of arts and crafts, travel agency, book/magazine newsstands, gift and souvenir sales, jewelry and camera sales, a barber/beauty salon, and an auto rental agency (no storage of vehicles).

On January 1993, the City Council amended the approved PUD to allow the construction of a two-story 2,100 square foot addition and amend the permitted uses to allow a 3,450 square foot health club as an ancillary use with the approval of a Conditional Use Permit. The two-story addition and the health club never took place.

The existing hotel facility, now called Seoul Plaza Hotel, presently has a total of 116 rooms, a 4,200 square foot restaurant, and a 2,000 square foot banquet facility. No entertainment is allowed on the premises at the present time.

DISCUSSION:

The existing hotel development has a zoning designation of Planned Unit Development (PUD). A PUD is a zoning designation which establishes development standards and uses that are specific to particular project. PUD zones are adopted by ordinance by the City Council.

The additions proposed under Site Plan No. SP-173-96 will consist of a 1,308-square foot coffee shop on the second floor and a 1,628-square foot banquet room on the third floor. The existing 2,000 square foot banquet room on the second floor will be converted into a cafe.

The proposed new uses added to the PUD will be a banquet room, a cafe, a coffee shop, and entertainment and on-site sales of alcoholic beverages subject to the approval of a Conditional Use Permit.

The Seoul Plaza Hotel currently has four (4) existing hotel identification wall signs and one monument sign: two (2) wall signs along the Garden Grove street frontage; two (2) wall side elevations signs, which are visible from Garden Grove Boulevard; and a fifty (50) square foot monument sign located adjacent to the main entry way facing Garden Grove Boulevard. The existing restaurant also has a forty-eight (48) square foot wall sign, attached to the north elevation, facing Garden Grove Boulevard. These signs will remain with no proposed changes. The existing wall and monument signs and window signage limitation are included in PUD-111-96, for clarification purposes. These signs were approved by the City and are not part of the originally-approved PUD.

On November 14, 1996, the Planning Commission approved Site Plan No. SP-173-96 for the proposed additions and recommended approval of Planned Unit Development No. PUD-111-96 for the proposed additional ancillary uses to the existing hotel facility.

At the same public hearing meeting, the Planning Commission also approved Conditional Use Permit No. CUP-305-96, contingent upon City Council action on the Planned Unit Development, to allow the existing hotel facility to continue to operate under a State Alcoholic Beverage Control (ABC) Type "47" (On-Sale General, Eating Place) license, and to allow limited live entertainment (karaoke) in the banquet facility located on the third floor of the existing hotel. At the hearing, no persons spoke in opposition to the request.

Consideration of Planned
Unit Development No. PUD-111-96
January 14, 1997
Page 3

RECOMMENDATION:

The Planning Commission recommends that the City Council approve Planned Unit Development No. PUD-111-96.

MATTHEW FERTAL
Community Development, Director


By: Rosalinh M. Ung

 Associate Planner

Attachments: Planning Commission Staff Report Dated November 14, 1996
 Planning Commission Resolution No. 4702
 Planning Commission Minute Excerpts of November 14, 1996
 Draft City Council Ordinance

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. C.5	SITE LOCATION: 10022 Garden Grove Blvd., S/S Garden Grove Blvd., W/O Brookhurst St.
HEARING DATE: November 14, 1996	
CASE NO: Planned Unit Development No. PUD-111-96, Site Plan No. SP-173-96, and Conditional Use Permit No. CUP-305-96.	GENERAL PLAN: Commercial
APPLICANT: Yong Ju Kwon (Seoul Plaza Hotel)	ZONE: PUD 101-87
OWNER: Dr. Kyung Ku Choi, President, Garden Grove Palace, Inc.	CEQA DETERMINATION: Negative Declaration

PROJECT DESCRIPTION/SUMMARY:

A Planned Unit Development and Site Plan to construct a 1,628 square foot banquet room and a 1,308 square foot coffee shop; to convert the existing 2,000 square foot banquet room into a cafe and one hotel room into a storage area on the third floor, and to allow a total of 744 square feet of retail space in the existing hotel facility (formerly Ramada Inn). The existing hotel facility, now called Seoul Plaza Hotel, presently has a total of 116 rooms, a 4,200 square foot restaurant, and a 2,000 square foot banquet facility. The applicant also requests Conditional Use Permit approval to allow the facility to continue to operate a State ABC License Type "47" (On-Sale General, Eating Place) and to allow limited live entertainment (karaoke), in the banquet facility located on the third floor of the existing hotel.

CODE SECTIONS:

The following code sections apply to this project:

1. 9.12.020 - Planned Unit Development
2. 9.24.030.D.3 - Site Plans
3. 9.24.030.D.4 - Conditional Use Permits
4. Government Code Section 65864 - Development Agreement

BACKGROUND:

In May 1987, the Planning Commission approved Planned Unit Development No. PUD-101-87, to construct a four-story, 141-room hotel and restaurant. With several

modifications to the original approved PUD in 1988 and 1989, the 116-room hotel and restaurant were constructed and occupied in October 1989.

In February 1990, the Zoning Administrator approved Conditional Use Permit No. CUP -132-89, to allow the entire hotel facility including restaurant and banquet facilities to operate under a State ABC License Type "47" (On-Sale General, Public Eating Place).

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 form of channel letter signage on the north elevation of the hotel.

In December 1991, the Planning Commission approved a request for retail commercial ancillary uses as part of the hotel facility. These uses include: retail sales of arts and crafts, travel agency, book/magazine newsstand, gift and souvenir sales, jewelry and camera sales, barber/beauty salon, and auto rental agency (no storage of vehicles). The Planning Commission also denied a modification to the approved sign program to allow window signage.

In January 1992, the City Council overturned the Planning Commission's denial and permitted temporary banners and window signage.

On January 1993, the City Council amended the approved PUD to allow the construction of a two-story 2,100 square foot addition and amend the permitted uses to allow a 3,450 square foot health club as an ancillary use with the approval of a Conditional Use Permit. The two-story addition and the health club never took place.

DISCUSSION:

Planned Unit Development:

A Planned Unit Development (PUD) is a zoning designation which establishes development standards and uses that are specific to a particular project. PUD zones are adopted by ordinance by the City Council.

As this location is zoned as PUD, Planning Commission and City Council approval are required for changes to the approved plans and uses. The proposed additions to the second and third floors of the facility and the proposed limited live entertainment in the proposed banquet facility are both new uses. Therefore, the Planning Commission and City Council are required to review and approve the request for the additional floor area and the permitted uses in the hotel.

Presently, the existing four-story hotel facility has a total of 116 rooms, a 4,200 square foot restaurant on the first floor, a 2,000 square foot meeting room on the second floor, and basement level for parking.

The applicant is proposing to convert one hotel room located on the third floor into a storage area and construct a 2,936 square foot addition. The addition will consist of 1,308 square feet for a new coffee shop on the second floor, with the remaining floor area to be utilized for a new banquet facility on the third floor. And lastly, the existing 2,000 square foot banquet room on the second floor will be converted into a cafe.

Restaurant:

The existing 4,200 square foot restaurant is located on the first floor of the hotel facility, adjacent to the main lobby. The restaurant will remain unchanged. The hours of operation are from 9:00 a.m. to 11:00 p.m.. The restaurant is open to the general public. Full menu (hot food), soft drinks, and alcoholic beverages will be maintained. No live entertainment is being proposed.

Coffee Shop:

The proposed coffee shop will be located on the second floor, and will be open to the general public with no provisions of hot food or live entertainment. Snack, soft drinks, and alcohol beverages will be served. The hours of operation will be from 9:00 a.m. to 11:00 p.m., seven days a week.

Cafe:

The proposed cafe will be located on the second floor (now an existing banquet room), and will be open to the general public with provisions of hot food and alcoholic beverages. No live entertainment will be allowed. The hours of operation will be from 9:00 a.m. to 11:00 p.m., seven days a week. The cafe is considered as an expansion of the existing restaurant on the first floor.

Banquet Facility:

The proposed banquet facility will be located on the third floor of the hotel. The banquet room will be approximately 1,627 square feet in size and room will have an area of seventy (70) square feet (5 ft. by 14 ft.) for live entertainment. The proposed entertainment will be limited only to karaoke. The third floor banquet room will not be open to the general public. The banquet room will also not be open on a nightly basis to avoid creating a nightclub setting. Private events such as wedding receptions, birthday parties, etc. would be permitted in this banquet room. The hours of operation for the banquet facility will be limited from 9:00 a.m. to 11:00 p.m., seven (7) days a week.

The operation of the existing restaurant, the proposed coffee shop, cafe, and banquet facilities, including the type of entertainment, will be regulated through the CUP.

Retail Spaces:

The applicant is proposing to have a total of 744 square feet of retail sale areas located on the first floor of the hotel facility. The 744 square foot space will be divided into three separate spaces nearby the main lobby area. These spaces will be available for retail sales of tourist-related uses.

Conditional Use Permit:

The original Conditional Use Permit allows the entire facility to operate under a State ABC License Type "47" (On-Sale General, Eating Place). Since the applicant is requesting to alter the scope of the project by adding new floor area for a new coffee shop and a banquet room, changing the existing banquet room into a cafe, and providing entertainment in the new banquet room, a new Conditional Use Permit is required. The new Conditional Use Permit would apply to the entire hotel facility, including the restaurant, cafe, coffee shop, and banquet facility. As the ABC License is a Type "47", a complete food menu is required to be available for the entire facility at all times the hotel facility is open for business.

ABC License

The new Conditional Use Permit would allow the entire existing hotel facilities including existing restaurant, and the proposed banquet room, coffee shop and the cafe to operate under an ABC License Type "47" (On Sale General, Eating Place). This request would also allow the hotel rooms to receive alcoholic beverages services. The new CUP request also includes limited live entertainment in the form of karaoke only in the banquet room, located on the third floor.

The Community Development Department is recommending, as a condition of approval, that a complete food menu will be available at all times when alcoholic beverages are being served, and the sale of alcoholic beverages cannot exceed the sale of food during the same period of time.

Entertainment:

The applicant has requested that entertainment will be limited to karaoke in the third floor banquet facility. Karaoke would be limited to the area of seventy (70) square feet, as marked as "entertainment area" in the banquet room. This type of entertainment is usually available for wedding receptions, birthday and private parties, etc.

The proposed coffee shop and the cafe will be subject to the restrictions pertaining to the business operation. These restrictions include no live entertainment of any type, including, but not limited to karaoke or DJ. No amusement devices, no enclosed booths, and no low lighting to such a degree to make it difficult or impossible to clearly see or identify individuals will be allowed inside the restaurant, banquet room, coffee shop and the cafe.

To insure that the orderly operation of the establishment is maintained and to mitigate any impacts to the surrounding area, staff is also recommending a condition of approval prohibiting the sale of beer, wine and distilled spirits for consumption off-site.

The CUP request for the ABC license and for live entertainment has been reviewed by the Police and Community Development Departments which are supporting the request subject to certain conditions of approval contained in the Planning Commission Resolution. All standard conditions of approval for a Type "47" license will apply.

Upon inspection of the premises, staff finds that the existing hotel facility has been operating in compliance with Title 9 zoning regulations, and its conditions of approval, except for several minor maintenance problems. The property owner is required to construct a new trash enclosure to accommodate the existing hotel facility and the proposed addition of a cafe, coffee shop, and a banquet facility. The existing trash enclosure was originally constructed in 1989 to accommodate one trash bin. This enclosure does not meet current requirements and may not be adequate to accommodate the increased food service facilities. As a result, the new trash enclosure is required to be built to accommodate two (2) trash bins and with handicap access. Additionally, the property owner is required to replace damaged curb and gutter area in front of the west driveway on Garden Grove Boulevard.

Site Plan:

The 2,936 square foot addition is proposed to be constructed on the third floor of the existing hotel and be utilized as a banquet room.

Elevations:

The proposed addition would be visible from the east, west and north elevations. The proposed architecture and building materials of the addition are designed to match the existing building. The existing building elevations are plastered with beige and brown colored stucco. The side elevations have the same exterior plaster with glass windows and aluminum doors.

Signage:

The Seoul Plaza Hotel currently has four (4) existing hotel identification wall signs and one monument sign: two (2) wall signs along the Garden Grove street frontage; two (2) wall side elevations signs, which are visible from Garden Grove Boulevard; and a fifty (50) square foot monument sign located adjacent to the main entry way, from Garden Grove Boulevard. The existing restaurant also has a forty-eight (48) square foot wall sign, attached to the north elevation, facing Garden Grove Boulevard. These signs will remain with no proposed changes.

Parking:

The site provides 164 parking spaces for the hotel, restaurant, cafe, coffee shop, banquet facility, and other retail commercial related uses. The original approval of the PUD allowed a reduction in required parking as the PUD was approved as a hotel and restaurant with a small area for meeting and banquet facility. Since that time other retail uses have been added as well as the proposed coffee shop and the expansion of the banquet facility. If all uses are calculated individually 214 parking spaces would be required compared to the existing 164 spaces provided.

The proposal will add additional dining space to the hotel, but it will not increase the parking supply on the premises. As required, the applicant submitted a parking study. The purpose of this parking study was to determine if the existing parking supply on the site will be adequate for the needs of all existing and proposes uses.

The parking study, prepared by Katz, Okitu & Associates, concludes that the existing parking supply, 164 spaces, will be adequate to meet the needs of the facility. The parking lot will have a parking stall surplus of at least 14 stalls. This minimum surplus will occur during periods of simultaneous full occupancy of the rooms, cafe, banquet room, and coffee shop. The parking study further indicates that there would be adequate parking available on the site all times, even with simultaneous usage of all guest rooms, restaurant, cafe, and banquet facility.

To ensure the parking availability for the patrons, the study suggests several mitigation measures. These measures limit the use of banquet room by controlling use of theater style seating arrangement for events that are not expected to attract guests that stay at the hotel. However, since the applicant has indicated that the banquet room will not be used for theater style events such as group meetings, seminars, workshops, etc. with no dining, a condition has been placed in the conditions of approval to preclude these types of activities. Additionally, the existing parking lot could be restriped to increase the amount of compact parking spaces allowed per code. Presently, the site has a total of 42 compact parking spaces. Code allows a total of 57 spaces.

RECOMMENDATION:

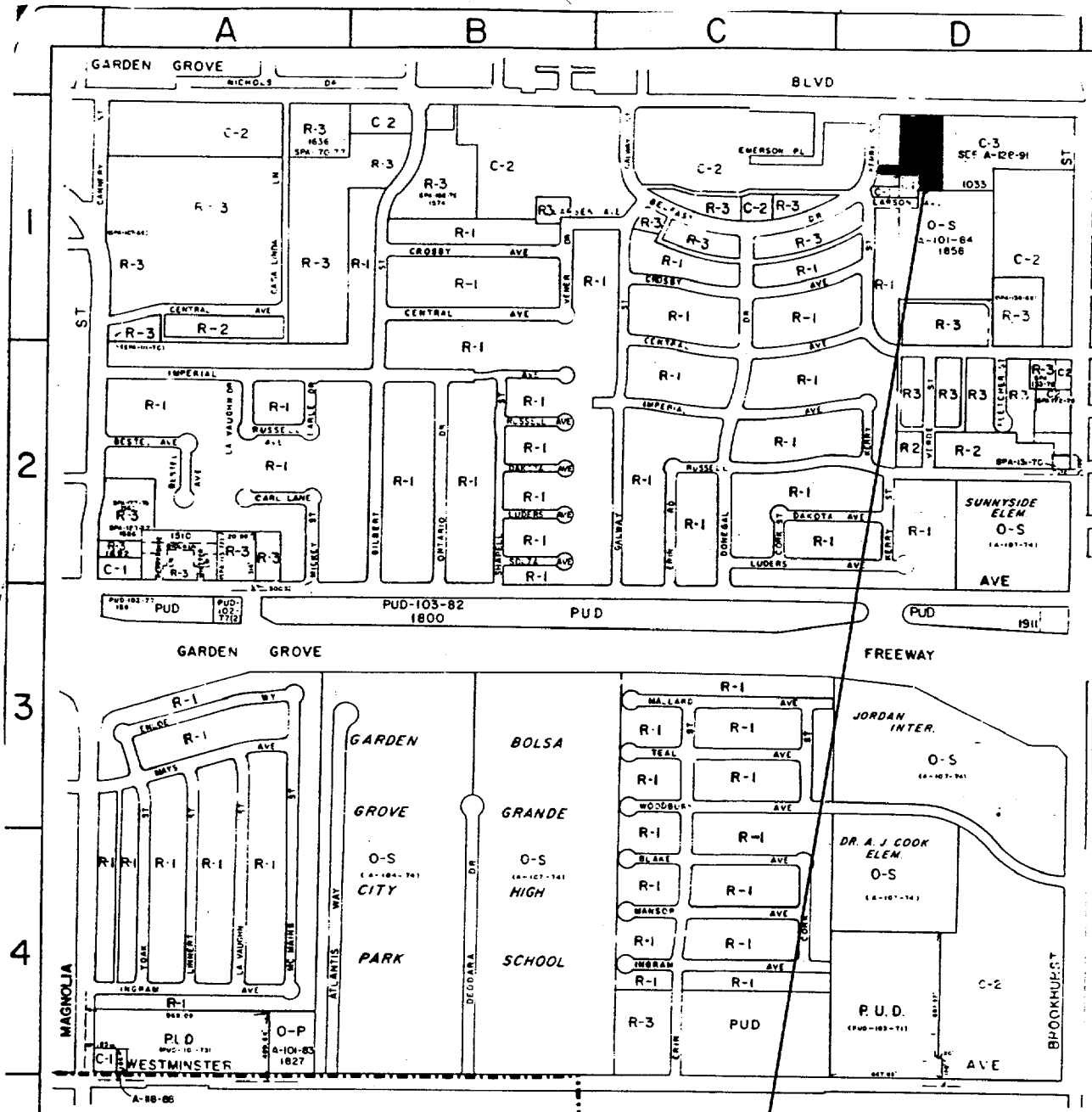
Staff recommends that the Planning Commission:

- A. Recommend approval of Planned Unit Development No. PUD-111-96 to the City Council, and;
- B. Approve Conditional Use Permit No. CUP-305-96 and Site Plan No. SP-173-96 subject to the recommended conditions of approval.

MILLIE J. SUMMERLIN 
Planning Services Manager


By: Rosalinh M. Ung
Associate Planner

VICINITY MAP



CITY OF GARDEN GROVE CALIFORNIA
 ZONING MAP PART D-8

SUBJECT SITE —————

ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:**
PUD-111-96, SP-173-96, & CUP-305-96.-Seoul Plaza Hotel.
2. **LEAD AGENCY:**
City of Garden Grove
11222 Acacia Pkwy.
Garden Grove, CA 92842
3. **CONTACT PERSON:**
Rosalinh M. Ung
4. **PROJECT LOCATION:**
10022 Garden Grove Boulevard, Garden Grove, CA
5. **PROJECT SPONSOR:**
Yong Ju Kwon (Seoul Plaza Hotel)
10022 Garden Grove Boulevard
Garden Grove, CA 92840
6. **GENERAL PLAN DESIGNATION:**
Commercial
7. **ZONING:**
Planned Unit Development (PUD-101-87)

8. **DESCRIPTION OF PROJECT**

Approval of a Planned Unit Development, and Site Plan to construct a 1,628 square foot banquet room on the third floor and a 1,308 square foot coffee shop on the second floor; to convert the existing 2,000 square foot banquet room into a cafe on the second floor and one hotel room into a storage area on the third floor, and to allow a total of 744 square feet of retail space on the first floor of the existing 116-room hotel facility (formerly Ramada Inn). The existing hotel facility presently has a 4,200 square foot restaurant on the first floor and a 2,000 square foot banquet facility on the second floor. The applicant also requests Conditional Use Permit approval to allow the facility to continue to operate a State ABC License Type "47" (On-Sale General, Eating Place) and to allow limited live entertainment (karaoke) in the banquet facility located on the third floor of the existing hotel.

9. **OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:**
a. None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geophysical	<input type="checkbox"/> Energy Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Water	<input type="checkbox"/> Hazards	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation

Mandatory Findings of Significance

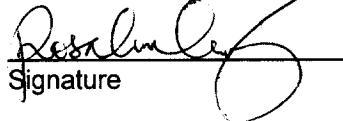
	Potentially		
Potentially	Significant	Less than	
Significant	Unless	Significant	No
Impact	Mitigated	Impact	Impact

DETERMINATION:

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find 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


Signature

October 2, 1996

Date

Rosalinh M. Ung

City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of significance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Potentially Significant Unless Mitigated" applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I. LAND USE AND PLANNING

a. Conflict with General Plan designation or Zoning

			X
--	--	--	---

b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project.

			X
--	--	--	---

	Potentially		
Potentially	Significant	Less than	
Significant	Unless	Significant	No
Impact	Mitigated	Impact	Impact

- c. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible uses).

			X
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- d. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

			X
--	--	--	---

II. POPULATION AND HOUSING.

- a. Cumulatively exceed official regional or local population projections.

			X
--	--	--	---

- b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure).

			X
--	--	--	---

- c. Displace existing housing, especially affordable housing.

			X
--	--	--	---

III. GEOPHYSICAL

- a. Seismicity: fault rupture.

		X	
--	--	---	--

Response: 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. Therefore, all new construction shall be required to adhere to the Uniform Building Code requirements for this seismic zone.

- b. Seismicity: ground shaking or liquefaction.

			X
--	--	--	---

- c. Seismicity: Sieche or tsunami.

			X
--	--	--	---

- d. Landslides or mudslides.

			X
--	--	--	---

- e. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill.

			X
--	--	--	---

- f. Subsidence of the land.

			X
--	--	--	---

- g. Expansive soils.

			X
--	--	--	---

- h. Unique geologic or physical features.

			X
--	--	--	---

IV. WATER

- a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff.

			X
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- b. Exposure of people or property to water related hazards such as flooding.

			X
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- c. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity).

			X
--	--	--	---

		Potentially		
	Potentially	Significant	Less than	
	Significant	Unless	Significant	No
	Impact	Mitigated	Impact	Impact

- d. Changes in the amount of surface water in any water body.

			X
--	--	--	---
- e. Changes in currents, or the course or direction of water movements.

			X
--	--	--	---
- f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations.

			X
--	--	--	---
- g. Altered direction or rate of flow of groundwater.

			X
--	--	--	---
- h. Impacts to groundwater quality.

			X
--	--	--	---

V. AIR QUALITY

- a. Violate any air quality standard or contribute to an existing or projected air quality violation.

			X
--	--	--	---
- b. Expose sensitive receptors to pollutants.

			X
--	--	--	---
- c. Alter air movement, moisture, or temperature, or cause any change in climate.

			X
--	--	--	---
- d. Create objectionable odors.

			X
--	--	--	---

VI. TRANSPORTATION

- a. Increased vehicle trips or traffic congestion.

	X		
--	---	--	--
- b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

			X
--	--	--	---
- c. Inadequate emergency access to nearby uses.

			X
--	--	--	---
- d. Insufficient parking capacity on-site or off-site.

	X		
--	---	--	--

Response (a & d): A Traffic Study has been prepared to address and to mitigate any potential impacts. The site provides 164 parking spaces for the hotel, restaurant, coffee shop, cafe, banquet facility, and other retail related uses. The original approval of the PUD allowed a reduction in required parking as the PUD was approved as a hotel and restaurant with a small area for meeting and banquet facility. Since that time other retail uses have been added as well as the proposed coffee shop, and the cafe, and a new banquet facility. If all uses are calculated individually 214 parking spaces would be required compared to the existing 164 spaces provided.

As part of the application, the applicant has submitted a parking study. The purpose of this parking study is to determine if the existing parking supply on the site will be adequate for the needs of all existing and proposes uses.

The parking study indicates that the existing parking supply, 164 spaces, will be adequate to meet the needs of the facility. The parking lot will have a parking stall surplus of 14 stalls. The minimum surplus would occur during periods of simultaneous full occupancy of the rooms, banquet facility, cafe, and coffee shop. The parking study further indicates that these conditions are expected to occur on a very limited basis.

		Potentially		
	Potentially	Significant	Less than	
	Significant	Unless	Significant	No
	Impact	Mitigated	Impact	Impact

To ensure the parking availability for the patrons, the study suggested several mitigation measures. These measures limit the use of cafe and banquet room by controlling use of theater style seating arrangement for events that are not expected to attract hotel guest. However, since the applicant indicated that the cafe and banquet room will not be used for theater style events such as group meetings, seminars, workshops, etc. with no dining, a condition will be placed in the draft resolution to preclude these types of activity. Additionally, the existing parking lot could be restriped to increase the amount of compact parking spaces allow per code. Presently, the site has a total of 42 compact parking spaces and the code allows 57 spaces.

- e. Hazards or barriers for pedestrians or bicyclists.

			X
--	--	--	---

- f. Conflicts with adopted policies supporting alternative transportation

			X
--	--	--	---

- g. Rail, waterborne or air traffic impacts.

			X
--	--	--	---

VII. BIOLOGICAL RESOURCES

- a. Endangered threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds).

			X
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- b. Locally designated species (e.g. heritage trees).

			X
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- c. Locally designated natural communities (e.g. oak forest, coastal habitat, etc.).

			X
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- d. Wetland habitat (e.g. marsh, riparian and vernal pool).

			X
--	--	--	---

- e. Wildlife dispersal or migration corridors.

			X
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VIII. ENERGY AND MINERAL RESOURCES

- a. Conflict with adopted energy conservation plans.

			X
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- b. Use non-renewable resources in a wasteful and inefficient manner.

			X
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IX. HAZARDS

- a. A risk of accidental explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, and radiation).

			X
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- b. Possible interference with an emergency response plan or emergency evacuation plan.

			X
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- c. The creation of any health hazard or potential health hazard.

			X
--	--	--	---

- d. Exposure of people to existing sources of potential health hazards.

			X
--	--	--	---

- e. Increased fire hazard in area with flammable brush, grass, or trees.

			X
--	--	--	---

	Potentially		
Potentially	Significant	Less than	
Significant	Unless	Significant	No
Impact	Mitigated	Impact	Impact

X. NOISE

- a. Increases in existing noise levels.

		X	
--	--	---	--

Response: Increase in existing noise levels will result during the construction. The developer must observe code provision as they pertain to days and hours of construction. In addition, the property owner must adhere to all conditions of approval to ensure that the limited entertainment (karaoke) in the banquet area will not create any negative impact to the surrounding uses.

- b. Exposure of people to extreme noise levels.

			X
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XI. PUBLIC SERVICES

- a. Fire protection.

			X
--	--	--	---

- b. Police protection.

			X
--	--	--	---

- c. Schools.

			X
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- d. Maintenance of public facilities, including roads.

			X
--	--	--	---

- e. Other governmental services.

			X
--	--	--	---

XII. UTILITIES AND SERVICE SYSTEMS

- a. Power or natural gas.

			X
--	--	--	---

- b. Communication systems.

			X
--	--	--	---

- c. Local or regional water treatment or distribution facilities.

			X
--	--	--	---

- d. Sewer or septic tanks.

			X
--	--	--	---

- e. Storm water drainage.

			X
--	--	--	---

- f. Solid waste disposal.

			X
--	--	--	---

XIII. AESTHETICS

- a. Affect on a scenic vista or scenic highway.

			X
--	--	--	---

- b. Have a demonstrable negative aesthetic effect.

			X
--	--	--	---

- c. Create light or glare.

			X
--	--	--	---

XIV. CULTURAL RESOURCES

- a. Disturb paleontological resources.

			X
--	--	--	---

- b. Disturb archaeological resources.

			X
--	--	--	---

	Potentially		
Potentially	Significant	Less than	
Significant	Unless	Significant	No
Impact	Mitigated	Impact	Impact

c. Affect historical resources.

			X
--	--	--	---

d. Have the potential to cause physical change which would affect unique ethnic cultural values.

			X
--	--	--	---

e. Restrict existing religious or sacred uses within the potential impact area.

			X
--	--	--	---

XV. RECREATION

a. Increase the demand for neighborhood or regional parks or other recreational facilities.

			X
--	--	--	---

b. Affect existing recreation facilities.

			X
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XVI. MANDATORY FINDINGS OF SIGNIFICANCE

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 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.

			X
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b. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals.

			X
--	--	--	---

c. Does the project have impacts that are individually, but cumulatively considerable ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of current projects and the effects of probable future projects.)

			X
--	--	--	---

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

			X
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XVII. EARLIER ANALYSIS

Earlier analyses may have been used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

b. **IMPACTS ADEQUATELY ADDRESSED:**

1. Transportation

c. **MITIGATION MEASURES:**

1. Comply with all applicable codes, regulations, and conditions of approval of PUD 111-96, SP-173-96, & CUP-305-96.

CONDITIONS OF APPROVAL (Specific)

See attached

PREPARED BY: *Ben Yarnold* DATE: *10/3/96* EXTENSION: *5186*

DIV./DEPT. HEAD: *Samuel J. Anderson* DATE: *10/9/96* EXTENSION: _____

REVIEWER		DATE	HOURS
<i>BZY</i>	PROJECT REVIEW	<i>10/3/96</i>	<i>1/2 hour</i>
<i>BZY</i>	STAFF MEETING		
<i>BZY</i>	FIELD CHECK	<i>10/2/96</i>	<i>1/2 hour</i>
	MTG W/ DEVELOPER		
	OTHER		
TOTAL			

SIGNATURE: *Ben Yarnold* DATE: *10/3/96*

DEVELOPMENT SERVICES - ENGINEERING DIVISION
DEVELOPMENT REVIEW AND
CONDITIONS OF APPROVAL
FOR

CUP 305-96

1. Tract Map required. Map must be recorded prior to issuance of any permit. Field survey required.
2. Parcel Map required. Map must be recorded prior to issuance of any permit. Field survey required.

3. TIES TO HORIZONTAL CONTROL:

Prior to recordation of a final tract/parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18.

4. DIGITAL MAP SUBMISSION:

Prior to recordation of a final tract/parcel map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18.

5. Any required right-of-way necessary to construct adjacent street(s) to their ultimate shall be dedicated to the City.

6. All deficient improvements in the public right-of-way from the street center line to property line shall be constructed. Replace damaged improvements as required. *Water standing in gutter area in front of driveway. Replace C&G in front of west dwy on G6 Blvd.*
7. All existing and new utilities shall be placed underground in the public right-of-way and on site.

8. Grading, water and sewer, and approved utility plans are required. Plans to be prepared by a registered Civil Engineer.

9. Separate plans prepared by a Registered Civil Engineer required for construction of improvements within the public right-of-way.

10. Provide Hydrology and Hydraulic calculations to size parkway culvert(s) or storm drain(s) per OCEMA Standards. Parkway culverts to be constructed per OCEMA Standard Plan 1309 (type B).

11. All on-site improvements to be removed prior to start of construction.

12. Driveway approaches shall be constructed in conformance with Garden Grove STD Plan B-120. Reconstruction of on-site curbs adjacent to driveway is also required. Separate street permit required prior to start of work.

12. (Cont'd) Construction of a flared driveway approach on arterial streets provides a safer entry into the property without disrupting traffic flow because drivers are not required to swing wide or slow to a stop to enter the driveway.
13. Wheelchair ramps to be constructed in new and/or existing landing(s).
14. Names for private/public streets to be submitted to Development Services for approval.
15. Blanket easement required for all public water system on private property.
16. Owner to dedicate all rights to underground water without the right to subsurface entry.
17. Access rights to adjacent arterials to be dedicated to the City, except at approved driveway locations.
18. Developer shall comply with all TDM and CMP ordinances.
19. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.
20. ~~Any new or required block walls and/or retaining walls and trash enclosures shall be shown on the grading plans. Block walls shall be developed to a height of six (6) feet minimum as measured from highest on-site, or adjacent property finished grade.~~
21. If development requires existing street trees removed, trees are to be replaced with 15 gallon size trees at another location in the public R/W. The new location and the tree specie to be specified by City Engineer.
22. Additional conditions:
~~to: Replace trash enclosure with
 A.D. Compliance for food usage
 by adding a restaurant, cafe and
 banquet facilities. Or may require
 more trash bins. might necessitate
 an additional trash enclosure
 Reconstruct existing trash enclosure and additional
 trash enclosures per city standards.~~

PUD-111-96,
SP-173-96d

CASE NO. WP-305-96

(Revised)

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: _____

FROM: BOCA UNH UNGT RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn) DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses.

cup approval to allow the facility continue to operate an ABC

LOCATION: S/S Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10022 Garden Grove Blvd PARCEL NO.: 098-066-05
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

PUD-111-96,
SP-173-96d

CASE NO. CWP-305-96

(Revised)

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
DEV. SERV. DIRECTOR
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 PLANNING MANAGER

FIRE DEPARTMENT
PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: John Brustman

FROM: ROSALIND UNGT

RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn)

DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses. & cup approval to allow the facility continue to operate an ABC

LOCATION: S/S Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10022 Garden Grove Blvd

PARCEL NO.: 098066-05
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

IF They can get the ABC / PD APPROVAL, IT COULD BE GOOD FOR BUSINESSMEN TO VISIT THE HOTEL OR TOURISTS OR BANQUET GUESTS. IT MAY BRING IN MORE SALES TAX & ALSO MORE BED TAX AS WELL.

J.B.

PUD-111-96,
SP-173-96d

CASE NO. CP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

(Revised)

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: Bill Johnson

FROM: Rosalind VNG

RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn)

DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses. & cup approval to allow the facility continue to operate an ABC

LOCATION: S/S Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10622 Garden Grove Blvd

PARCEL NO.: 098066-05
070-58

COMMENTS

ANALYSIS

NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

THE P.D. SUPPORTS THIS APPLICATION WITH THE FOLLOWING CONDITIONS.

- 1. THE 2ND FLOOR COFFEE WILL BE A RESTAURANT
- ~~AND~~ OPERATED LIKE THE 1ST FLOOR RESTAURANT.
- NO LIVE ENTERTAINMENT, KARAOKE OR D.J.
- NO ENCLOSED BOOTHS
- HOURS OF OPERATION @ 9:00 AM - 11:00 PM

CONDITIONS OF APPROVAL (Specific)

THE 3rd FLOOR BANQUET ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. IT WILL NOT BE OPEN ON A REGULAR SCHEDULE WHICH WOULD CREATE A NIGHT CLUB SETTING.

THE BANQUET ROOM WILL BE USED FOR "PRIVATE" EVENTS I.E. WEDDING RECEPTION, ANNUAL PARTY, ETC.

ONLY ENTERTAINMENT WILL BE KARAOKE.

PREPARED BY: [Signature] DATE: 9/30/86 EXTENSION: 5857

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

REVIEWER	DATE	HOURS
PROJECT REVIEW		
STAFF MEETING		
FIELD CHECK		
MTG W/ DEVELOPER		
OTHER		
TOTAL		

SIGNATURE: _____ DATE: _____

RECEIVED

OCT 01 1996

PUBLIC SERVICES WATER

PUD-111-96,
SP-173-96

CASE NO. WP-305-96

(Revised)

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: Scott

FROM: ROSA LINA UNGT

RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn)

DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses. & ecp approval to allow the facility continue to operate an ABC

LOCATION: S/S Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10622 Garden Grove Blvd

PARCEL NO.: 098066-05
070-58

ANALYSIS

COMMENTS

NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

WATER - NO COMMENTS - S. LOWE 10-1-96

Streets - Pub Wks - No Comments - R. M. Jones 10/1/96

CONDITIONS OF APPROVAL (Specific)

PREPARED BY: SCOTT LOWE DATE: 10-1-96 EXTENSION: 5396

DIV./DEPT. HEAD R. Conrad DATE: 10-1-96 EXTENSION: _____

REVIEWER		DATE	HOURS
	PROJECT REVIEW		
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
TOTAL			

SIGNATURE: _____ DATE: _____

PUD-111-96,
SP-173-96

CASE NO. WP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

(Revised)

DISTRIBUTION:

ECONOMIC DEVELOPMENT
DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
PLANNING MANAGER

FIRE DEPARTMENT
PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: _____

FROM: ROSALINH UNGT RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn) DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses & cup approval to allow the facility continue to operate an ABC

LOCATION: S/S Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10022 Garden Grove Blvd PARCEL NO.: 098066-05
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

PUD-111-96,
SP-173-96d

CASE NO. CP-305-96

(Revised)

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: _____

FROM: ROSALIND UNGT RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn) DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses. & cup approval to allow the facility continue to operate an ABC

LOCATION: S/S Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10022 Garden Grove Blvd PARCEL NO.: 098066-05
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

CONDITIONS OF APPROVAL (Specific)

PREPARED BY: T. Aquino DATE: 10/7/96 EXTENSION: 5123

DIV./DEPT. HEAD [Signature] DATE: 10-8-96 EXTENSION: 5190

REVIEWER		DATE	HOURS
	PROJECT REVIEW		
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
TOTAL			

SIGNATURE: _____ DATE: _____

PUD-111-96,
SP-173-96

CASE NO. WP-305-96

(Revised)

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
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 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: _____

FROM: ROSAUNH UNGT RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn) DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses. & cup approval to allow the facility continue to operate an ABC

LOCATION: S/S Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10822 Garden Grove Blvd PARCEL NO.: 098066-05
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

SEWER SERVICE USE FEE \$1205-

COUNTY SANITATION DISTRICT #3 2360

RECEIVED SEP 27 1996

CONDITIONS OF APPROVAL (Specific)

PREPARED BY: KAREN FRECCO DATE: 9/27/96 EXTENSION: 534-3943

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

REVIEWER		DATE	HOURS
	PROJECT REVIEW		
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
		TOTAL	

SIGNATURE: Randall D. Calor DATE: 9/30/96

SEP 26 4 40 PM '96

PUD-111-96,
SP-173-96d

CASE NO. CP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

(Revised)

DISTRIBUTION:

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 PLANNING MANAGER

FIRE DEPARTMENT
PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: Ed Lucas

FROM: ROSALIND UNGT

RETURN BY: 10/9/96

APPLICANT: Yong Ju Kwon (Ramada Inn)

DATE OUT: 9/25/96

REQUEST: Planned Unit Development, Site Plan, & Development Agreement to allow a 2,936 s.f. addition to the existing hotel facility. The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area, and retail ancillary uses.

cup approval to allow the facility continue to operate an ABC LOCATION: s/s Garden Grove Blvd, w/o Brookhurst St. Type 47 license

ADDRESS: 10022 Garden Grove Blvd

PARCEL NO.: 098066-05
070-58

COMMENTS

ANALYSIS

NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

① PROVIDE FIRE SPRINKLERS IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

② ALL ASSEMBLY ROOMS SHALL COMPLY WITH THE CALIFORNIA BLDG CODE.

③ ALL ASSEMBLY ROOM SHALL ~~BE~~ POST THE MAXIMUM OCCUPANT LOAD. TO BE DETERMINED BY BLDG DEPT.

CONDITIONS OF APPROVAL (Specific)

SAME
AS
SIDE #1

PREPARED BY: Ed Lu DATE: 10/7/96 EXTENSION: 5630

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

REVIEWER	DATE	HOURS
PROJECT REVIEW		
STAFF MEETING		
FIELD CHECK		
MTG W/ DEVELOPER		
OTHER		
TOTAL		

SIGNATURE: _____ DATE: _____

Parking Study
for the
Garden Grove Ramada
in The
City of Garden Grove

Prepared for:

Mr. Yong J. Kwon
ARCON
695 S. Vermont Avenue
Los Angeles, CA 90005
(213) 365-1145

Prepared by:

Katz, Okitsu & Associates
17852 Seventeenth Street, #107
Tustin, CA 92780
(714) 573-0317

Revised
September, 1996

INTRODUCTION

The Garden Grove Ramada is an existing hotel located at 10022 Garden Grove Boulevard between Brookhurst Street and Brookhurst Way/Kerry Street in the City of Garden Grove. The hotel includes 116 rooms. The hotel owner is proposing to obtain a use permit and a variance from the required number of parking spaces to expand the existing restaurant and to construct a new retail area on the first floor of the hotel. The proposal will involve reutilization of existing banquet and restaurant space in the hotel.

The existing site has 116 hotel rooms plus one hotel management room. The existing restaurant has 4,200 square feet (sf). The existing meeting/banquet room area is 2,000 sf.

The proposed project will reduce the number of hotel rooms to 115. The total restaurant area will be expanded by an additional 1,308 sf to 5,508 sf total. The existing 2,000 sf meeting/banquet room area on the second floor will be converted into a cafe. A new 1,627 sf meeting/ banquet room area will be added to the third floor. This area will be intended for banquets, and include 70 sf karaoke entertainment area. A new retail area will be added on the first floor with 744 sf.

Figure 1 depicts a vicinity map for the project area. Figure 2 shows the existing hotel site plan.

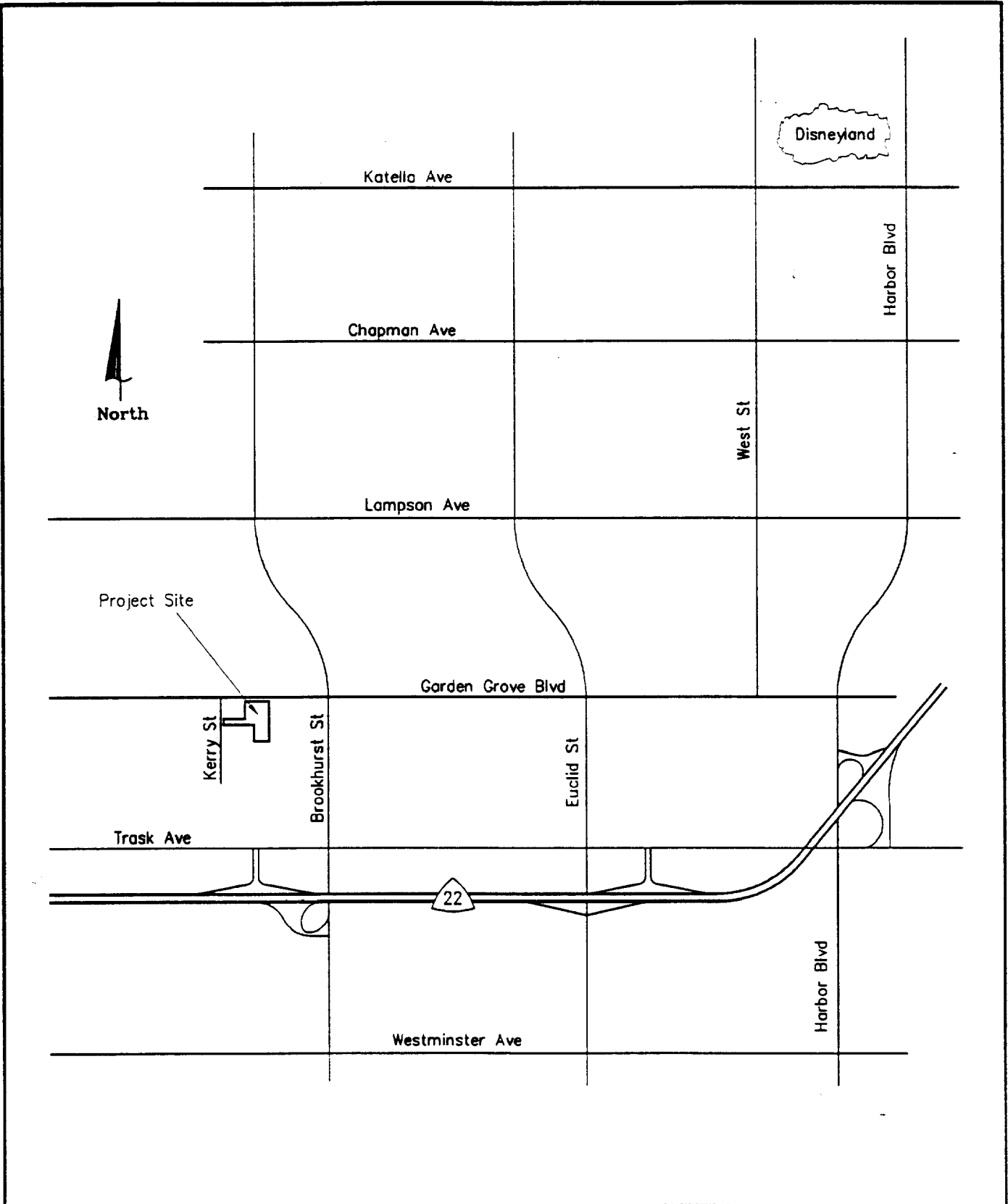
The Garden Grove Ramada currently provides 164 parking stalls. The proposed project will add additional dining and meeting space to the Hotel, but it will not change the parking supply on the premises. The purpose of this parking study is to determine if the existing parking supply on the site will be adequate for the needs of all existing and proposed uses.

City Parking Requirements

Parking supply and demand are normally measured or calculated on the basis of developed building area, expressed in square feet per parking space or in parking spaces per 1000 square feet (sf). Parking requirements for hotel and lodging uses are normally expressed in parking spaces per room/unit. The City of Garden Grove Municipal Code states the parking requirement for hotel use is one (1) parking space per unit and two (2) parking spaces per hotel management unit. Additionally, for a coffee shop/restaurant cafe area it is one (1) space per 100 sf, for the meeting/banquet area it is one (1) space per 100 sf, for entertainment area it is one (1) space per 35 sf, and for retail use it is one (1) space per 200 sf.

The breakdown of the proposed site and the parking required is as follows:

<u>Building Use</u>	<u>Area/Rate</u>	<u>Parking Spaces</u>
Guestrooms	115 units at 1/unit	115
Hotel Manager	1 unit at 2/units	2
Restaurant/ Coffee Shop	5,508 sf at 1/100 sf	55
Cafe	2,000 sf at 1/100 sf	20
Banquet Room	1,627 sf at 1/100 sf	17
Retail Area	744 sf at 1/200 sf	4
Entertainment	70 sf at 1/35 sf	<u>2</u>
Total		215



Katz, Okitsu & Associates
Traffic & Highway Engineers

Vicinity Map

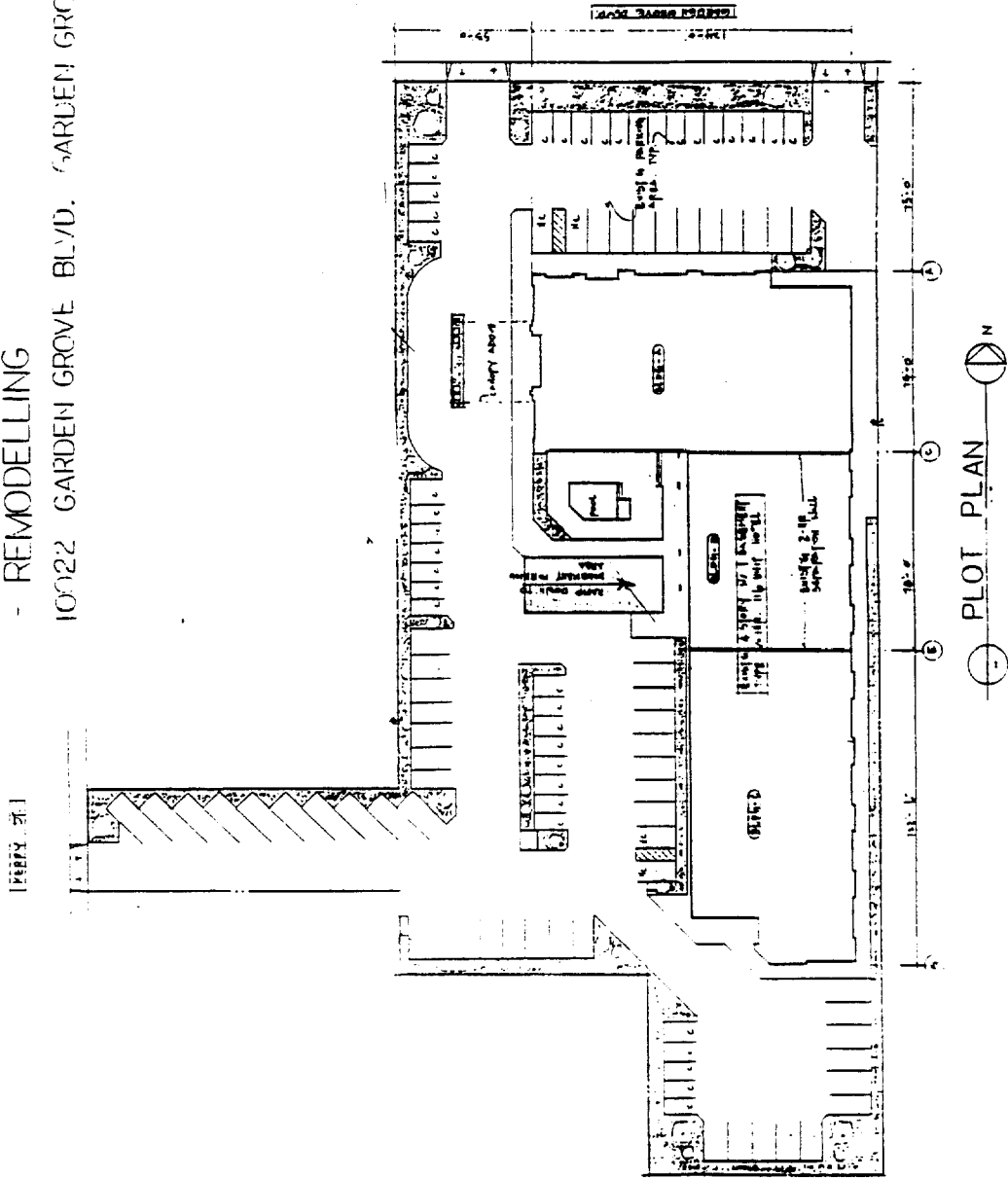
FIGURE

1

GARDEN GROVE RAMADA INN

- REMODELLING

10022 GARDEN GROVE BLVD. GARDEN GROVE, CA.



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The Garden Grove Ramada provides 164 existing parking stalls. There will be 115 rooms on the site. Additional parking would be required for restaurant and banquet areas, so the project will require a variance from the Planning Staff requirements for existing uses and for proposed additional uses.

METHODOLOGY

The Garden Grove Ramada is an existing hotel. The parking demand for an existing facility can be measured using site surveys. Also, there are existing food service, banquet, and meeting rooms on the site. The proposed use represents a minor adjustment in total building area and composition of usage. The expected change in parking demand can be forecasted for the proposed use and compared with the availability of surplus parking on the site. If the site has parking surpluses that can readily meet the needs of the expansion, the proposal will not result in any parking problems.

Parking demand measurements at hotels must be adjusted to reflect guest room occupancy. It is normal to project parking needs based upon full occupancy of the Hotel property, to insure that parking problems will not occur at any time.

Dining and lodging facilities do not experience peak parking demands at the same time as each other. Peak parking for lodging occurs in the late evening. Peak parking for dining occurs during meal hours, while peak parking for banquets occurs during hours of scheduled use. In addition most patrons of restaurant/cafe areas or retail shops and many patrons of banquet areas will also occupy rooms, particularly during evening hours when parking for rooms is highest. There are thus opportunities for sharing of parking facilities among these uses.

The parking requirement for Garden Grove Ramada will be determined by evaluating normal usage patterns for each component of the facility to determine if the parking supply will be adequate for any expected use or event.

EXISTING CONDITIONS

The existing Garden Grove Ramada is located at 10022 Garden Grove Boulevard. The existing site provides 164 parking stalls. The parking area is well-defined and on-street parking is not allowed on any street in the vicinity. Any vehicles in the parking lot can be attributed to the Garden Grove Ramada. No vehicles associated with the hotel park at any locations other than in the parking lot.

Disneyland is located approximately three miles northeast from the project site, and the hotel provides a courtesy shuttle service to the park for guests. The influence of Disneyland causes many hotel facilities in the study area to experience unique parking conditions. There is a very high incidence of hotel guests without private automobile transportation. These guests arrive primarily by bus, taxi, or airport hotel shuttle. In addition, guests with private transportation frequently leave their vehicles parked on the site throughout the day, utilizing courtesy hotel transportation to Disneyland park. These factors result in lower parking utilization at night compared to other facilities. They also result in a higher ratio of daytime to nighttime parking use.

Existing Parking Demand

Parking demands for the site were measured at periodic intervals on Tuesday, June 4, 1996, and on Saturday, June 8, 1996. The results of the surveys are shown on Table 1.

Table 1
PARKING DEMAND
Parked Vehicles

<u>Day /Time</u>	<u>Number of Vehicles</u>
June 4, 1996	
2 pm	27 stalls
3 pm	28 stalls
6:30 pm	29 stalls
12 midnight	23 stalls
June 8, 1996	
9 am	27 stalls
11 am	26 stalls
12 noon	29 stalls
1 pm	35 stalls
2 pm	32 stalls
3 pm	27 stalls
6:30 pm	43 stalls
12 midnight	28 stalls

The observed number of vehicles on the premises is very low. The overnight room occupancy at the facility was close to normal during these study periods, 65-75%. The owner indicated that this parking experience is normal for the facility. Katz, Okitsu & Associates does not believe that further studies at the Garden Grove site are advised in evaluating its parking requirements. We will base further analysis on parking requirements for a typical facility in this setting.

Parking Demand and Room Occupancy

The Garden Grove Ramada furnished room occupancy data to Katz, Okitsu & Associates for this study. The survey dates and room occupancy were as follows:

June 4	75 occupied rooms (65%)
June 7	86 occupied rooms (75%)
June 8	86 occupied rooms (75%)

Additional Study Information

Katz, Okitsu & Associates measured parking demands at a nearby Ramada, The Anaheim Ramada, over five days in November, 1995 for another parking study. The most relevant results of the surveys are shown on Table 2. A major banquet was underway during the 3 pm period.

Table 2

PARKING DEMAND
Per Occupied Room
Anaheim Ramada

<u>Time</u>	<u>Occupied Parking</u>	<u>Guest Room Occupancy</u>	<u>Parking Demand</u>
11 am	69 stalls	88 rooms	0.78 stalls per room
3 pm	75 stalls	129 rooms	0.58 stalls per room
Midnight	93 stalls	129 rooms	0.72 stalls per room

Overnight Parking Requirement

Staff of Katz, Okitsu & Associates have collected additional data at other hotels and determined that the midnight parking requirement is normally less than one vehicle per room in urban areas. This is due to the arrival of guests by bus, taxi, shuttle, or other non-personal auto mode. We have also concluded that this figure is potentially lower in the Disneyland vicinity, particularly during full occupancy, due to the nature of attractions and tourists in the area. In fact, the City of Anaheim has studied many hotels in the area and adopted a requirement for parking at hotels of 0.8 stalls per room.

Katz, Okitsu & Associates would expect that the parking demand for the Garden Grove Ramada that is related only to room occupancy will be equal to or less than 0.8 stalls per occupied room at all times.

The Garden Grove City Traffic Engineer requested additional information to justify the recommended rate of 0.8 stalls per room. He indicated that a Best Western Hotel nearby in Anaheim regularly has parking shortages. Katz, Okitsu & Associates staff inventoried the Stovall's Best Western at Katella and West Street and found that this motel provides 169 parking stalls for 230 rooms and a restaurant of approximately 4000 sf. The parking provided is thus 0.73 stalls per room, plus no additional stalls for the restaurant. Katz, Okitsu & Associates would predict a parking demand of 204 stalls for this Anaheim property, using the analysis procedure recommended in this study. (230 rooms at 0.8 plus 4000 sf restaurant at 50% of 1/100 sf.) This is 35 stalls more than the parking provided at the Anaheim site.

The Garden Grove Ramada could experience full occupancy on any night. There are 115 rooms on the site, suggesting a peak parking demand for rooms at 92 stalls, plus 2 stalls for the hotel manager unit. There are 164 stalls on the site, so at least 70 additional stalls would remain for dining, banquet and retail usage at any time during full occupancy of the Hotel. Additional stalls will be available at most other times.

The Urban Land Institute (ULI) has compiled hourly parking variations for a large sample of hotels. They report a slight 5% variation for Saturdays, however the weekday data is summarized as follows:

<u>Time</u>	<u>Percent of Peak Parking</u>	<u>Time</u>	<u>Percent of Peak Parking</u>
6 am	100%	3 pm	35%
7 am	85%	4 pm	45%
8 am	65%	5 pm	60%
9 am	55%	6 pm	70%
10 am	45%	7 pm	75%
11 am	35%	8 pm	90%
Noon	30%	9 pm	95%
1 pm	30%	10 pm	100%
2 pm	35%	11 pm	100%
		Midnight	100%

This exact variation may not be applicable for Disneyland area hotels, since many personal vehicles are left in the parking lot while guests use public transportation or shuttles to go to Disneyland. However, room-related parking is certainly less than 100% of its peak from before 7 am to after 9 pm. Katz, Okitsu & Associates would suggest for further study that room-related parking is estimated at 85% of peak parking from 7 am to 7 pm. This would result in an additional surplus of 10 stalls at most hours.

Parking Demand for Coffee Shop, Banquet and Entertainment Areas

The parking requirement for all non-room related uses is as follows:

<u>Use</u>	<u>Floor Area</u>	<u>Parking Rate</u>	<u>Stalls Required</u>
Restaurant/Coffee Shop	5,508 sf	1/100 sf	55
Cafe	2,000 sf	1/100 sf	20
Banquet Room	1,627 sf	1/100 sf	17
Retail Area	744 sf	1/200 sf	4
Entertainment	70 sf	1/35 sf	<u>2</u>
Total			98

There will be 70 stalls available for use of banquet and dining facilities late at night during full room occupancy. Additional stalls may be available at other times. The banquet and dining facilities will require up to 98 stalls, so the potential shortage of parking is thus 28 stalls maximum. This deficit would occur under the following scenario:

- The Hotel is fully occupied by guests, diners, shoppers, and banquets.
- All users have vehicles on the site at the same time,
- None of the hotel guests are occupants in the banquet or dining areas.

This condition is highly unlikely to occur. In our estimate, at least 60% of the persons in a typical hotel restaurant, cafe and retail shop are guests staying at the hotel. In addition, during hours of restaurant service, many guests who choose not to dine at the hotel will not have their cars parked

in the parking lot. Katz, Okitsu & Associates would recommend conservatively that 50% of the parking demand associated with the restaurant, cafe and retail can be attributed to hotel room guests. This means that 50% of the parking requirement for the restaurant, cafe, and retail can be discounted.

A similar relationship is expected for the entertainment area. Most persons at this facility are expected to be hotel guests. 50% of the parking requirement for this area can also be discounted. It is noted that the entertainment area requires only 2 stalls, since only the Karaoke stage area is designated as an entertainment area.

There is a much lower opportunity for shared parking usage between banquet parking and guest parking. This is particularly true during the morning and afternoon, when hotel room parking is lower and banquets frequently attract persons who are not staying at the facility. We would attribute banquet parking to be no more than 10% by hotel guests. 90% of all banquet related parking would not be related to hotel guests.

The following calculation shows the expected parking demand for the facility, assuming that 50% of restaurant and retail related traffic and 90% of banquet related traffic are not included in the room parking demand.

<u>Use</u>	<u>Floor Area</u>	<u>Parking Rate</u>	<u>Discount</u>	<u>Stalls Required</u>
Restaurant/Coffee Shop	5,508 sf	1/100 sf	50%	28
Cafe Area	2,000 sf	1/100 sf	50%	10
Banquet Room	1,627 sf	1/100 sf	10%	15
Retail Area	744 sf	1/200 sf	50%	2
Entertainment	70 sf	1/35 sf	50%	<u>1</u>
Total				56

There will be at least 70 stalls available for banquet and dining facilities at all times. The requirement for these facilities under normal usage and full room occupancy will be 56 stalls, so there should be a parking surplus of 14 stalls or more at all times. The minimum surplus would occur when the facility is at full occupancy and when banquets are held at the same time as peak dining occurs in the coffee shop.

This 14-stall surplus scenario is more realistic than the scenario that assumes no overlap of parking between the various uses at any time, but it is still considered conservative. Most of the time, the hotel will not likely be at full occupancy. Even if the hotel is full, the parking requirement by overnight guests will likely be lower during banquet or dining hours than at other times. This is because a portion of hotel guests with automobiles will likely not be on the site during dining hours. Finally, the coffee shop will likely experience its peak during the early morning, while banquets normally do not begin until 8:30 am, when a significant portion of hotel guests have already left the site. These effects were shown in the parking variation data presented previously. These conditions are not analyzed further, however they are indicated to show that the actual parking is likely to be much greater than the 14 stall surplus indicated.

Finally, the parking demand is based upon data collected at another property in the Disneyland area. The Garden Grove Ramada is currently experiencing parking demands that are much lower than other properties in the area. If this trend continues, the parking surplus at the site will be even greater than the amount indicated in this analysis.

Tour Busses

Katz, Okitsu & Associates has regularly observed tour busses to be parked in parking areas at Hotels in the Disneyland area. The data presented for the Anaheim Ramada was based upon occupied parking stalls, not parked vehicles. In some cases the stalls were occupied by tour busses. Tour busses can occupy two parking stalls, if striped head-to-head, and up to five stalls if parked perpendicular to a striped parking aisle.

The Garden Grove Ramada does not have a designated parking area for tour busses, however a separate parking area is not recommended, and the reduction in parking available due to tour buses is not considered to be a problem. While each tour bus can require up to five parking stalls, the guests arriving by tour bus will occupy many more rooms than the bus will occupy. Parking for tour busses is not considered to be an issue in evaluating parking demand for the Garden Grove site.

CONCLUSION AND RECOMMENDATIONS

The Garden Grove Ramada provides 115 guest rooms and 164 parking stalls. The property is proposing to enlarge its dining facilities, to construct a smaller meeting/banquet facility with entertainment, and to construct a small retail area. No additional parking will be proposed for these new uses.

Katz, Okitsu & Associates recommends that the existing parking supply, 164 stalls, will be adequate to meet the needs of the facility. The parking area will have a parking stall surplus of at least 14 stalls. This minimum surplus will occur during periods of simultaneous full occupancy of the rooms, dining areas, and meeting areas. These conditions are expected to occur on a very limited basis, and even at these times, assumptions made in the report to forecast parking may be conservative.

Katz, Okitsu & Associates recommends that the parking variance proposed for the Garden Grove Ramada can be evaluated by the City of Garden Grove without concern for the adequacy of the parking provided. There should be adequate additional parking available on the site at all times, even with simultaneous usage of all guest rooms, dining, and banquet facilities.

The City may wish to consider conditions of approval of the variance that limit the use of meeting or banquet rooms by controlling the use of theater-style seating arrangements for events that are not expected to attract hotel guests. This type of event could produce a parking shortage unless a banquet room of equal or greater size will be used by the same event before or after the session. The scenario of extensive use of banquet facilities for theater-style seating is the type of event that is most likely to result in parking shortages on the site.

Specifically, theater-style seating should not be allowed before 8 am or after 7 pm, unless an equal or larger banquet area is reserved for prior or later dining by occupants in the theater seating area.

Although a parking problem is not forecast, there may be additional measures that can be used to increase parking supply on the site. The site may not currently provide the quantity of compact parking spaces that are permitted by the Garden Grove Parking Code. An increase in the existing parking may be possible by restriping in selected areas to provide compact stalls. The City staff have indicated that restriping to provide additional parking spaces may be a condition of approval. This requirement would appear reasonable to insure that parking is available for unexpected contingencies.

Appendix:

ULI Shared Parking Data

The Anaheim Ramada Inn Study

**EXHIBIT 28
REPRESENTATIVE HOURLY ACCUMULATION BY
PERCENTAGE OF PEAK HOUR**

Hour of Day	Hotel															
	Office		Retail		Restaurant		Cinema	Residential (non-CBD)		Residential (CBD)	Guest Room		Restaurant/Lounge		Conference Room	Convention Area
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Daily	Weekday	Saturday	Daily	Weekday	Saturday	Weekday	Saturday	Daily	Daily
6:00 a.m.	3%	—	—	—	—	—	—	100%	100%	100%	100%	90%	20%	20%	—	—
7:00 a.m.	20	30%	8%	3%	2%	2%	—	87	95	95	85	70	30	60	—	—
8:00 a.m.	63	60	18	10	5	3	—	79	88	90	65	60	20	20	50%	50%
9:00 a.m.	93	80	42	30	10	6	—	73	81	87	55	50	20	20	100	100
10:00 a.m.	100	80	68	45	20	8	—	68	74	85	45	40	20	20	100	100
11:00 a.m.	100	100	87	73	30	10	—	59	71	85	35	35	30	30	100	100
12:00 Noon	90	100	97	85	50	30	30%	60	71	85	30	30	50	30	100	100
1:00 p.m.	90	80	100	95	70	45	70	59	70	85	30	30	70	45	100	100
2:00 p.m.	97	60	97	100	60	45	70	60	71	85	35	35	60	45	100	100
3:00 p.m.	93	40	95	100	60	45	70	61	73	85	35	40	55	45	100	100
4:00 p.m.	77	40	87	90	50	45	70	66	75	87	45	50	50	45	100	100
5:00 p.m.	47	20	79	75	70	60	70	77	81	90	60	60	70	60	100	100
6:00 p.m.	23	20	82	65	90	90	80	85	85	92	70	70	90	90	100	100
7:00 p.m.	7	20	89	60	100	95	90	94	87	94	75	80	100	95	100	100
8:00 p.m.	7	20	87	55	100	100	100	96	92	96	90	90	100	100	100	100
9:00 p.m.	3	—	61	40	100	100	100	98	95	98	95	95	100	100	100	100
10:00 p.m.	3	—	32	38	90	95	100	99	96	99	100	100	90	95	50	50
11:00 p.m.	—	—	13	13	70	85	80	100	98	100	100	100	70	85	—	—
12:00 Mid-night	—	—	—	—	50	70	70	100	100	100	100	100	50	70	—	—

involving office, regional retail, and residential facilities (see exhibit 28). Nonroom-related hotel activities and entertainment uses varied significantly, however. If site-specific data are not available for these two land uses, survey results could be used.

Accumulation curves are then estimated for each land use, based on the selected hourly values described in terms of the percent of maximum design-day parking demand expected at every hour during the day. The parking demand factor (step 2) multiplied by quantity of land use (step 1) produces an estimate of peak parking demand. This value multiplied by each hourly percentage produces an estimate of parking demand for every land use component by hour of day.

STEP 4: ESTIMATE OF SHARED PARKING

The hourly parking demand for each land use is merged to estimate overall shared parking demand for a proposed project. This step is simply the hour-by-hour addition of parking demand for each use to estimate the aggregate accumulation. As noted previously, the method described above should be used for weekday and Saturday conditions to test for the controlling value.

SAMPLE USE OF THE METHODOLOGY

The following sample situation has been devised to demonstrate the use of the recommended methodology.

- Objective:* To estimate the peak parking requirements for a proposed mixed-use development.
- Plan:* The proposed development has the following components:
 - Office = 400,000 square feet GLA
 - Retail = 300,000 square feet GLA
 - Hotel = 500 rooms plus 5,000 square feet of restaurant and conference facilities with 200-seat capacity.
- Location:* The project will be located in the downtown of a medium-size urban community whose regional population is approximately 1.5 million.
- Mode split:*¹⁷ Based on surveys conducted at existing developments in the downtown, it is estimated that 75 percent of employees and patrons and 50 percent of hotel guests will use autos. The number of persons per auto is assumed to be typical (1.2 for employees, 1.8 for patrons, 1.4 for hotel guests).

¹⁷"Mode split" refers to the percentage of people at a site who use a particular mode of transportation, with the total of all modes equaling 100 percent.



Katz, Okitsu & Associates

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December 5, 1995

Mr. Jerry Callahan
The Anaheim Ramada
1331 E. Katella Avenue
Anaheim, CA 92805

Subject: Parking Study for The Anaheim Ramada in the City of Anaheim

Dear Mr. Callahan:

Katz, Okitsu & Associates is pleased to submit the attached report addressing parking needs for The Anaheim Ramada, an existing hotel in the City of Anaheim. The report was prepared to meet the requirements of the City of Anaheim for evaluating the parking needs for the proposed permit request. If there are any comments which require my response, or revisions required, please notify me as soon as possible for prompt revision.

It has been a pleasure to provide this study to The Anaheim Ramada and to the City of Anaheim. Please contact me if you require any additional information or have any questions about the subject study.

Sincerely,

Rock E. Miller, P.E.
Principal

cities\anaheim\ramada\anramada.stu

Parking Study
for the
Anaheim Ramada
in The
City of Anaheim

Prepared for:

The Anaheim Ramada
1331 Katella Avenue
Anaheim, CA 92805
(714) 978-8088



Prepared by:

Katz, Okitsu & Associates
17852 17th Street, #107
Tustin, CA 92680
(714) 573-0317

December, 1995

INTRODUCTION

The Anaheim Ramada is proposing to obtain a use permit and a variance from the required number of parking spaces for a new banquet room. The Anaheim Ramada is located at 1331 Katella Avenue between Lewis Street and State College Boulevard in the southeast portion of the City of Anaheim. It is located approximately midway between Anaheim Stadium and Disneyland. The project will include the conversion of an existing area of the hotel to a 3,000 square foot banquet room facility. Figure 1 depicts a vicinity map of the project area. Figure 2 shows the existing hotel site plan.

The Anaheim Ramada currently provides 250 parking stalls. This parking is intended to meet the needs of the Hotel and its adjacent restaurant and sports bar. The proposed project will add additional dining and meeting space to the Hotel, but it will not change the parking supply on the premises. The purpose of this parking study is to determine if the existing parking supply on the site will be adequate for the needs of all existing and proposed uses.

Parking supply and demand are normally measured or calculated on the basis of developed building area, expressed in square feet per parking space or in parking spaces per 1000 square feet (sf). Parking requirements for hotel and lodging uses are normally expressed in parking spaces per room. The City of Anaheim Municipal Code (AMC) indicates a parking requirement for hotel use is as follows:

0.241 Hotel/Motel Facilities: The following minimum parking spaces shall be provided: Four-fifths (0.8) of a space per guest room without kitchenettes; one and three-fifths (1.6) spaces per guest room with kitchenettes, plus fourteen (14) spaces per 1,000 square feet of GFA of eating/drinking areas plus ten (10) spaces per 1,000 square feet of banquet/meeting room area, plus the following employee spaces: One quarter (0.25) space per each employee working in guest room areas; four and three-fifths (4.6) employee spaces per 1,000 square feet of eating/drinking areas, one (1) employee space per 1,000 square feet of GFA for retail areas; two and one-half (2.5) employee spaces per 1,000 square feet of GFA for banquet/meeting rooms. (11/89)

The Anaheim Ramada provides 250 existing parking stalls. There are 231 rooms on the site, requiring 185 stalls according to the AMC. Additional parking would be required for restaurant and banquet areas, so the project will require a variance from the AMC requirements for existing uses and for proposed additional uses.

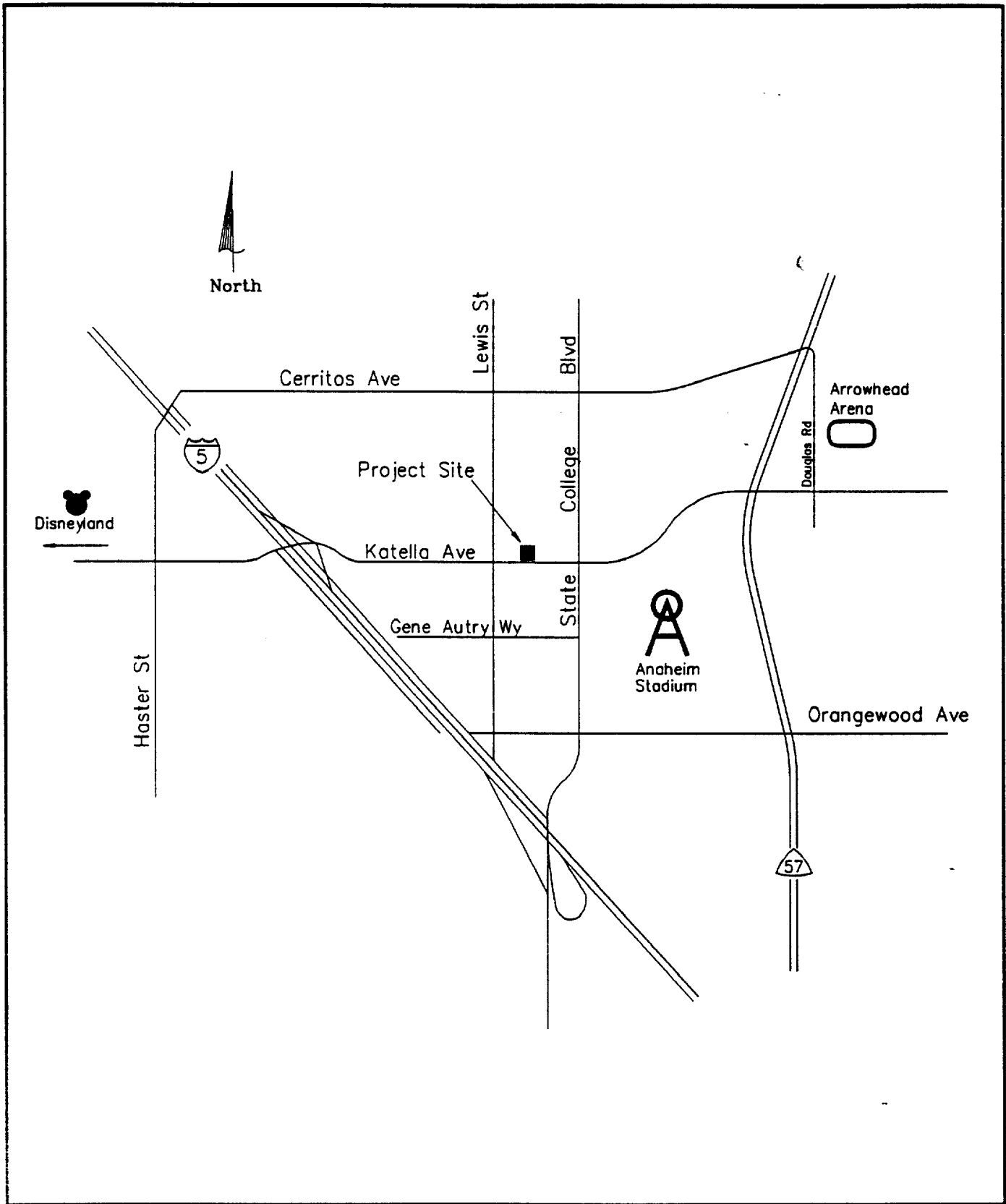
METHODOLOGY

The Anaheim Ramada is an existing hotel. The existing parking demand for this facility can be measured using site surveys. Also, the existing banquet area has already been constructed and used on a few occasions. Its parking demand increase can also be measured by site surveys.

Parking demand measurements at hotels must be adjusted to reflect guest room occupancy. It is normal to project parking needs based upon full occupancy of the Hotel property, to insure that parking problems will not occur at any time.

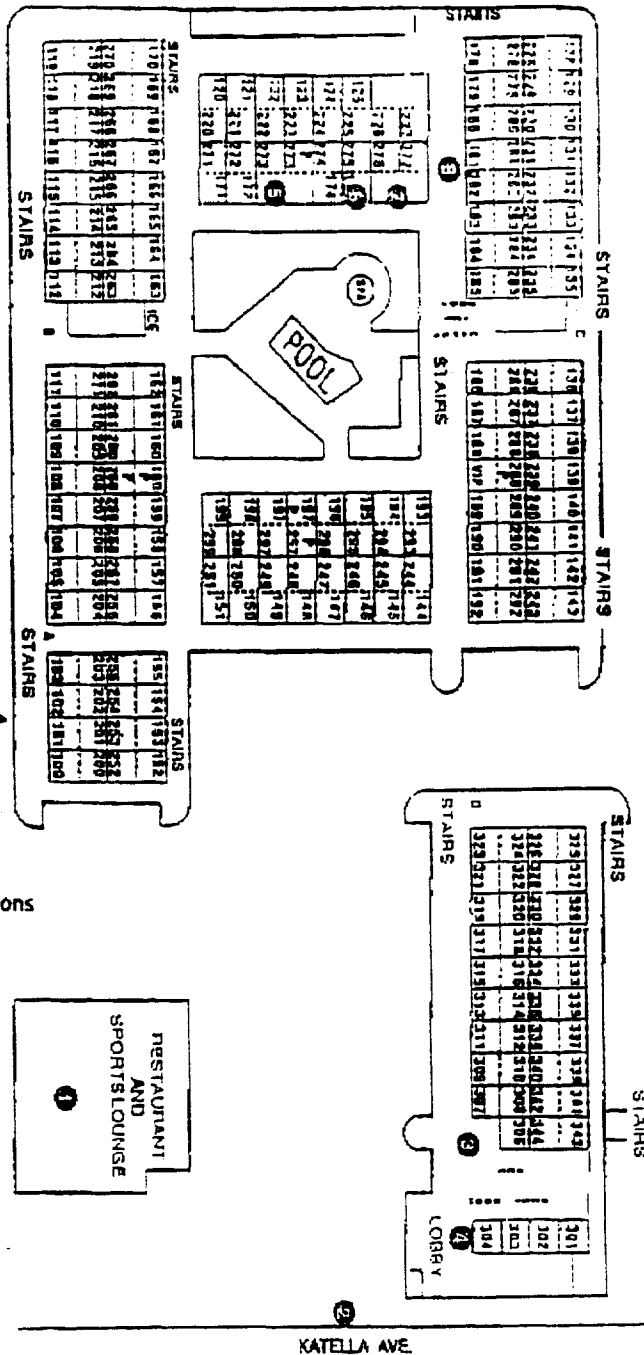
Dining and lodging facilities do not experience peak parking demands at the same time as each other. Peak parking for lodging occurs in the late evening. Peak parking for dining occurs during meal hours, while peak parking for banquets occurs during hours of scheduled use. There are opportunities for sharing of parking facilities among these uses. A parking analysis for multiple use facilities on a Hotel site must consider the hours of probable usage of each facility.

The parking requirement for Anaheim Ramada will be determined by evaluating normal usage patterns for each component of the facility to determine if the parking supply will be adequate for any expected use or event.



BANQUET ROOM
ROOM
(1st Floor)

- 1. Courtyard Cafe/CC's Sports Bar
- 2. Shuttle Pick-Up
- 3. Gift Shop
- 4. Airport Transportation/Tour Reservations
- 5. Fitness Center
- 6. Game Room
- 7. Saunas
- 8. Laundromat



Hotel Grounds Map

EXISTING CONDITIONS

The existing Anaheim Ramada Inn is located at 1331 Katella Avenue. The existing site provides 231 hotel rooms. Four (4) rooms are used exclusively by the hotel staff. The total parking provided is 250 parking stalls. The site is occupied by the hotel and a casual restaurant and sports bar. The parking area is well defined and on-street parking is not allowed on any street in the vicinity. Any vehicles in the parking lot can be attributed to the Anaheim Ramada. No vehicles associated with the Hotel and restaurant park at any locations other than in the parking lot.

The nearby presence of Disneyland causes many hotel facilities in the study area to experience unique parking conditions. There is a very high incidence of hotel guests without private automobile transportation. These guests arrive primarily by bus or hotel shuttle. In addition, guests with private transportation frequently leave their vehicles parked on the site throughout the day, utilizing courtesy hotel transportation to Disneyland park. These factors result in lower parking utilization at night compared to other facilities. They also result in a higher ratio of daytime to nighttime parking use.

Existing Parking Demand

Parking demands for the site were measured at periodic intervals on November 16, 18, and 21, 1995. The results of the surveys are shown on Table 1. On November 18, the banquet room was in use during the hours of the survey. On November 21, the number of occupied rooms was at the highest level during the survey. The lot was approximately 50% empty during these surveys.

Table 1

PARKING DEMAND Parked Vehicles and Stalls Used

<u>Time</u>	<u>Parked Vehicles</u>			<u>Parking Spaces Used</u>		
	<u>Nov 16</u>	<u>Nov 18</u>	<u>Nov 21</u>	<u>Nov 16</u>	<u>Nov 18</u>	<u>Nov 21</u>
9:00 am	---	---	37	---	---	42
11:00 am	---	129	57	---	129	69
12:30pm	---	---	81	---	---	98
2:00 pm	---	126	---	---	126	---
3:00 pm	---	---	54	---	---	75
6:30 pm	68	---	107	76	---	131
12:00am	---	---	69	---	---	93

During all surveys the number of occupied stalls exceeded the number of parked vehicles. This was due to the presence of tour buses and truck tractors. These vehicles do not fit into a single stall, so they occupied more than one stall during the surveys. The parking surveys noted both the number of vehicles and the number of occupied stalls. There were 35% more occupied stalls than vehicles during the 12 a.m. survey used to evaluate overnight parking requirements.

From these measurements, peak parking demand for the existing hotel was identified at 107 parked vehicles. These vehicles occupied 131 parking spaces, and the peak period occurred in the evening during dinner hours on November 21. This parking demand would reflect parking needs for occupied rooms, hotel staff, and patrons in the restaurant area.

The peak parking demand after 9 pm occurred near midnight. The measured demand was 69 vehicles, occupying 93 stalls. This demand includes several buses and truck tractors. This demand would be primarily related to occupied rooms. We have observed a downward trend in parking utilization after midnight for other lodging facilities, because the number of visitors who leave the site after midnight is normally greater than the number of hotel guests who arrive after midnight. For this reason, the measured demand at midnight is accepted as the peak demand per occupied room overnight.

Parking Demand and Room Occupancy

The Anaheim Ramada furnished room occupancy data to Katz, Okitsu & Associates for this study. The survey dates and room occupancy were as follows:

November 16	85 occupied rooms
November 17	70 occupied rooms
November 18	82 occupied rooms
November 20	88 occupied rooms
November 21	129 occupied rooms

The highest occupancy was noted on November 21 due to the approaching Thanksgiving holiday. This occupancy represents 55% utilization of all guest rooms. The overnight parking requirement per occupied room is based upon the midnight parking demand (93 stalls) and the total room occupancy (129 rooms). The parking demand per room is calculated at 0.72 stalls per occupied room. This amount is consistent with the requirement indicated in the Anaheim Municipal Code (0.8 stalls per guest room).

Parking for hotel room usage varies throughout the day, as indicated by the information on November 21. The parking per occupied room during mid-morning and mid-afternoons are shown in Table 2 below.

Table 2

PARKING DEMAND
Per Occupied Room

<u>Time</u>	<u>Occupied Parking</u>	<u>Guest Room Occupancy</u>	<u>Parking Demand</u>
11 am	69 stalls	88 rooms	0.78 stalls per room
3 pm	75 stalls	129 rooms	0.58 stalls per room

The parking demand rate appears to be lower in the afternoon, approximately 74% of the overnight rate. The parking demand is noted to be similar in the late morning to the overnight rate. The mid-morning rate is assumed to be equal to the overnight rate, because the occupancy was much higher on November 21 than on November 20. The data collected during the higher occupancy period would better reflect the ratio of staff to guest parking.

Katz, Okitsu & Associates would recommend the expected parking demand for the Anaheim Ramada unrelated to banquet or dining use at 0.72 stalls per occupied room at all times. Any additional parking on the site would be attributed to usage of banquet or dining rooms.

The Hotel could experience full occupancy on any night. There are 231 rooms on the site, suggesting a peak parking demand for rooms at 166 stalls. There are 250 stalls on the site, so 84 additional stalls would be available for dining and banquet usage during full occupancy of the Hotel.

Parking Demand for Restaurant Areas

The hotel banquet room was not in use on November 21. Parking demand during the lunch hour at 12:30 pm was 98 stalls. This would be attributed to a combination of room occupancy and usage of the restaurant area. There were 88 occupied rooms on the previous night and 129 rooms later this night. The parking demand present during this study related to room occupancy is approximately 63 stalls. This would suggest a parking demand for the restaurant at 35 stalls. This figure is considered representative for the restaurant during any typical lunch period.

Parking Demand for Banquet Area

The Hotel banquet room was utilized during the surveys of November 18. On this date, the peak parking demand was 129 stalls. There were 82 occupied rooms on the night of November 18, and these rooms would generate a parking demand of 59 stalls (at 0.78 stalls per occupied room).

This suggests that 70 stalls were being used on November 18 for the combination of restaurant and banquet room usage. Typical parking demand for the restaurant was previously identified at 35 stalls. The parking attributed to the banquet room is thus 35 stalls. This figure is considered representative of usage of the banquet facility during any typical banquet event.

FORECASTED PARKING DEMAND

The peak parking requirement for the Anaheim Ramada will occur when the facility is at 100 percent room occupancy during normal meal hours when the banquet room is in use. The expected parking demand based upon the collected parking data under this usage is as follows:

Parking for Rooms (231 Rooms @ 0.78 stalls per room)	180 stalls
Restaurant Parking	35 stalls
Banquet Stalls	<u>35 stalls</u>
TOTAL	250 stalls

The parking available is 250 stalls, so under full occupancy parking demand will be equal to parking supply.

This forecast is considered to be conservative. The hotel was not fully occupied during any sample period. Corrections were made to allow for room occupancy, but we would expect slightly lower parking demand per occupied room as occupancy increases. This is because the ratio of guest vehicles to staff vehicles will change. We have found parking per occupied room to be lowest when occupancy is highest in studies of other hotel facilities.

In addition, parking demands were analyzed based upon occupied stalls, not parked vehicles. This was due to the presence of tour buses. Occupied stalls were found to be consistently up to 35% higher than the number of parked vehicles, and this relationship was presumed at full occupancy. During periods of high occupancy, it is possible that tour buses would be parked off the site, or parked more efficiently in marked areas.

In our judgement and experience, the proposed use of hotel, dining, and banquet facilities will not result in parking shortages on the site during periods of 100% occupancy. From a practical

standpoint, the banquet facility would rarely be utilized during periods of 100% occupancy, and 100% occupancy, itself, does not occur on a regular basis. The peak parking utilization observed was approximately 55% of parking available. This is the expected utilization over 90% of the time.

CONCLUSION AND RECOMMENDATIONS

The Anaheim Ramada provides 231 guest rooms and 250 parking stalls. During the period of study, peak observed parking utilization and guest room occupancy were each approximately 55%.

The parking demand expected for the Anaheim Ramada at 100% occupancy of all rooms and full simultaneous utilization of the dining and banquet facilities will be approximately 250 stalls. This demand will be approximately equal to the amount of parking currently provided, 250 stalls.

Katz, Okitsu & Associates recommends that the existing parking supply, 250 stalls, will be adequate to meet the needs of the facility. The parking area will be fully utilized only during meal hours with concurrent banquets at 100% occupancy. However, the forecasted demand is likely to be high, because assumptions made to forecast parking at full occupancy may be conservative.

This forecast also assumes that oversized vehicles such as tour buses will occupy 33% of available stalls, similar to current trends. The 250 stalls would be occupied by only 185 vehicles, plus 65 stalls unavailable due to oversize vehicles. Parking supply can be greatly increased if tour buses are not parked on the site, or if they are parked in an efficient manner.

Katz, Okitsu & Associates recommends that the parking variance proposed for the Anaheim Ramada can be evaluated by the City of Anaheim without concern for the adequacy of the parking provided. There should be adequate additional parking available on the site at all times, even with simultaneous usage of all guest rooms, dining, and banquet facilities.



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

November 7, 1996

(714) 741-5312

CERTIFIED MAIL

Yong Ju Kwon, AIA
695 S. Vermont Ave. #505
Los Angeles, CA 9005

SUBJECT: For Public Hearing before the Planning Commission
Case Number: PUD-111-96, CUP-305-96, & SP-173-96
Date & Time: November 14, 1996, 7:00 P.M.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing for your information, a copy of the staff report in conjunction with the subject public hearing.

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

Sincerely,

Millie J. Summerlin
Planning Services Manager

Enclosure

c: Dr. Kyung Ku Choi

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ENDER:

Complete items 1 and/or 2 for additional services.
Complete items 3, 4a, and 4b.
Print your name and address on the reverse of this form so that we can return this card to you.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to: Yong Ju Kwon, AIA 695 S. Vermont Ave. #505 Los Angeles, CA 90005	4a. Article Number P297 018 445
	4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name)	7. Date of Delivery
6. Signature: (Addressee or Agent) X <i>[Signature]</i>	8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

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I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to: Dr. Kyung Ku Choi 3200 Wilshire Blvd. #101 Los Angeles, CA 90010	4a. Article Number P297 018 446
	4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name)	7. Date of Delivery 11/15/96
6. Signature: (Addressee or Agent) X <i>[Signature]</i>	8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, Decr

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No Insurance Coverage Provided
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(See Reverse)

Yong Ju Kwon, AIA
695 S. Vermont Ave. #505
Los Angeles, CA 90005

PS Form 3800, June 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
FCTA: Postage & Fees	\$
Postmark or Date 11-11-96	

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

P 297 018 446



Receipt for Certified Mail

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(See Reverse)


Dr. Kyung Ku Choi
3200 Wilshire Blvd. #101
Los Angeles, CA 90010

PS Form 3800, June 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
FCTA: Postage & Fees	\$
Postmark or Date 11-11-96	

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

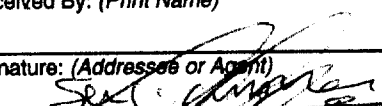
Is your RETURN ADDRESS completed on the reverse side?

SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Dr. Kyung Ku Choi 3200 Wilshire Blvd #101 Los Angeles, CA 90010		4a. Article Number P297018434	
		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
		7. Date of Delivery 11-1-96	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X 			

PS Form 3811

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SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Yong Ju Kwon, AIA 695 S. Vermont Ave. #505 Los Angeles, CA 90005		4a. Article Number P297018433	
		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
		7. Date of Delivery 11-5-96	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
Signature: (Addressee or Agent) X 			

Form 3811, December 1994

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Dr. Kyung Ku Choi
3200 Wilshire Blvd. #101
Los Angeles, CA 90010

Postage	\$
Certified Fee	
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Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$

PS Form 3800, June 1995

Postmark or Date
10-30-96

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P 297 018 433



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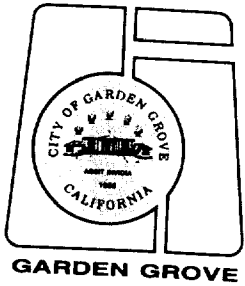
Yong Ju Kwon, AIA
695 S. Vermont Ave. #505
Los Angeles, CA 90005

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$

PS Form 3800, June 1995

Postmark or Date
10-30-96

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CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

October 31, 1996

(714) 741-5312

CERTIFIED MAIL

Yong Ju Kwon, AIA
695 S. Vermont Ave. #505
Los Angeles, CA 9005

SUBJECT: Case Number: PLANNED UNIT DEVELOPMENT NO. PUD-111-96
CONDITIONAL USE PERMIT NO. CUP-305-96
SITE PLAN NO. SP-173-96
Date and Time: NOVEMBER 14, 1996

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

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

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

Sincerely,

Millie J. Summerlin
Planning Services Manager

c: Dr. Kyung Ku Choi

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE ON THURSDAY, NOVEMBER 14, 1996 AT 7 P.M. TO CONSIDER PUD-111-96, CUP-305-96 & SP-173-96 TO CONSTRUCT A 1,628 S.F. BANQUET ROOM AND A 1,308 S.F. COFFEE SHOP; TO CONVERT A 2,000 S.F. BANQUET ROOM INTO A CAFE; AND TO HAVE A TOTAL OF 744 S.F. OF RETAIL SPACE IN THE EXISTING 115-ROOM HOTEL FACILITY WHICH HAS AN EXISTING 4,200 S.F. RESTAURANT. ALSO REQUESTED IS A CUP APPROVAL TO ALLOW THE HOTEL FACILITY TO CONTINUE OPERATING UNDER A STATE ALCOHOLIC BEVERAGE CONTROL TYPE "47" (ON-SALE GENERAL, EATING PLACE) LICENSE WITH LIMITED ENTERTAINMENT IN THE BANQUET FACILITY. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BL., WEST OF BROOKHURST ST. AT 10022 GARDEN GROVE BL. THE CITY OF GARDEN GROVE PROPOSES TO ADOPT A NEGATIVE DECLARATION PURSUANT TO CEQA. FOR INFORMATION, PLEASE CALL 741-5312 OR INQUIRE AT THE PLANNING DIVISION IN CITY HALL, 11222 ACACIA PKY.

#45-

Garden Grove Journal

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

This space is for the County Clerk's Filing Stamp

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 1130 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA ON THURSDAY, 7 P.M., NOVEMBER 14, 1996 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATIONS DESCRIBED BELOW:

CONDITIONAL USE PERMIT NO. CUP-315-96

REQUEST TO ALLOW A RESTAURANT (KIM SON SEAFOOD RESTAURANT) TO HAVE KARAOKE ENTERTAINMENT IN THE C-2 (COMMUNITY COMMERCIAL) ZONE AND TO OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL TYPE "47" (ON-SALE GENERAL) LICENSE. THE SITE IS LOCATED ON THE NORTHEAST CORNER OF FERN ST., AND GARDEN GROVE BLVD., AT 8295 GARDEN GROVE BL., THE CITY OF GARDEN GROVE PROPOSES TO ADOPT A NEGATIVE DECLARATION PURSUANT TO CEQA.

SITE PLAN NO. SO-176-96 AND CONDITIONAL USE PERMIT NO. CUP-312-96

A REQUEST TO ALLOW THE CONSTRUCTION OF A 3,585 S.F. ADDITION TO AN EXISTING 3,840 S.F. BUILDING AND A CONDITIONAL USE PERMIT TO PERMIT TO INCREASE THE FLOOR AREA OF A MOTORCYCLE SHOP (LITTLE TOKYO MOTORCYCLE SHOP) ON AN APPROXIMATELY 25,174 S.F. SITE LOCATED IN THE C-2 (COMMUNITY COMMERCIAL) ZONE. THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF BEACH BLVD., AND GARDEN GROVE BLVD., AT 7942 GARDEN GROVE BLVD. 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.

SITE PLAN NO. SP-135-93/REVISED '95

REQUEST TO MODIFY THE SIGN CRITERIA FOR AN EXISTING OFFICE BUILDING. THE SITE IS LOCATED AT THE NORTHEAST CORNER OF GILBERT ST., AND GARDEN GROVE BLVD. AT 9535 GARDEN GROVE BLVD. THE CITY OF GARDEN GROVE HAS DETERMINED THAT THIS ACTION IS EXEMPT FROM CEQA.

PLANNED UNIT DEVELOPMENT NO. PUD-111-96, CONDITIONAL USE PERMIT NO. CUP-305-96, AND SITE PLAN NO. SP-173-96

TO CONSTRUCT A 1,628 S.F. BANQUET ROOM AND A 1,308 S.F. COFFEE SHOP; TO CONVERT A 2,000 S.F. BANQUET ROOM INTO A CAFE; AND TO HAVE A TOTAL OF 744 S.F. OF RETAIL SPACE IN THE EXISTING 115-ROOM HOTEL FACILITY WHICH HAS AN EXISTING 4,200 S.F. RESTAURANT. ALSO REQUESTED IS A CUP APPROVAL TO ALLOW THE HOTEL FACILITY TO CONTINUE OPERATING UNDER A STATE ALCOHOLIC BEVERAGE CONTROL TYPE "47" (ON-SALE GENERAL, EATING PLACE) LICENSE WITH LIMITED ENTERTAINMENT IN THE BANQUET FACILITY. THE SITE IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BL., WEST OF BROOKHURST ST., AT 10022 GARDEN GROVE BL. THE CITY OF GARDEN GROVE PROPOSES TO ADOPT A NEGATIVE DECLARATION PURSUANT TO CEQA.

GENERAL PLAN AMENDMENT NO. GPA-296 AND AMENDMENT NO. A-164-96

A REQUEST TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO LIGHT COMMERCIAL WITH A REZONE FROM THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE TO THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE FOR AN APPROX. 15,000 S.F. SITE WITH THE 75 FEET OF LOT FRONTAGE. THE SITE IS LOCATED ON THE EAST SIDE OF FLOWER STREET SOUTH OF WESTMINSTER AVENUE AT 14032 FLOWER STREET. THE CITY OF GARDEN GROVE RECOMMENDS A NEGATIVE DECLARATION BE ADOPTED PURSUANT TO CEQA.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application 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 Planning Commission at, or prior to, the public hearing.

Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: OCTOBER 15, 1996
PUBLISH: OCTOBER 24, 1996

Publish Oct. 24, 1996
Garden Grove Journal (GG 96-43-2)

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:

10-24-1996

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

Date 10-27-1996

Carol Lewis
Signature

Garden Grove Journal

12602 Scandia St., Garden Grove, CA 92845
Tel: (714)520-0399 Fax: (714)892-7052

parcel..	notice#.....	owner.....	owner.address.....	o.csz.....	cnt.
08907113	PUD-111-96	FRIEDLANDER, HERBERT	31 ST KITTS	LAGUNA, CA 92677	1
08907114	PUD-111-96	HAYMAN, DARCY	10071 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
08907130	PUD-111-96	PARK, HENRY CHUL	1212 COUNTRY HILLS DR	SANTA ANA, CA 92705	1
08936304	PUD-111-96	PETROSINE, THELMA	10111 HIDDEN VILLAGE RD	GARDEN GROVE, CA 92640	1
09806103	PUD-111-96	CARCAMO, MANUEL & ROSARIO	13122 KERRY ST	GARDEN GROVE, CA 92644	1
09806104	PUD-111-96	HAN, KYUNG JAE	13132 KERRY ST	GARDEN GROVE, CA 92644	1
09806125	PUD-111-96	RICH, JUNE	4591 WARNER AVE #201	HUNTINGTON BEACH, CA 92649	1
09806211	PUD-111-96	WOO, WILLIAM	PO BOX 1386	ARCADIA, CA 91077	1
09806212	PUD-111-96	PARK, YONG HO	2024 SOMMERSET LN	FULLERTON, CA 92633	1
09806214	PUD-111-96	KIM, CHUL HO & MOK	18831 PINTO LN	SANTA ANA, CA 92705	1
09806216	PUD-111-96	LBE, TAI & HEE	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA 92708	1
09806218	PUD-111-96	KOREAN AMERICAN ASSOCIATI ON O	9886 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
09806220	PUD-111-96	KIM, CHUL & MOK	13041 KERRY ST	GARDEN GROVE, CA 92644	1
09806221	PUD-111-96	PARK, JAI DOO	9941 BELFAST DR	GARDEN GROVE, CA 92644	1
09806222	PUD-111-96	TSAI, LONGWAY & FUMEI LU	13091 KERRY ST	GARDEN GROVE, CA 92644	1
09806232	PUD-111-96	RYU, HACK SUN	11683 BARCLAY DR	GARDEN GROVE, CA 92641	1
09806233	PUD-111-96	KIM, CHUL & MOK	13061 KERRY ST	GARDEN GROVE, CA 92644	1
09806237	PUD-111-96	KIM, CHUL	18831 PINTO LN	SANTA ANA, CA 92705	1
09806238	PUD-111-96	KIM, CHUL & MOK	13031 KERRY ST	GARDEN GROVE, CA 92644	1
09806245	PUD-111-96	GARDEN SQUARE PARKING ASSOCIAT	9832 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
09806324	PUD-111-96	BERMUDEZ, RICHARD	18222 E EVERGREEN CIR	ORANGE, CA 92667	1
09806325	PUD-111-96	PECOR, JAMES	8832 ANTHONY AVE	GARDEN GROVE, CA 92641	1
09806601	PUD-111-96	CHU, KI SUNG	2777 W FOXBOROUGH PL	FULLERTON, CA 92633	1
09806602	PUD-111-96	MCMASTERS JR., JAMES FRANKLIN	187 N QUAIL LN	ORANGE, CA 92669	1
09806603	PUD-111-96	SEAMAN, MARIE	12662 DOTTIE CIR	GARDEN GROVE, CA 92641	1
09806605	PUD-111-96	BANK COMMERCIAL OF KOREA %ROYA	17507 REGINA AVE	TORRANCE, CA 90504	1
09806606	PUD-111-96	YOON, KUI	13086 KERRY ST	GARDEN GROVE, CA 92644	1
09806608	PUD-111-96	SHNYDER, LOLA JEANNE	13092 KERRY ST	GARDEN GROVE, CA 92644	1
09807032	PUD-111-96	RICHARDS, ELIZABETH JANE	9801 LARSON AVE	GARDEN GROVE, CA 92644	1
09807035	PUD-111-96	EMLN HOAG FOUNDATION	PO BOX 1919	, 48288	1
09807056	PUD-111-96	RICHARDS, ELIZABETH JANE	9801 LARSON AVE	GARDEN GROVE, CA 92644	1
09807068	PUD-111-96	EMLN HOAG FOUNDATION	9860 LARSON AVE	GARDEN GROVE, CA 92644	1

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

pn-text PUD 111-96

USER SALLYE SALLYE 07/24/96 09:58 5 01/26/97 SALLYE 07/24/96 09:58 5 01/26/97

1 THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC
 2 HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,
 3 GARDEN GROVE ON THURSDAY, NOVEMBER 14, 1996 AT 7 P.M. TO
 4 CONSIDER PUD-111-96, CUP-305-96 & SP-173-96, TO CONSTRUCT
 5 A 1,628 S.F. BANQUET ROOM AND A 1,308 S.F. COFFEE SHOP;
 6 TO CONVERT A 2,000 S.F. BANQUET ROOM INTO A CAFE; AND TO
 7 HAVE A TOTAL OF 744 S.F. OF RETAIL SPACE ~~IN~~ THE EXISTING
 8 115-ROOM HOTEL FACILITY ~~THAT~~ ^{which} HAS AN EXISTING 4,200 S.F.
 9 RESTAURANT. ALSO REQUESTED IS A CUP APPROVAL TO ALLOW
 10 THE HOTEL FACILITY TO CONTINUE OPERATING UNDER A STATE
 11 ALCOHOLIC BEVERAGE CONTROL TYPE "47" (ON-SALE GENERAL,
 12 EATING PLACE) LICENSE WITH LIMITED ENTERTAINMENT IN THE
 13 BANQUET FACILITY. THE SITE IS LOCATED ON THE SOUTH SIDE
 14 OF GARDEN GROVE BL., WEST OF BROOKHURST ST. AT
 15 10022 GARDEN GROVE BL. THE CITY OF GARDEN GROVE
 16 PROPOSES TO ADOPT A NEGATIVE DECLARATION PURSUANT TO
 17 CEQA. FOR INFORMATION, PLEASE CALL 741-5312 OR INQUIRE
 18 AT THE PLANNING DIVISION IN CITY HALL, 11222 ACACIA PKY.

19
20

[405] 1 items listed out of 1 items.

Legals/PN's approved by:

Planner P. USA Date 10/2/96
 Glen AK Date 10/2/96
 Millie MJ Date 10-2-96

pn-text PUD-111-96

USER SALLYE SALLYE 07/24/96 09:58 5 01/26/97 SALLYE 07/24/96 09:58 5 01/26/97

1 THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC
 2 HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,
 3 GARDEN GROVE ON THURSDAY, NOVEMBER 14, 1996 AT 7 P.M. TO
 4 CONSIDER PUD-111-96, CUP-305-96 & SP-173-96.
 5 A REQUEST FOR A ~~PUD~~, SITE PLAN, AND DEVELOPMENT AGREE-
 6 MENT TO ALLOW A 2,936 SF ADDITION TO AN EXISTING 115-
 7 ROOM RAMADA INN, ~~TO PROVIDE~~ ^{the PUD allows} 1,308 SF COFFEE SHOP, 6,200
 8 SF OF RESTAURANT AREA, 1,627 SF OF BANQUET AREA & 744 SF
 9 OF RETAIL SPACE FOR ANCILLARY USES. ALSO REQUESTED IS
 10 A CONDITIONAL USE PERMIT TO ALLOW THE FACILITY TO CON-
 11 TINUE OPERATING UNDER A STATE ALCOHOLIC BEVERAGE CONTROL
 12 TYPE "47" (ON-SALE GENERAL, EATING PLACE) LICENSE &
 13 LIMITED ENTERTAINMENT IN THE BANQUET FACILITY. ~~THE~~ THE SITE
 14 IS LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BL., WEST
 15 OF BROOKHURST ST. AT 10022 GARDEN GROVE BL. THE CITY OF
 16 GARDEN GROVE PROPOSES TO ADOPT A NEGATIVE DECLARATION
 17 PURSUANT TO CEQA. FOR INFORMATION, PLEASE CALL 741-5312
 18 OR INQUIRE AT THE PLANNING DIVISION, 11222 ACACIA PKY.
 19
 20

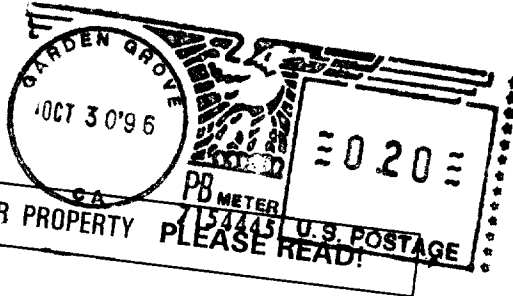
[405] 1 items listed out of 1 items.

Legals/PN's approved by:

Planner P.O. Date 10/1/96
 Glen AK Date 10/2/96
 Millie _____ Date _____



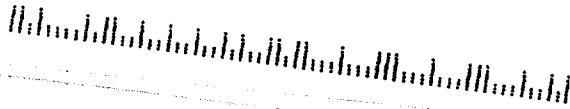
CITY OF GARDEN GROVE
 P.O. Box 3070
 Garden Grove, CA 92842



OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

For

YOON, KUI
 13086 KERRY ST
 GARDEN GROVE, CA 92644



parcel.. notice#..... owner..... owner.address..... o.csz..... cnt.

08907113	PUD-111-96	FRIEDLANDER, HERBERT	31 ST KITTS	LAGUNA, CA 92677	1
08907114	PUD-111-96				1
08907130	PUD-111-96	PARK, HENRY CHUL	1212 COUNTRY HILLS DR	SANTA ANA, CA 92705	1
08936304	PUD-111-96	PETROSINE, THELMA	10111 HIDDEN VILLAGE RD	GARDEN GROVE, CA 92640	1
09806103	PUD-111-96	CARCAMO, MANUEL & ROSARIO	13122 KERRY ST	GARDEN GROVE, CA 92644	1
09806104	PUD-111-96	HAN, KYUNG JAE	13132 KERRY ST	GARDEN GROVE, CA 92644	1
09806125	PUD-111-96	RICH, JUNE	4591 WARNER AVE #201	HUNTINGTON BEACH, CA 92649	1
09806211	PUD-111-96	WOO, WILLIAM	PO BOX 1386	ARCADIA, CA 91077	1
09806212	PUD-111-96	PARK, YONG HO	2024 SOMMERSET LN	FULLERTON, CA 92633	1
09806214	PUD-111-96	KIM, CHUL HO & MOK	18831 PINTO LN	SANTA ANA, CA 92705	1
09806216	PUD-111-96	LEE, TAI & HEE	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA 92708	1
09806218	PUD-111-96	KOREAN AMERICAN ASSOCIATI ON O	9886 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
09806220	PUD-111-96	KIM, CHUL & MOK	13041 KERRY ST	GARDEN GROVE, CA 92644	1
09806221	PUD-111-96	PARK, JAI DOO	9941 BELFAST DR	GARDEN GROVE, CA 92644	1
09806222	PUD-111-96	TSAI, LONGWAY & FUMEI LU	13091 KERRY ST	GARDEN GROVE, CA 92644	1
09806232	PUD-111-96	RYU, HACK SUN	11683 BARCLAY DR	GARDEN GROVE, CA 92641	1
09806233	PUD-111-96	KIM, CHUL & MOK	13061 KERRY ST	GARDEN GROVE, CA 92644	1
09806237	PUD-111-96	KIM, CHUL	18831 PINTO LN	SANTA ANA, CA 92705	1
09806238	PUD-111-96	KIM, CHUL & MOK	13031 KERRY ST	GARDEN GROVE, CA 92644	1
09806245	PUD-111-96	GARDEN SQUARE PARKING ASSOCIAT	9832 GARDEN GROVE BLVD	GARDEN GROVE, CA 92644	1
09806324	PUD-111-96	BERMUDEZ, RICHARD	18222 E EVERGREEN CIR	ORANGE, CA 92667	1
09806325	PUD-111-96	PECOR, JAMES	8832 ANTHONY AVE	GARDEN GROVE, CA 92641	1
09806601	PUD-111-96	CHU, KI SUNG	2777 W FOXBOROUGH PL	FULLERTON, CA 92633	1
09806602	PUD-111-96	MCMASTERS JR., JAMES FRANKLIN	187 N QUAIL LN	ORANGE, CA 92669	1
09806603	PUD-111-96	SEAMAN, MARIE	12662 DOTTIE CIR	GARDEN GROVE, CA 92641	1
09806604	PUD-111-96	SEAMAN, MARIE	12662 DOTTIE CIR	GARDEN GROVE, CA 92641	1
09806605	PUD-111-96	BANK COMMERCIAL OF KOREA %ROYA	17507 REGINA AVE	TORRANCE, CA 90504	1
09806606	PUD-111-96	YOON, KUI	13086 KERRY ST	GARDEN GROVE, CA 92644	1
09806607	PUD-111-96	YOON, KUI	13086 KERRY ST	GARDEN GROVE, CA 92644	1
09806608	PUD-111-96	SHNYDER, LOLA JEANNE	13092 KERRY ST	GARDEN GROVE, CA 92644	1
09806609	PUD-111-96	CITY OF GARDEN GROVE	11391 ACACIA PKY	GARDEN GROVE, CA 92640	1
09807032	PUD-111-96	RICHARDS, ELIZABETH JANE	9801 LARSON AVE	GARDEN GROVE, CA 92644	1
09807035	PUD-111-96	EMLN HOAG FOUNDATION	PO BOX 1919	, 48288	1
09807038	PUD-111-96	EMLN HOAG FOUNDATION	PO BOX 1919	, 48288	1
09807056	PUD-111-96	RICHARDS, ELIZABETH JANE	9801 LARSON AVE	GARDEN GROVE, CA 92644	1
09807068	PUD-111-96	EMLN HOAG FOUNDATION	9860 LARSON AVE	GARDEN GROVE, CA 92644	1

PUD-III-96, SP-173-96
CASE NO. CUP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: Bill Johnson

FROM: Rosalinh Ung RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Ramada Inn.

The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant,
4,420 s.f. of banquet area & retail ancillary uses. CUP approval
is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities.

ADDRESS: S/S Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

P.D. will support this CUP with the
following conditions:

1. THE BANQUET ROOMS ON THE 2nd FLOOR (2) AND
3rd FLOOR WILL NOT BE USED AFTER 11 PM
7 DAYS A WEEK.

2. THERE SHALL BE NO PERMANENT SEATING, BOOTHS, ETC.,
IN ANY OF THE BANQUET ROOMS.

3. THE COFFEE SHOP / BAR ^{2nd FLOOR} SHALL NOT OPERATE AFTER
11 PM 7 DAYS A WEEK.

CONDITIONS OF APPROVAL (Specific)

4. THE BANQUET ROOMS SHALL NOT BE USED BY THE APPLICANT ON A REGULAR BASIS SO AS TO CREATE A NIGHT CLUB(S).

5. PUT OUR STANDARD SECURITY GUARD PROVISION IN, SO IN THE FUTURE THE COP CAN REQUEST GUARDS.

6. FOOD IS TO ACCOMPANY ONLY SALES OR SERVICE OF ALCOHOLIC BEVERAGES IN THE BANQUET ROOMS.

PREPARED BY: [Signature] DATE: 7/30/96 EXTENSION: 5857

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

REVIEWER	PROJECT REVIEW	DATE	HOURS
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
TOTAL			

SIGNATURE: _____ DATE: _____

PUD-111-96, SP-173-96
CASE NO. WP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input checked="" type="checkbox"/> ECONOMIC DEVELOPMENT DIRECTOR	<input type="checkbox"/> FIRE DEPARTMENT PLAN CHECK	<input type="checkbox"/> SANITARY DISTRICT TRAFFIC ENGINEERING
<input type="checkbox"/> CODE ENFORCEMENT	<input type="checkbox"/> POLICE DEPT.	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> PLANNING MANAGER	<input type="checkbox"/> PLANNING SUPER.	<input type="checkbox"/> PUB SERV/WATER SERV.

ATTN: Matt Fernal

FROM: Rosalinh Ung RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement to allow a 3,328 s.f. addition to the existing Ramada Inn.

The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant, 4,420 s.f. of banquet area & retail ancillary uses. WP approval is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities.

ADDRESS: s/s Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 & 070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

Matt F. no comments

RECEIVED
GARDEN GROVE FIRE DEPT

JUL 10 3 31 PM '96

PUD-111-96, SP-173-96
CASE NO. WP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> ECONOMIC DEVELOPMENT	<input checked="" type="checkbox"/> FIRE DEPARTMENT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> DEV. SERV. DIRECTOR	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> CODE ENFORCEMENT	<input type="checkbox"/> POLICE DEPT.	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> PLANNING MANAGER	<input type="checkbox"/> PLANNING SUPER.	<input type="checkbox"/> PUB SERV/WATER SERV.

ATTN: Ed Lucas

FROM: Rosalinh Ong RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f addition to the existing Ramada Inn.

The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant,
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LOCATION: Type 47 and to allow karaoke in the banquet facilities -

ADDRESS: s/s Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

① ASSEMBLY OCCUPANCIES ARE NOT ALLOWED IN

A TYPE II I-HR BUILDING ON 3RD FLOOR. UBC CHAPTER 3

2ND FLOOR OK -

② ASSEMBLY PERMIT REQUIRED.

CONDITIONS OF APPROVAL (Specific)

① Fire Dept Assembly Permit
Required

PREPARED BY:

Ed Fur

DATE:

7/22/96

EXTENSION:

5630

DIV./DEPT. HEAD

DATE:

EXTENSION:

REVIEWER		DATE	HOURS
	PROJECT REVIEW		
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
		TOTAL	

SIGNATURE:

DATE:

PUD-111-96, SP-173-96
CASE NO. CP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: Millie

FROM: Rosalinh Ung

RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon

DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Ramada Inn.

The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant,
4,420 s.f. of banquet area & retail ancillary uses. CP approval
is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities.

ADDRESS: S/S Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

ANALYSIS

COMMENTS

NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

1) Is coffee shop already in operation.

Is it subject to coffee house ordinance.

2) On first floor has restaurant expanded.

Previously, 1st floor had some accessory
uses (travel?, beauty?). None now shown.

3) Go over plans w/ Paul since he is
familiar w/ prior applications.

4) Coffee shop has a bar, but no kitchen.
Provide description of how it will function.

Comments (contd).
~~CONDITIONS OF APPROVAL~~ (Specific)

- 5) Wasn't there a nightclub on the 1st floor previously. Is it still there?
- 6) What is area (circled on plan) in banquet area? Looks like elevator notation but doesn't appear on other floors.
- 7) What will be the primary use of the 2nd floor banquet room? There is limited access to bring food from the kitchen. Will it be mostly drinking & dancing?
- 8) Provision of food for 3rd story banquet room appears worse than 2nd story.

PREPARED BY: J.S. DATE: 7-19 EXTENSION: 5303

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

REVIEWER	DATE	HOURS
PROJECT REVIEW		
STAFF MEETING		
FIELD CHECK		
MTG W/ DEVELOPER		
OTHER		
TOTAL		

SIGNATURE: _____ DATE: _____

PUD-111-96, SP-173-96
CASE NO. CUP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> ECONOMIC DEVELOPMENT | <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> SANITARY DISTRICT |
| <input type="checkbox"/> DEV. SERV. DIRECTOR | <input type="checkbox"/> PLAN CHECK | <input type="checkbox"/> TRAFFIC ENGINEERING |
| <input type="checkbox"/> CODE ENFORCEMENT | <input type="checkbox"/> POLICE DEPT. | <input type="checkbox"/> FACILITIES ENGINEERING |
| <input checked="" type="checkbox"/> PLANNING MANAGER | <input type="checkbox"/> PLANNING SUPER. | <input type="checkbox"/> PUB SERV/WATER SERV. |

ATTN: Millie

FROM: Rosalinh Ung RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Ramada Inn.
The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant,
4,420 s.f. of banquet area & retail ancillary uses. CUP approval
is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities.

ADDRESS: s/s Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

ANALYSIS

COMMENTS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

- 1) Is coffee shop already in operation.
Is it subject to coffee house ordinance.
- 2) On first floor has restaurant expanded.
Previously, 1st floor had some accessory
uses (travel?, beauty?). None now shown.
- 3) Go over plans w/ Paul since he is
familiar w/ prior applications.
- 4) Coffee shop has a bar, but no kitchen.
Provide description of how it will function.

Comments (contd).
~~CONDITIONS OF APPROVAL~~ (Specific)

- 5) Wasn't there a nightclub on the 1st floor previously. Is it still there?
- 6) What is area (circled on plan) in banquet area? Looks like elevator notation but doesn't appear on other floors.
- 7) What will be the primary use of the 2nd floor banquet room? There is limited access to bring food from the kitchen. Will it be mostly drinking & dancing?
- 8) Provision of food for 3rd story banquet room appears worse than 2nd story.

PREPARED BY: J.S. DATE: 7-19 EXTENSION: 5303

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

REVIEWER	DATE	HOURS
PROJECT REVIEW		
STAFF MEETING		
FIELD CHECK		
MTG W/ DEVELOPER		
OTHER		
TOTAL		

SIGNATURE: _____ DATE: _____

PUD-III-96, SP-173-96
CASE NO. CP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> ECONOMIC DEVELOPMENT	<input type="checkbox"/> FIRE DEPARTMENT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> DEV. SERV. DIRECTOR	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> CODE ENFORCEMENT	<input type="checkbox"/> POLICE DEPT.	<input checked="" type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> PLANNING MANAGER	<input type="checkbox"/> PLANNING SUPER.	<input type="checkbox"/> PUB SERV/WATER SERV.

ATTN: Ben/Ken

FROM: Rosalinh Ung RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f addition to the existing Pomada Inn.
The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant,
4,420 s.f. of banquet area & retail ancillary uses. CP approval
is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities -

ADDRESS: S/S Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

_____ ANALYSIS _____
_____ COMMENTS _____ NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

Traffic Mitigation Fees due

Coffee shop $3179 \times \frac{1308}{1000} \times \$806 = \$33,500$ (approx) (1272)

Banquet Room $120 \text{ persons (occupancy)} \times 0.03 \times \$806 = 2,902$ (approx) (833)

CONDITIONS OF APPROVAL (Specific)

No Conditions

PREPARED BY: Ben Yamada DATE: 7/15/96 EXTENSION: 5186

DIV./DEPT. HEAD Kevin Anderson DATE: 7/19/96 EXTENSION: _____

REVIEWER		DATE	HOURS
<u>BTJ</u>	PROJECT REVIEW	<u>7/16/96</u>	<u>1/2</u>
	STAFF MEETING		
<u>BTJ</u>	FIELD CHECK	<u>7/11/96</u>	<u>1/2</u>
	MTG W/ DEVELOPER		
	OTHER		
TOTAL			<u>1 hr.</u>

SIGNATURE: Ben Yamada DATE: 7/15/96

RECEIVED

JUL 16 1996

PUD-111-96, SP-173-96
CASE NO. WP-305-96

PUBLIC SERVICES WATER
DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: Scott

FROM: Rosalinh Ung RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Ramada Inn.

The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant,
4,420 s.f. of banquet area & retail ancillary uses. WP approval
is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities -

ADDRESS: s/s Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &

070-58

____ COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

NO COMMENTS - WATER DIV.

No comments - Streets Div

CONDITIONS OF APPROVAL (Specific)

12 horizontal lines for writing conditions of approval.

PREPARED BY: Scott Lowe DATE: 7-16-96 EXTENSION: 5500

DIV./DEPT. HEAD R. Combs DATE: _____ EXTENSION: _____

REVIEWER	PROJECT REVIEW	DATE	HOURS
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
		TOTAL	

SIGNATURE: _____ DATE: _____

PUD-111-96, SP-173-96
CASE NO. CUP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
 DEV. SERV. DIRECTOR
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FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: Glenn

FROM: Rosalinh Ung

RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon

DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Kamada Inn.

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4,420 s.f. of banquet area & retail ancillary uses. CUP approval
is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities.
s/s Garden Grove Blvd, w/o Brookhurst St.

ADDRESS: 10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

_____ ANALYSIS _____
_____ COMMENTS _____ NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

PUD-111-96, SP-173-96
CASE NO. CWP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> ECONOMIC DEVELOPMENT DEV. SERV. DIRECTOR	<input type="checkbox"/> FIRE DEPARTMENT PLAN CHECK	<input type="checkbox"/> SANITARY DISTRICT TRAFFIC ENGINEERING
<input checked="" type="checkbox"/> CODE ENFORCEMENT PLANNING MANAGER	<input type="checkbox"/> POLICE DEPT. PLANNING SUPER.	<input type="checkbox"/> FACILITIES ENGINEERING PUB SERV/WATER SERV.

ATTN: Jerry

FROM: Rosalind Ung RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Ramada Inn.

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ADDRESS: S/S Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &

070-58

COMMENTS ANALYSIS NO COMMENTS
Dana Doan

(Please provide any information you wish to be included in the Staff Report.)

S. BUSHMAN

PUD-111-96, SP-173-96
CASE NO. WP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

ECONOMIC DEVELOPMENT
DEV. SERV. DIRECTOR
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FIRE DEPARTMENT
PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: MS

FROM: Rosalinh Ung

RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon

DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Kamada Inn.

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LOCATION: Type 47 and to allow karaoke in the banquet facilities.

ADDRESS: s/s Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

_____ ANALYSIS _____
_____ COMMENTS _____ NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

This is AN expensive additions to provide food/ENTERTAINMENT/MTG
Room FACILITIES when it is NOT USED much now. THAT'S A Social
COMMENT. IF parking, NOISE & ALCOHOL problems CAN be addressed
THAT could IMPACT GS BLVD/Neighborhood, THEN go for it.

PUD-111-96, SP-173-96
CASE NO. WP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

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ECONOMIC DEVELOPMENT
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FIRE DEPARTMENT
 PLAN CHECK
 POLICE DEPT.
 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: George Allen

FROM: Rosalinh Ung

RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon

DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Ramada Inn.

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ADDRESS: s/s Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

Traffic Study has been reviewed and approved.

PUD-111-96, SP-173-96
CASE NO. WP-305-96

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

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 DEV. SERV. DIRECTOR
 CODE ENFORCEMENT
 PLANNING MANAGER

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 PLANNING SUPER.

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV.

ATTN: _____

FROM: Rosalinh Ung RETURN BY: 7/23/96

APPLICANT: Yong Ju Kwon DATE OUT: 7/10/96

REQUEST: Approval of a PUD, SP, & Development Agreement
to allow a 3,328 s.f. addition to the existing Ramada Inn.

The development provides a 1,308 s.f. coffee shop, 4,200 s.f. restaurant,
4,420 s.f. of banquet area & retail ancillary uses. WP approval
is to allow the facility continue to operate a State ABC license

LOCATION: Type 47 and to allow karaoke in the banquet facilities.

ADDRESS: s/s Garden Grove Blvd, w/o Brookhurst St.
10022 Garden Grove Blvd PARCEL NO.: 098-066-05 &
070-58

COMMENTS ANALYSIS NO COMMENTS

(Please provide any information you wish to be included in the Staff Report.)

SEWER SERVICE USE FEE	\$ 1205
SEWER & SANITATION DISTRICT #3	2350

RECEIVED JUL 16 1996

CONDITIONS OF APPROVAL (Specific)

PREPARED BY: _____ DATE: _____ EXTENSION: _____

DIV./DEPT. HEAD _____ DATE: _____ EXTENSION: _____

REVIEWER		DATE	HOURS
	PROJECT REVIEW		
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
TOTAL			

SIGNATURE: *[Signature]* DATE: *7/31/90*

FUD-111-96, CUP-205-96
EP-173-96

**YONG JU KWON, AIA**695 S. VERMONT AVE. #505 LOS ANGELES, CA. 90005
TEL : (213) 365-1145 FAX : (213) 365 - 0825

July 29, 1996

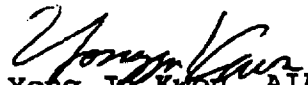
Ms. Rosalinh M. Ung
Associate Planner
Development Services Department
City of Garden Grove

Re: Conditional Use Permit and
Planned Unit Development for
Ramada Inn, Garden Grove Palace
10022 Garden Grove Blvd.
Garden Grove, Ca.

Dear Rosalinh;

This is to request to postpone the hearing date for above project.
from the scheduled August 22, 1996 to the next scheduled date,
September 26, 1996.

Sincerely yours,


Yong Ju Kwon, AIA
695 S. Vermont Ave. #505
Los Angeles, Ca. 90005

8/15/96

Per Mr. Kwon, the property owner
wished to change the scope of
the project. Therefore, a request to
postpone the hearing date until
further notice.

P. USA



GARDEN GROVE
CALIFORNIA 92640
1191 ACACIA PARKWAY

RECEIPT

DATE 7/2/96 19__ No 88313

RECEIVED FROM Raymond J. ...

ADDRESS 32... 92610

THE SUM OF Two thousand seven hundred fifty DOLLARS \$ 2,750.00

FOR PUD-1,500, CUP-1,000, Neg Dec-250

PAID ON 03 JUL 1996 AT 09:08
TRANS# 37 OPERATOR: DOXIE STN/DRW: station1/2
CHECK# 1661 IN THE AMOUNT OF \$2750.00
TOTAL PAID = \$2750.00

CASH	MONEY ORDER	CHECK	<u>11-40</u>
------	-------------	-------	--------------

VALIDATION

GENERAL LEDGER NO. PUD(1,500) 11-3504, CUP(1,000) 11-3242
ACCOUNT NUMBER Neg Dec (250) 11-3502

CITY OF GARDEN GROVE, CALIF.

BY [Signature] DEPARTMENT

FORM NO. 143-1-83

CITY OF GARDEN GROVE, CALIFORNIA
07/03/96 09:08AM TRANS #37
station1/2 OPER: DOXIE

113504.....	PLANNED UNIT DEVELOP	1,500.00
113242.....	CONDITIONAL USE PERM	1,000.00
113502.....	EIR NEGATIVE DECLAR	250.00
TOTAL:		2,750.00

AMOUNT PAID BY:
CHECK#1661 2,750.00

PUD-111-96

CITY OF GARDEN GROVE
DEVELOPMENT SERVICES DEPARTMENT

714/741-5312

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT : ENVIRONMENTAL IMPACT REPORT
(\$1,500) : REVIEW (COST + 15%)
: :
: ENVIRONMENTAL IMPACT REPORT
: NEGATIVE DECLARATION (\$250)

NAME OF APPLICANT: Yong Ju Kwon, AIA TELEPHONE: 213) 365-1145

MAILING ADDRESS: 695 S. Vermont Ave. #505
L.A., Ca. ZIP: 90005

NAME OF RECORDED OWNER: Ramada Inn, Garden Grove palace, Inc. TELEPHONE: 213) 487-3060
(president: Dr. Kyung Ku Cho)

MAILING ADDRESS: 3200 Wilshire Blvd. #101
L.A., Ca. ZIP: 90010

STATUS OF THE APPLICANT (CHECK ONE)

RECORDED OWNER OF THE PROPERTY

PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

LESSEE

AUTHORIZED AGENT OF ONE OF THE ABOVE

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

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, PLEASE COMPLETE THE FOLLOWING:

I. THE REQUEST ABOVE IS WARRANTED BECAUSE the land use element, setback line, landscape, building height, traffic circulation of the proposed use will not be changed the element of existing building. The building addition on the 3rd floor would match the color and style of the existing building. The provided 164 parking space will be adequate to meet the needs of the facilities when the facilities are occupied reasonably.

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE the most persons at the restaurant, new coffee shop banquet room, and entertainment area expected to be hotel guests, ~~However, we also expect to provide better service to the public for their private and social engagement use.~~

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE this project will not have significant adverse effect on the environment.

We expect, we can provide efficient service to the hotel guests and public, and maintain more pleasant and quality environment.

X OWNER'S SIGNATURE: *Y n clw* TITLE: President
APPLICANT'S SIGNATURE: *Wm K...* TITLE: Architect
ACCEPTANCE BY LAND USE: _____ DATE: _____
ACKNOWLEDGMENT OF FEE PAYMENT: _____ DATE: _____

0750R/499A
8/3/90

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

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

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

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

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

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

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

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

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

W. A. Blue

(Signature of Owner)

Wongm. Kwon

(Signature of Applicant)

Date 9-23-96

EXCERPT-9.RPT
09/08/93

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed 9/23/96

I. GENERAL INFORMATION

1. Name and address of Developer or Project Sponsor: Dr. Kyung Ku Cho, 3200 Wilshire Blvd. #101 L.A., Ca. 90010
Phone: 213) 487-3060
2. Address of project: 10022 Garden Grove Blvd. Garden Grove, Ca.
Assessor's Block and Lot Number: 098-070-58
3. Name and address of Project Coordinator: Yong Ju Kwon, AIA
695 S. Vermont Ave. #505 L.A., Ca. 90005
Phone: 213) 365-1145
4. Existing zoning: C-2
5. Proposed zoning: C-2
6. Proposed use of site: existing hotel remodelling to allow 2,950 SF building addition for new 1,308 SF coffee shop and new 1,627.50 SF banquet room, and to provide new 744 SF retail space at existing office and main hall, and to change the existing 2,000 SF banquet room to cafe (no live entertainment)- (Proposed use; 115 unit hotel w/ 5,508 SF restaurant and coffee shop, 2,000 SF cafe, 744 SF retail space, and 1,627.50 SF banquet room)

II. PROJECT DESCRIPTION

1. Site size: 77,513 SF
2. Building footprint(s): 8,842 SF
3. Number of floors in building(s): 4 story w/ 1 basement
4. Total floor area: 73,631.50 SF
5. Amount of off-street parking provided: 164 Cars
6. Proposed scheduling (phasing) of current development and any anticipated future development: expected completion of building remodelling; June 97
7. If residential, include the number of units, unit sizes and type of household size expected:
N/A
8. If commercial, indicate the type and square footage of sales area:
Restaurant; 4,200 SF, Coffee shop; 1,308 SF
Cafe ; 2,000 SF (food, beverage, liquor, no live entertainment)
Retail ; 744 SF
Banquet ; 1,627.50 SF w/ 70 SF karaoke entertainment space.

9. If industrial, indicate type, estimated employment per shift, and loading facilities: _____

_____ N/A _____

10. If institutional, indicate the major function, estimated employment per shift and estimated occupancy: _____

_____ N/A _____

11. If public works, indicate the kind, whether it is taking place within the existing public right-of-way, and whether it is replacing an existing system or facility: _____

_____ N/A _____

12. Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO

- ___ o a. Change in existing topography (a substantial alteration of ground contours).
- ___ o b. Change in scenic views or vistas from existing residential areas or public lands or roads.
- ___ o c. Change in pattern, scale or character of general area of project.
- ___ o d. Significant amount of solid waste or litter.
- ___ o e. Change in dust, ash, smoke, fumes or odors in vicinity.
- ___ o f. Change in stream or ground water quality or quantity, or alteration of existing drainage patterns.
- ___ o g. Substantial change in existing noise or vibration levels in the vicinity.
- ___ o h. Site on filled land or on slope of 10 percent or more.
- ___ o i. Site on 100 year flood plain.
- ___ o j. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- ___ o k. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- ___ o l. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- ___ o m. Relationship to a larger project or series of projects.

III. ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

This is existing 4 story and 1 basement hotel, which has 116 unit guest rooms with 4,200 SF restaurant and 2,000 SF banquet room on approximately 1.38 acres.

2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (approximate height, setback, etc.).

The surrounding areas are zoned commercial and allow similar use as proposed at this location.

VI. CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 1-3-96


(Signature)

For C.U.P & P.U.D., SITE PLAN

Filing Date 9/23/96

Applicant Name Yong Ju Kwon, AIA

Address 695 S. Vermont Ave. #505 L.A., Ca. 90005

Phone (213) 365-1145

Subject Property Location _____

Requested Action existing hotel remodelling to allow 2,935.50 SF building addition for new 1,308 SF coffee shop and new 1,627.50 SF banquet room, and to provide new 744 SF retail space at existing office and main hall, and to change the existing 2,000 SF banquet room to cafe (Proposed use; 115 unit hotel w/ 5,508 SF restaurant and coffee shop, 2,000 SF cafe, 744 SF retail space, and 1,627.50 SF banquet room)
A preliminary review of your application finds that:

_____ Your application is complete. Your application will be heard by the _____ and is tentatively scheduled for public hearing on _____. From the filing date shown above, the City has a 30-day time limit to further review your application. The City will notify you in writing of anything incomplete. The hearing date mentioned above is, therefore, subject to change depending on application completeness, meeting date availability, work load and further staff analysis of the project.

_____ Your application is incomplete. The items which are checked and/or circled on the attached Filing Instruction sheet must be corrected or completed and the whole application package resubmitted to the Development Services Department and determined complete before processing can begin.

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

EXHIBITS

All of the following exhibits and the requested information for each shall be completed. If any exhibit or any requested information is missing or inadequate, the entire application package will be returned to the applicant. No partial applications will be accepted or held by the Development Services Department.

The applicant must submit twenty-five (25) sets of plans at the time of application. Each set of plans, except for the colored exhibit, must be stapled together in the following order (top to bottom):

1. Area Map
2. Existing Facilities Plan
3. Plot Plan
4. Floor Plan
5. Elevations
6. Landscape Plan
7. Sign Program Plan
8. Preliminary Grading Plan
9. Lighting Plan
10. Preliminary Title Report

Plans must also be folded by the applicant to a size approximately 11 inches by 14 inches and in such manner as to show the title block. Plans which are not folded will not be accepted for further processing.

COMPLETE
YES NO

I. DETAILED DRAWINGS

A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-FIVE (25) COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200' REDUCED TO 8 1/2" x 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK (APPLICANT'S NAME AND DATE DRAWN).
2. SHOW ALL THE PROPERTIES WITHIN 300' OF THE SUBJECT PROPERTY, WITH THE SUBJECT PROPERTY CLEARLY DESIGNATED.
3. SHOW ASSESSOR'S BOOK, BLOCK, AND PARCEL NUMBERS FOR THE SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 300'.
4. SHOW ALL STREETS AND THEIR NAMES.
5. SHOW ALL COUNTY AND MUNICIPAL BOUNDARIES.

COMPLETE
YES NO

C. PLOT PLAN (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
6. SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS, WITH REFERENCE TO SIGN PROGRAM.
7. SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES WITHIN 30 FEET OF THE SUBJECT PROPERTY.
8. SHOW ALL PROPOSED WALLS AND FENCES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
9. SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
10. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NET SIZE OF PARCEL.
 - b. TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
 - c. TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.

COMPLETE
YES NO

D. FLOOR PLANS (SEE ATTACHED EXAMPLE) - 30" x 42"
(MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
2. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
3. TITLE BLOCK.
4. EACH SEPARATE FLOOR PLAN SHALL INDICATE OVERALL SQUARE FOOTAGE AND ROOM SIZES.
5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.
6. ALL FLOOR PLANS SHALL INDICATE ELECTRICAL OUTLETS (INCLUDING GARAGE AREA).

E. ELEVATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM SIZE)

ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-FIVE (25) COPIES OF ELEVATIONS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
2. SCALE: 1/8" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
4. ALL ROOF, WINDOW, AND DOOR HEIGHTS SHALL BE DIMENSIONED.
5. TITLE BLOCK.

* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER,

COMPLETE
YES _____ NO _____
✓

B. EXISTING FACILITIES PLAN (SEE ATTACHED EXAMPLE) -
30" x 42" (MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES DRAWN AT THE SAME SCALE AS THE SITE PLAN AND AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW EXISTING BUILDING LOCATIONS DIMENSIONED TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL EXISTING ADJACENT STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS AND MEDIANS DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES. SHOW ALL DRIVEWAYS ON OPPOSITE SIDE OF STREET FROM PROJECT.
5. SHOW ALL EXISTING SIGNS INCLUDING LOCATIONS, SIZE, HEIGHT AND TYPE.
6. SHOW AND LABEL ALL EXISTING WATER, SEWER AND UTILITY LINES SERVING THE SUBJECT PROPERTY.
7. SHOW AND LABEL ALL EXISTING EASEMENTS (UTILITY, VEHICULAR ACCESS, PARKING, ETC.) AFFECTING THE SUBJECT PROPERTY, AND WHICH ARE DESCRIBED IN THE TITLE REPORT.
8. SHOW ALL EXISTING TREES LOCATED ON THE SITE. INDICATE TYPE (LATIN AND COMMON NAME) AND APPROXIMATE SIZE (CALIPHER AND HEIGHT).
9. SHOW ALL EXISTING PERIMETER FENCES AND WALLS LABELING EACH AS TO MATERIAL TYPE, HEIGHT, AND CONDITION.
10. SHOW ALL STRUCTURES, FENCES, AND WALLS LOCATED ON CONTINGUOUS PROPERTIES AND WITHIN 30 FEET OF THE SUBJECT PROPERTY. FOR RESIDENTIAL PROJECTS INDICATE THE USE OF BUILDINGS ON ADJACENT PROPERTY AND IDENTIFY BUILDING FRONTS, SIDES, AND REAR.

COMPLETE
YES NO

D. FLOOR PLANS (SEE ATTACHED EXAMPLE) - 30" x 42"
(MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
2. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
3. TITLE BLOCK.
4. EACH SEPARATE FLOOR PLAN SHALL INDICATE OVERALL SQUARE FOOTAGE AND ROOM SIZES.
5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.
6. ALL FLOOR PLANS SHALL INDICATE ELECTRICAL OUTLETS (INCLUDING GARAGE AREA).

E. ELEVATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM SIZE)

ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-FIVE (25) COPIES OF ELEVATIONS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
2. SCALE: 1/8" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
4. ALL ROOF, WINDOW, AND DOOR HEIGHTS SHALL BE DIMENSIONED.
5. TITLE BLOCK.

* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER,

COMPLETE
YES NO

E. ELEVATIONS (continued)

THE APPLICANT MAY SUBMIT EITHER A SUPPLEMENTAL SHEET SHOWING BUILDING ELEVATIONS WITH THE LANDSCAPING, SIGNS OR OTHER ARCHITECTURAL FEATURES ADDED OR AN ARTIST'S RENDERING OF THE PROPOSED PROJECT.

F. ROOF PLAN: A ROOF PLAN (BIRD'S EYE VIEW) SHALL BE SUBMITTED FOR EACH BUILDING TYPE.

G. LANDSCAPE PLAN: A LANDSCAPE PLAN SHALL BE SUBMITTED. THIS PLAN SHALL INDICATE TYPE, COMMON AND LATIN NAME, SIZE AND LOCATION OF TREES, AND TYPE AND LOCATION OF SHRUBS AND GROUNDCOVERS. EXISTING TREES ON SITE TO BE INCORPORATED INTO THE PROPOSED PROJECT SHOULD ALSO BE SHOWN. PLAN SHALL TAKE INTO ACCOUNT ANY GRADE DIFFERENCES AS SHOWN ON PRELIMINARY GRADING PLAN.

H. SIGN PROGRAM PLAN (SEE ATTACHED EXAMPLES): TWENTY-FIVE (25) COPIES REDUCED TO 8 1/2" X 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:

1. PYLON SIGNS (5 ACRE MINIMUM LOT SIZE REQUIRED)

- a. LOCATION, NUMBER, AND HEIGHT (ABOVE FINISHED GRADE).
- b. SQUARE FOOTAGE OF SIGN FACE PLUS OVERALL DIMENSIONS.
- c. COLOR AND STYLE OF LETTERS, TRIM, AND BACKGROUND CLEARLY DESIGNATED.
- d. NUMBER OF TENANTS.
- e. ELEVATION OF SIGN WITH MATERIALS AND COLORS CLEARLY DESIGNATED.
- f. SAMPLE COLOR CHIPS OF EACH COLOR USED OR COLORED PLANS.

2. MONUMENT SIGNS

- a. LOCATION, NUMBER, AND HEIGHT.
- b. SQUARE FOOTAGE OF SIGN FACE PLUS OVERALL DIMENSIONS.
- c. COLOR AND STYLE OF LETTERS, TRIM, AND BACKGROUND.

N/A

N/A

COMPLETE
YES NO

C. PLOT PLAN (continued)

- d. BUILDING AREA, COVERAGE AND HEIGHT.
 - e. TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES, AND PERCENTAGES OF EACH.
 - f. TOTAL SQUARE FEET OF LANDSCAPED AREA INCLUDING SETBACKS AND (c.), ABOVE.
11. FOR RESIDENTIAL PROJECTS, SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
- a. NUMBER OF UNITS.
 - b. TOTAL BUILDING COVERAGE IN SQUARE FEET AND AS A PERCENT OF SITE AREA.
 - c. TOTAL NUMBER OF COVERED AND GUEST PARKING SPACES, BOTH COMPACT AND REGULAR SIZE SPACES AND PERCENTAGES OF EACH.
 - d. TOTAL SQUARE FEET OF ALL COMMON RECREATION AREAS AND AVERAGE COMMON AREA PER UNIT.
 - e. FOR RESIDENTIAL PROJECTS, SHOW ALL COMMON RECREATION AREAS AND PRIVATE PATIO AREAS AND DIMENSIONS OF EACH.
 - f. DENSITY AS SQUARE FEET PER UNIT.
 - g. DENSITY AS NUMBER OF UNITS PER ACRE.
 - h. NUMBERS OF ONE- TWO- AND THREE-BEDROOM UNITS AND SQUARE FOOTAGES OF EACH TYPE.
 - i. BUILDING HEIGHT.
 - j. TOTAL LANDSCAPE AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF PARKING AREA.
 - k. TOTAL SQUARE FEET OF LANDSCAPED AREA, INCLUDING SETBACKS AND (i.), ABOVE, BUT EXCLUDING COMMON AND PRIVATE RECREATION AREA.
13. FOR RESIDENTIAL PROJECTS SHOW TENANT PARKING ALLOCATION PLAN.
14. FOR COMMERCIAL PROJECTS, INDICATE PROPOSED USES AND THE AMOUNT OF SQUARE FOOTAGE FOR EACH USE.
15. FOR ALL PROJECTS, INDICATE PROPOSED UTILITY METER LOCATIONS AND ELECTRICAL TRANSFORMERS.

COMPLETE
YES / NO

C. PLOT PLAN (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-FIVE (25) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
6. SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS, WITH REFERENCE TO SIGN PROGRAM.
7. SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES WITHIN 30 FEET OF THE SUBJECT PROPERTY.
8. SHOW ALL PROPOSED WALLS AND FENCES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
9. SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
10. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NET SIZE OF PARCEL.
 - b. TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
 - c. TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.

COMPLETE
YES NO

H. SIGN PROGRAM PLAN (continued)

- d. ELEVATION ABOVE FINISHED GRADE, SIGN WITH MATERIALS AND COLORS INDICATED.
- f. SAMPLE COLOR CHIPS OF EACH COLOR USED OR COLORED PLANS.

3. WALL SIGNS

- a. APPLICANT SHALL SUBMIT BUILDING ELEVATIONS INCORPORATING TYPICAL WALL SIGNAGE (SINGLE CHANNEL LETTERS OR CAN SIGNAGE) FOR EACH PROPOSED TENANT OR USE, INCLUDING A DETAIL INDICATING SIZE, HEIGHT, AND COLORS. THESE ELEVATIONS SHALL BE SEPARATE FROM THE BUILDING ELEVATIONS REQUIRED AS PART OF THE SITE PLAN SUBMITTAL.

4. OTHER SIGNAGE (IF APPLICABLE)

- a. DIRECTIONAL SIGNS, LOGOS, CANOPY SIGNS, ETC., MAY BE REQUIRED DEPENDING ON TYPE OF PROJECT AND LOCATION. SIGNAGE SHALL COMPLY WITH ALL CODE PROVISIONS.

I. PRELIMINARY GRADING PLAN AND CROSS SECTIONS: A PRELIMINARY GRADING PLAN AND CROSS SECTION INDICATING ANY EXISTING OR PROPOSED GRADE CHANGE AND ITS RELATIONSHIP TO THE PROJECT IS TO BE SUBMITTED ONLY IF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

J. LIGHTING PLAN (IF APPLICABLE): A LIGHTING PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH THE LANDSCAPE PLAN INDICATING THE FOLLOWING:

1. HEIGHT OF LIGHT STANDARDS
2. PLACEMENT
3. METHOD OF SHIELDING
4. DRAMATIC LIGHTING (BUILDING ACCENT, SECURITY, LIGHTING FOR SPECIAL LANDSCAPING EFFECT).

K. PLAN PHOTOS: 8" x 10" REPRODUCIBLE PHOTOS OF EXISTING FACILITIES PLAN, PLOT PLAN, FLOOR PLAN, ELEVATIONS, SIGN AND LANDSCAPE PLANS MUST BE SUBMITTED.

N/A

N/A

COMPLETE
YES _____ NO _____

L. COLORED EXHIBIT: ONE OF THE TWENTY-TWO (22) SETS OF PLANS SHALL CONTAIN COLORED EXHIBITS OF THE SITE PLAN AND ELEVATIONS. THE COLORED ELEVATIONS OR RENDERINGS SHALL BE REPRESENTATIVE OF THE FINAL COLOR PLAN FOR THE PROJECT. THE COLORED EXHIBIT SHALL NOT BE FOLDED.

II. OTHER EXHIBITS

✓ _____
THE APPLICANT SHALL SUBMIT ONE COPY OF EACH OF THE FOLLOWING FORMS AND DOCUMENTS:

A. EVIDENCE OF TITLE:

EVIDENCE OF TITLE, SECURED THROUGH A TITLE INSURANCE COMPANY VIA A PRELIMINARY TITLE REPORT, SHOWING CURRENT OWNERSHIP AND ENCUMBRANCES (MAJOR DEDICATIONS AND EASEMENTS) IS NEEDED TO SATISFY THE REQUIREMENT THAT THE RECORDED OWNER BE KNOWN AND CONSENTS TO THE FILING OF THE APPLICATION. THE REPORT MUST HAVE BEEN COMPLETED WITHIN SIX (6) MONTHS PRIOR TO FILING THE APPLICATION.

✓ _____
B. LETTER OF AUTHORIZATION (FORM ATTACHED TO APPLICATION)

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

N/A _____
C. LIST OF PROPERTY OWNERS:

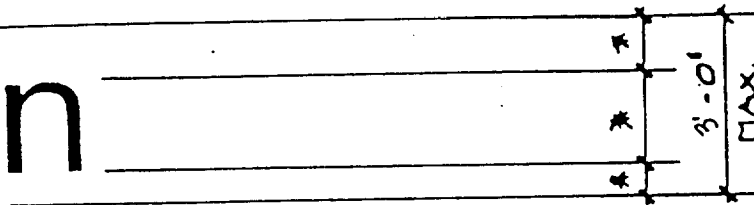
THIS LIST IS TO BE SUBMITTED ONLY IN CASES WHERE PROPERTY THAT IS WITHIN 300 FEET OF THE SUBJECT PROPERTY FALLS OUTSIDE OF THE GARDEN GROVE CITY LIMITS. THE LIST SHOULD CONTAIN ONLY THOSE PROPERTY OWNERS AND ADDRESSES FOR THE PROPERTY OUTSIDE THE GARDEN GROVE CITY LIMITS. THESE PROPERTIES ARE TO BE SUBMITTED AS TYPED NAMES AND ADDRESSES ON GUMMED LABELS.

✓ _____
D. ENVIRONMENTAL INFORMATION FORM:

THE FORM MUST BE ACCURATELY COMPLETED, TYPED AND SUBMITTED WITH THE APPLICATION.

SIGN 

ALL UPPER CASE

Sign 

LOWER CASE W/ LARGER INITIAL OR
LOWER CASE W/ UPPER CASE INITIAL

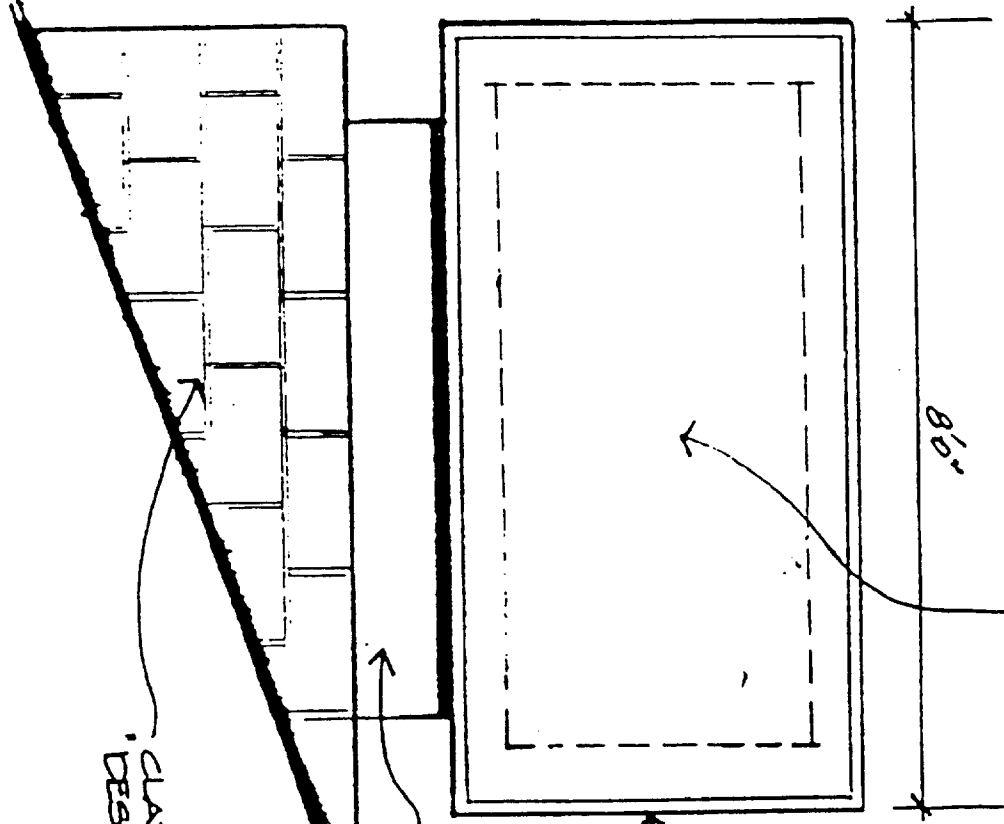
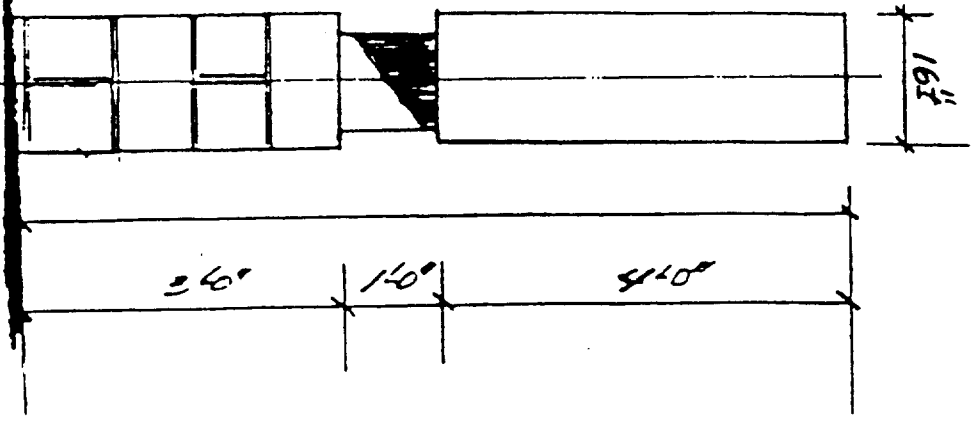
SIGN 

ALL UPPER CASE W/ LARGER INITIAL

* AS REQUIRED FOR LETTER STYLE

FASCIA SIGN LETTER TYPE & DIMENSIONS

END VIEW



Monument Sign

FOR SIGNAGE SEE SHEET 2

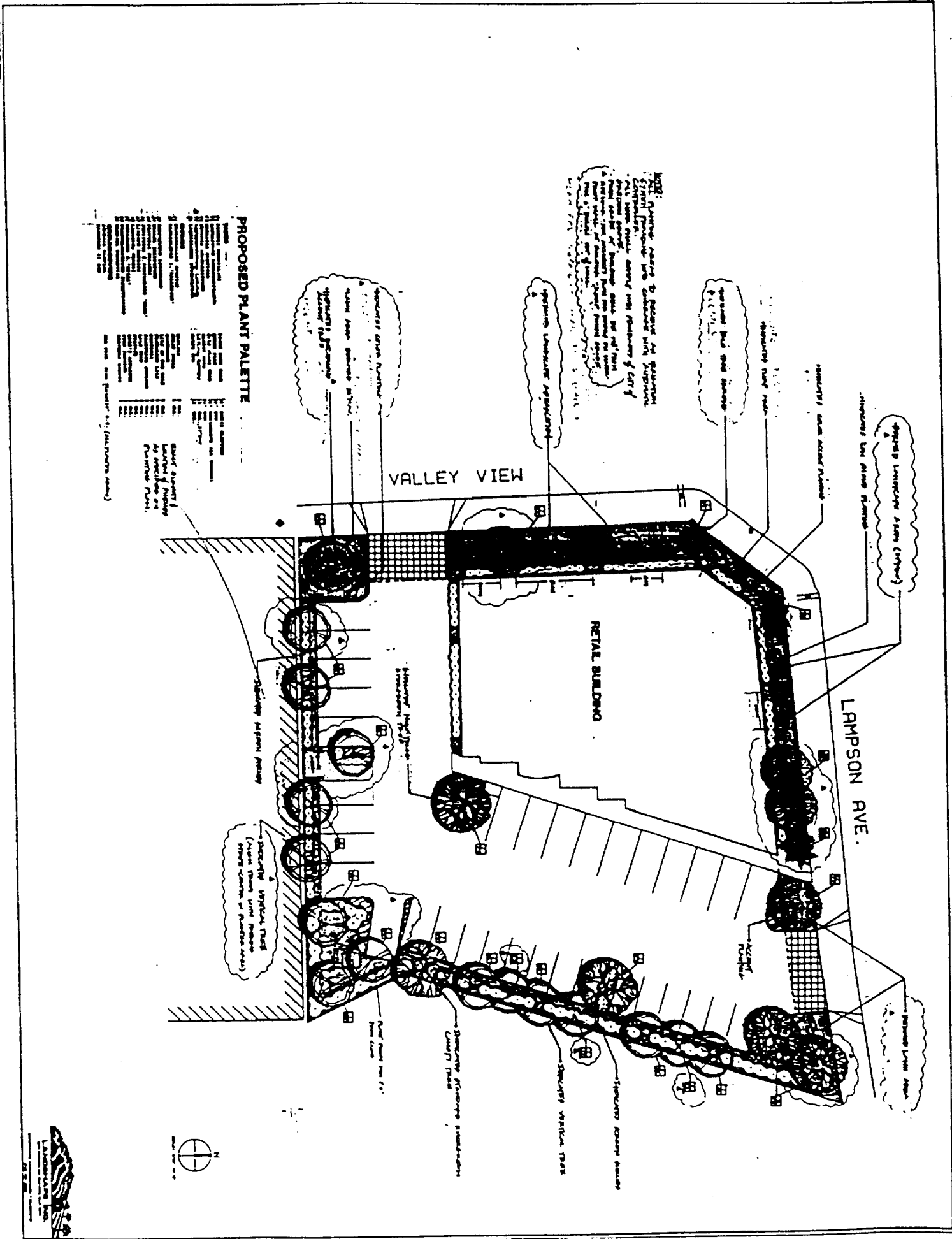
CLAY BRICK
DESERT SUNNISE

WHITE METAL

RED METAL TRIM

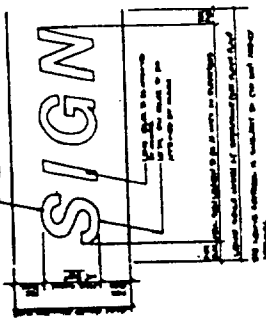
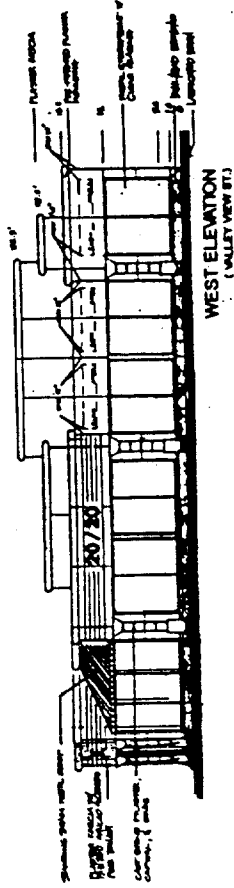
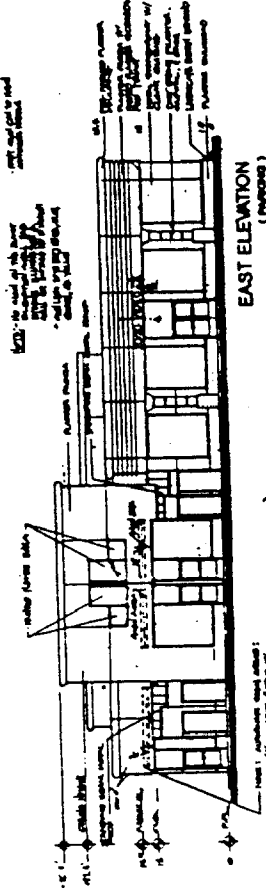
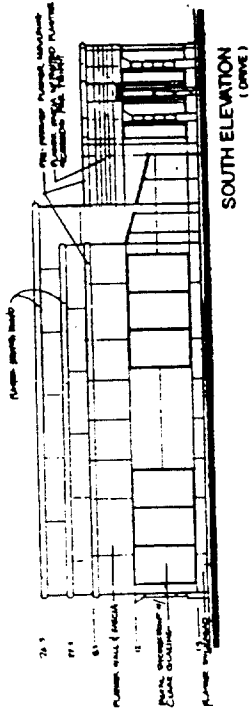
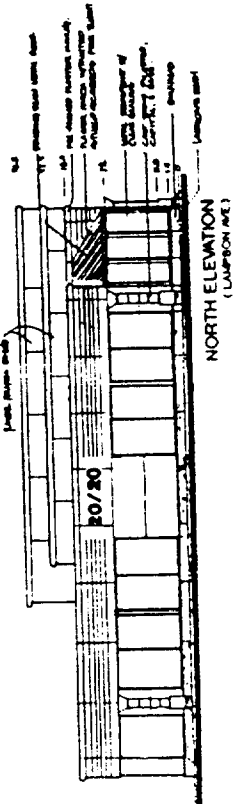
SAMPLE SIGN CRITERIA

EXAMPLE OF LANDSCAPE PLAN



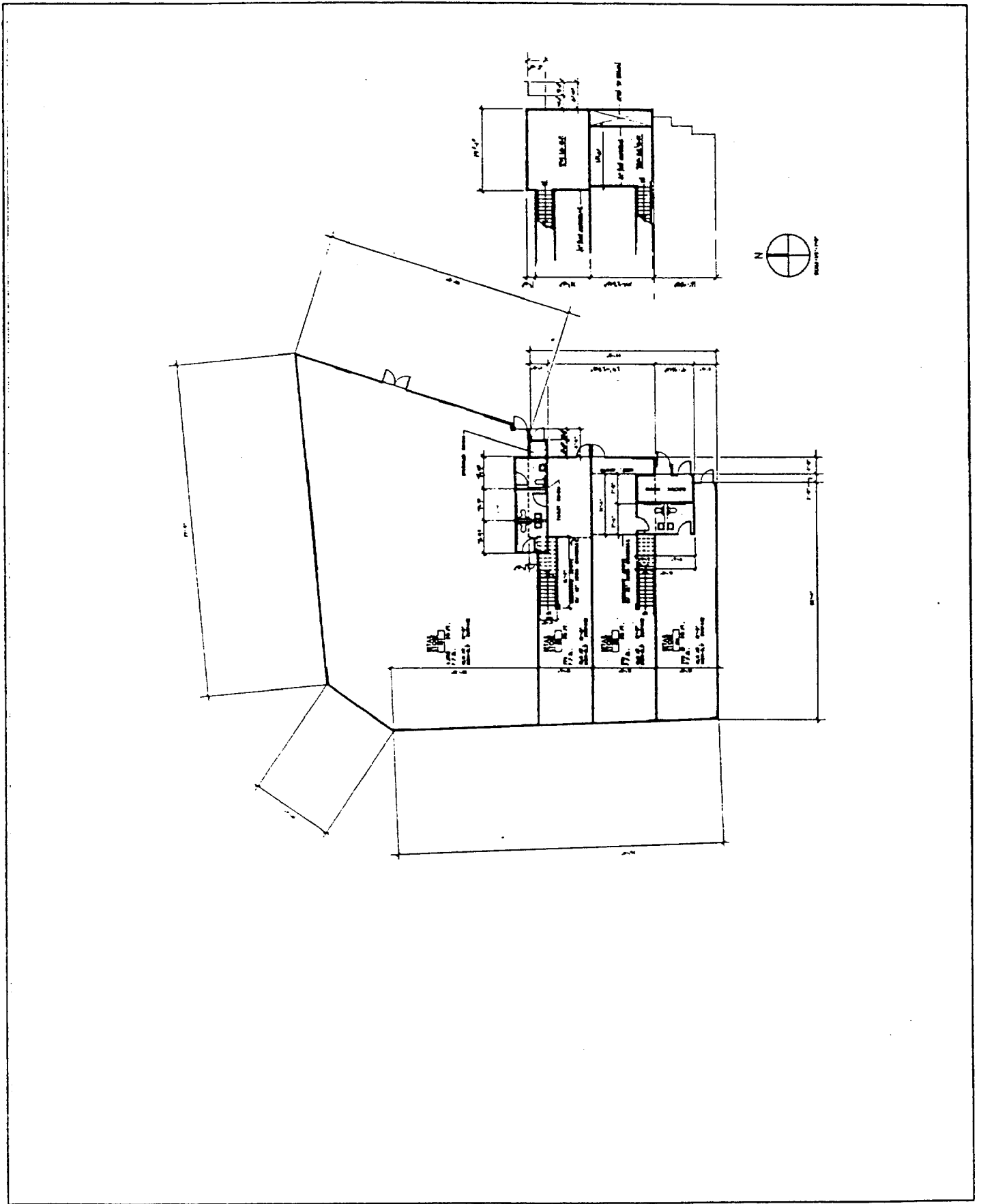
EXAMPLE OF ELEVATIONS

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

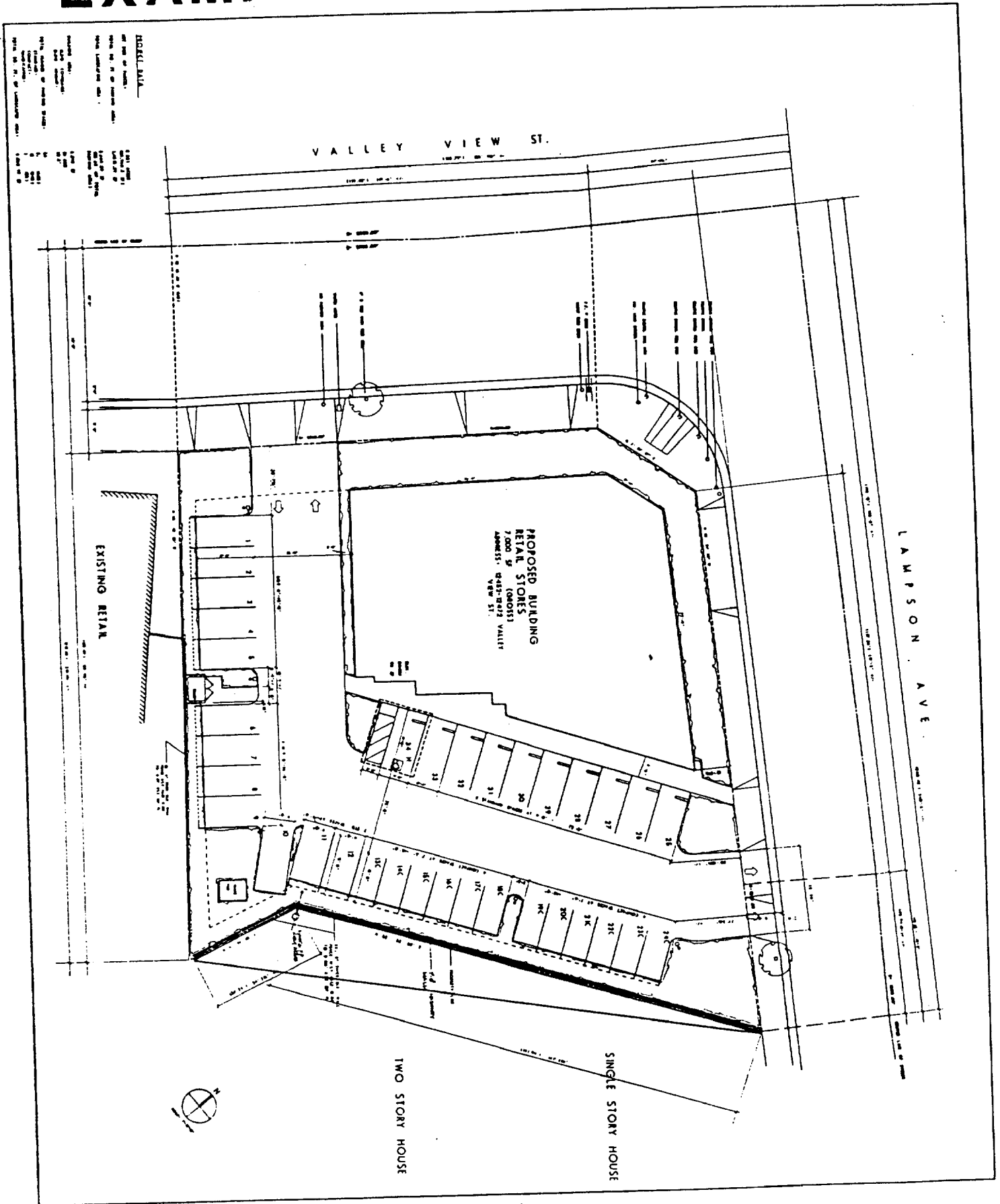


CHANNEL LETTER SIGN CRITERIA

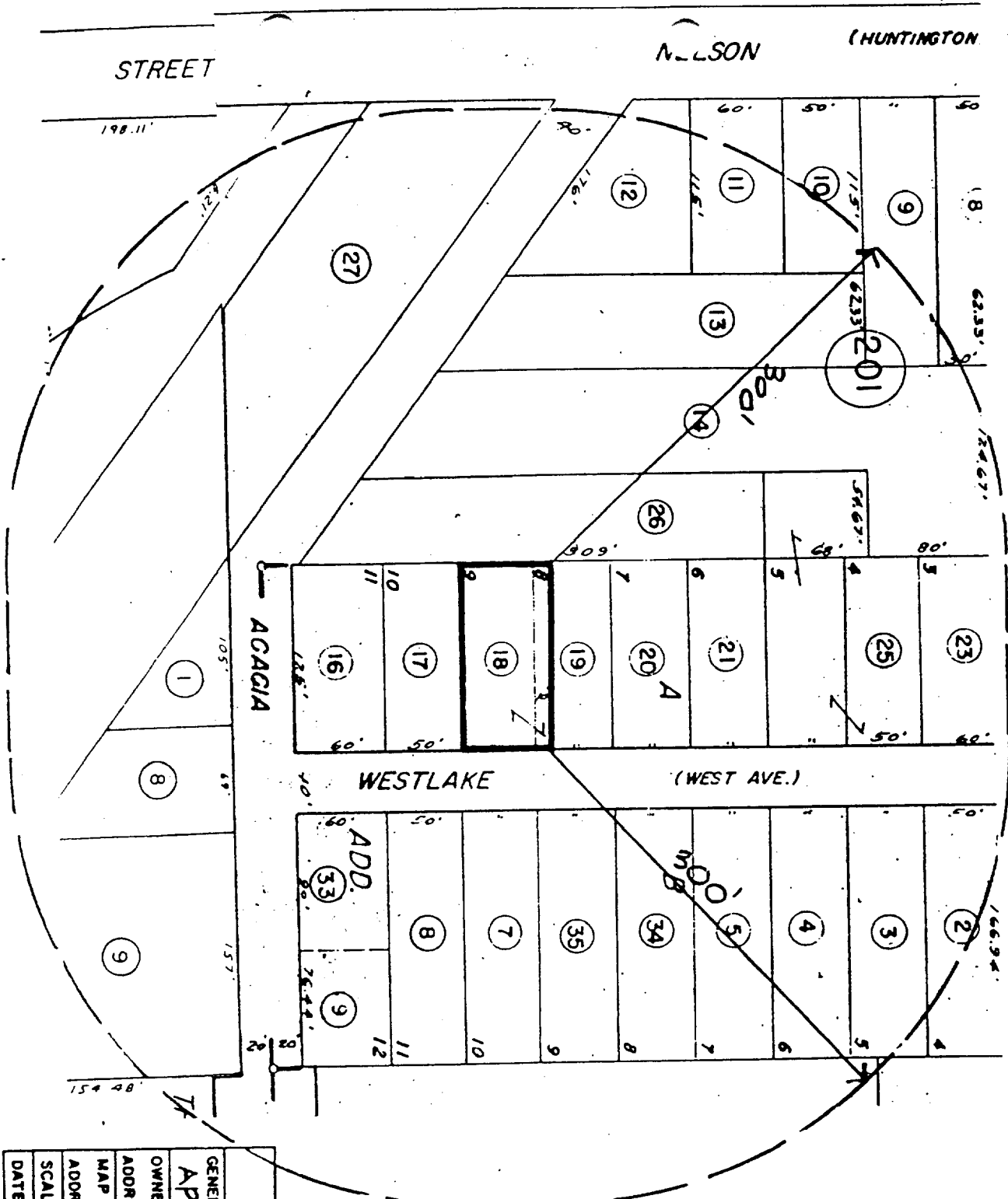
EXAMPLE OF FLOOR PLAN



EXAMPLE OF PLOT PLAN



AREA MAP



AREA MAP

GENERAL DESCRIPTION OF PROPERTY:
AP N_e 089-201-16

OWNER: _____ TEL. _____

ADDRESS: _____

MAP PREPARED BY: _____

ADDRESS: _____ CASE NO. _____

SCALE: 1" = 100'

DATE: _____

COMPLETE
YES _____ NO _____

III. ADDITIONAL INFORMATION

THE FOLLOWING ITEMS ARE NEEDED IN ORDER TO ACCEPT YOUR APPLICATION AS COMPLETE.

A. _____

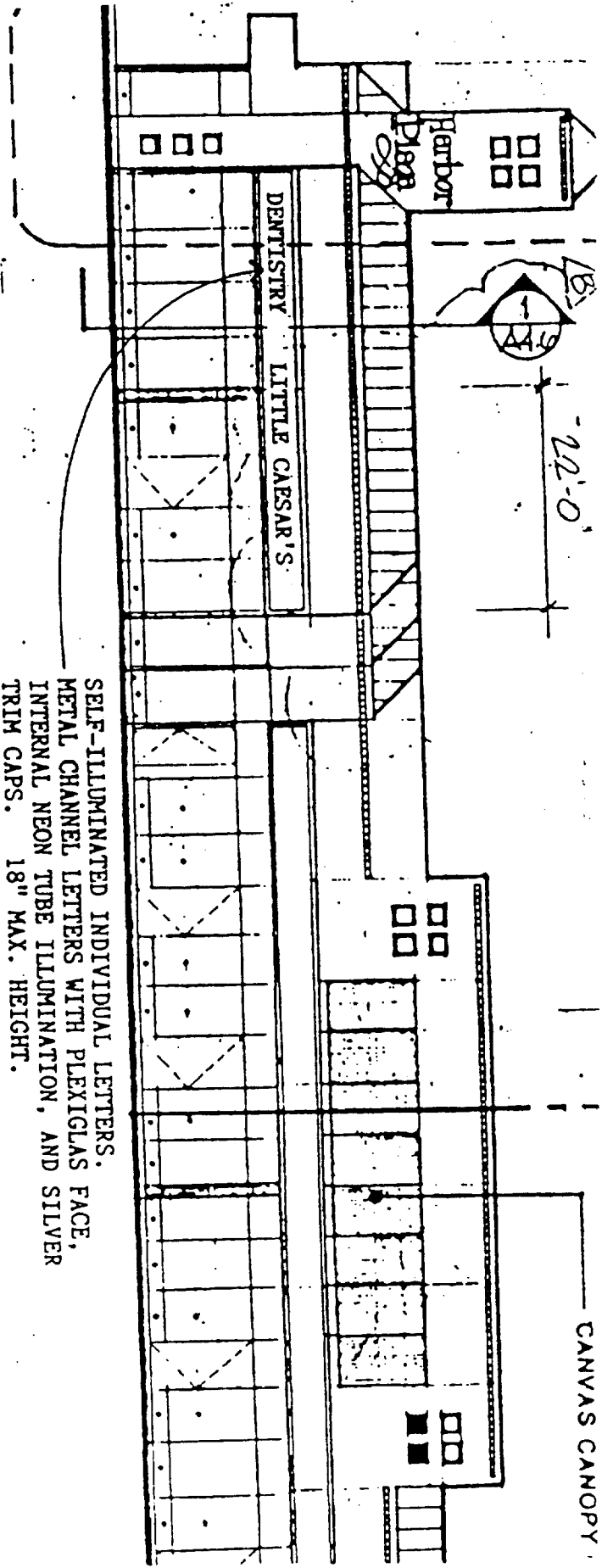
B. _____

C. _____

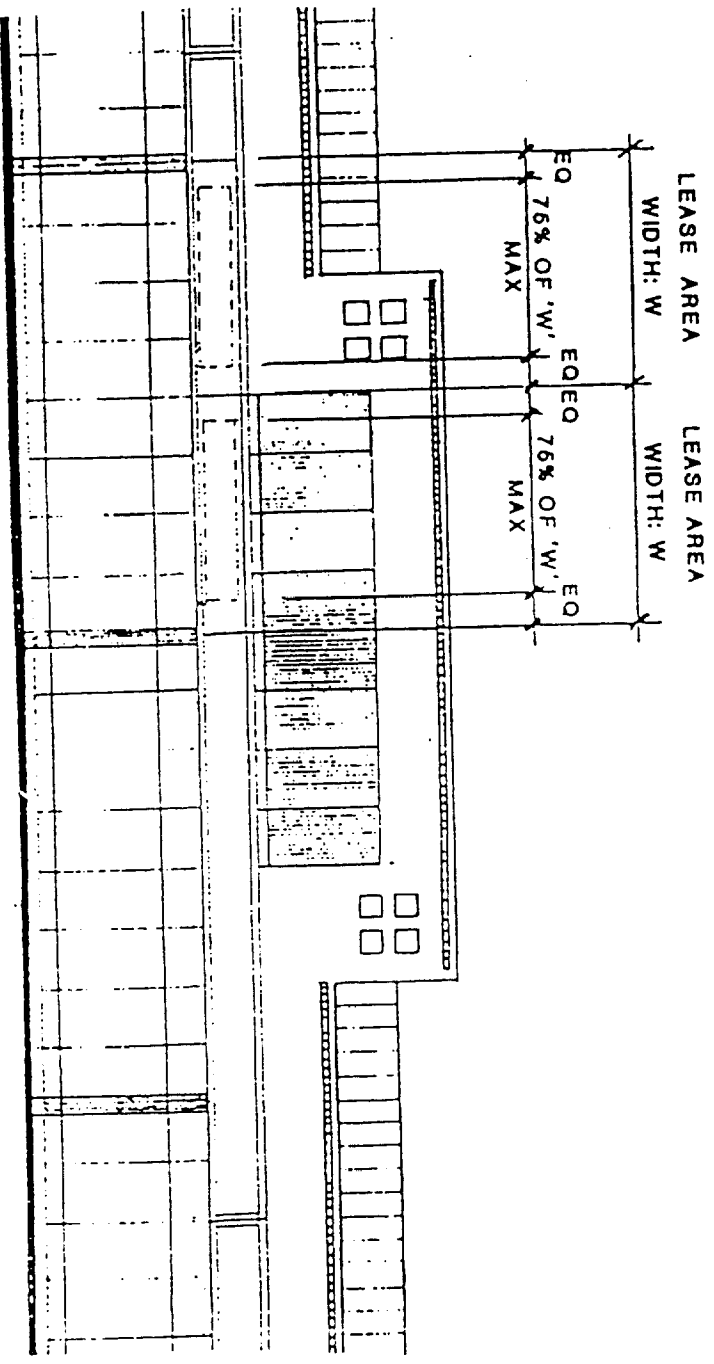
D. _____

E. _____

0738R/499A
07/11/90



SELF-ILLUMINATED INDIVIDUAL LETTERS.
 METAL CHANNEL LETTERS WITH PLEXIGLAS FACE,
 INTERNAL NEON TUBE ILLUMINATION, AND SILVER
 TRIM CAPS. 18" MAX. HEIGHT.



TYPICAL STOREFRONT ELEVATION

FORM NO. 6084
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY FORM - 1990

ORDER NO.: 32-85290-03
POLICY NO.: 160015

SCHEDULE A

TOTAL FEE FOR TITLE SEARCH,
EXAMINATION AND TITLE
INSURANCE \$5,636.80

POLICY AMOUNT: \$3,020,000.00

POLICY DATE: MAY 24, 1996 AT 8:00 A.M.

1. NAME OF INSURED:

GARDEN GROVE PALACE HOTEL, INC., A CALIFORNIA CORPORATION

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS POLICY IS:

A FEE

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

GARDEN GROVE PALACE HOTEL, INC., A CALIFORNIA CORPORATION

4. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 87-161, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 241 PAGES 29 AND 30 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES), WHICH ARISE BY REASON OF:

PART I

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

PART II

1. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, ARE A LIEN NOT YET PAYABLE TO BE LEVIED FOR THE FISCAL YEAR 1996/1997.
2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
4. THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID LAND AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS PROVIDED IN FEBRUARY 15, 1881 IN BOOK 77, PAGE 292 OF DEED OF LOS ANGELES COUNTY.
5. COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS BASED ON RACE, COLOR OR CREED) AS CONTAINED IN THE DECLARATION OF RESTRICTIONS RECORDED IN BOOK 1968 PAGE 298 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR THE PURPOSE AS SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR OFFERED FOR DEDICATION ON THE RECORDED MAP OF SAID TRACT.

PURPOSE:
AFFECTS:

PUBLIC UTILITIES
THE EASTERLY 5 FEET OF THAT PORTION
OF SAID LAND FORMERLY BEING A
PORTION OF LOT 60 OF SAID TRACT NO.
1165.

7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS PROVIDED IN THE DEED RECORDED IN BOOK 2067 PAGE 226 OF OFFICIAL RECORDS.

PURPOSE: POLE LINES AND CONDUITS
AFFECTS: THE EASTERLY 6 FEET OF THAT PORTION OF SAID LAND FORMERLY BEING A PORTION OF LOT 60 OF TRACT NO. 1165.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS PROVIDED IN THE DEED RECORDED IN BOOK 2067 PAGE 227 OF OFFICIAL RECORDS.

PURPOSE: POLE LINES AND CONDUITS
AFFECTS: THE WESTERLY 5 FEET OF THE NORTHERLY 277 FEET OF SAID LAND

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS PROVIDED IN THE DEED RECORDED IN BOOK 2082 PAGE 121 OF OFFICIAL RECORDS.

PURPOSE: POLE LINES AND CONDUITS
AFFECTS: THE EASTERLY 5 FEET OF THAT PORTION OF SAID LAND FORMERLY BEING A PORTION OF LOT 60 OF TRACT NO. 1165.

SAID DOCUMENT ALSO CONTAINS RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA.

10. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: POLE LINES AND CONDUITS
RECORDED: IN BOOK 2349 PAGE 628, OF OFFICIAL RECORDS
AFFECTS: THE REAR 5 FEET OF SAID LAND

11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS PROVIDED IN THE DEED RECORDED IN BOOK 2673 PAGE 529 OF OFFICIAL RECORDS.

PURPOSE: ROAD
AFFECTS: THE WEST 10 FEET OF THAT PORTION OF SAID LAND FORMERLY BEING A PORTION OF LOT 60 OF TRACT NO. 1165.

AN AGREEMENT RELATING TO SAID EASEMENT, DATED FEBRUARY 23, 1945 EXECUTED BY M. M. CRAWLEY AND WELTON E. TYHURST AS GRANTOR AND FRANK GAILEY AND MARY GAILEY, AS GRANTEE, RECORDED MAY 7, 1956 IN BOOK 3500 PAGE 85 OF OFFICIAL RECORDS, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR FULL PARTICULARS.

12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS PROVIDED IN THE DEED RECORDED JUNE 8, 1989 AS INSTRUMENT NO. 89-301815 OF OFFICIAL RECORDS.

PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN


13. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AND ANY OTHER OBLIGATIONS SECURED THEREBY:

AMOUNT: \$1,800,000.00
DATED: MAY 1996
TRUSTOR: GARDEN GROVE PALACE HOTEL, INC., A CALIFORNIA CORPORATION
TRUSTEE: NORTH AMERICAN TITLE COMPANY
BENEFICIARY: THE COMMERCIAL BANK OF KOREA, LTD.
RECORDED: MAY 24, 1996 AS INSTRUMENT NO. 96-0260846 OF OFFICIAL RECORDS

14. A FINANCING STATEMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SHOWING:

DEBTOR: GARDEN GROVE PALACE HOTEL, INC.
SECURED PARTY: THE COMMERCIAL BANK OF KOREA, LTD.
RECORDED: MAY 24, 1996 AS INSTRUMENT NO. 96-0260847 OF OFFICIAL RECORDS

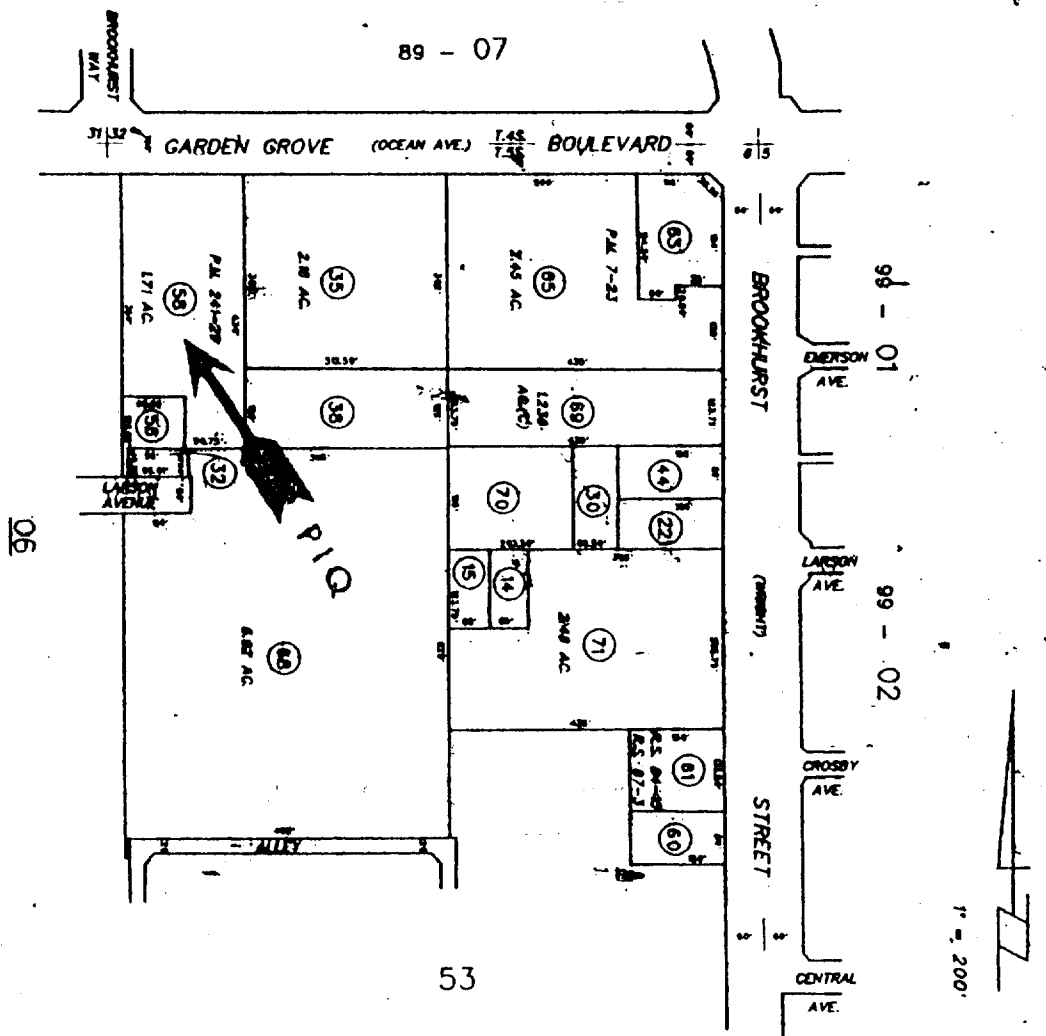
NORTH AMERICAN TITLE INSURANCE COMPANY



AUTHORIZED SIGNATORY

POR. NE 1/4, NE 1/4, SEC. 6, T. 55N, R. 70W.

98 - 07



The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 98 PAGE 07 COUNTY OF ORANGE

APR 1951



1951