

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. POD-101-87 B.192 Case Planner Paul
 Date Filed 6/2 Application Det. Complete 8/4 Hearing Date 7-23 Hearing Body PC
 * * * * * 11-12

Applicant Paul Kim & Associates Owner Yong Horn Cho
 Address 430 Campus Dr #211 Newport Bch Address 3411 W. Olympic Blvd L.A
 Phone (714) 852-1103 92660 Phone (213) 735-3534 90019
 * * * * *

Site Address 1022 GG Blvd Assessor Parcel No(s) 098-070-58
 Site Location S/5 GG Blvd E/O Kerry General Plan Com
 City Map Coordinate M13 Current Zone POD-101-87
 Zone Map Coordinate _____ Proposed Zone _____
 * * * * * (213) 735-3104 Fax

PROCESSING INFORMATION

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

HEARING BODY ACTIONS

Zoning Administrator

Decision No. Admin. Action No. Approved Denied Continued To

Planning Commission

Resolution No. Approved Denied Continued to

City Council

Resolution No. Ordinance No. Approved Denied Continued To

Agency for Community Development

Resolution No. Ordinance No. Approved Denied Continued To

* * * * *

MINOR MODIFICATIONS

Type (Describe) _____

Hearing Body _____ Date _____ Decision _____

Case Planner _____

Identification No. _____

DEVELOPMENT SERVICES DEPARTMENT

POD-101-97 / REV 92

PUBLIC HEARING NOTICE WORKSHEET

Subject Site: (See Attached Map-Red Circles)

098-070-58

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

1. Total Subject Site _____

300 Foot Radius (See Attached Map-Yellow Circles)

() * <u>098-070-58</u>	() <u>062-37</u>	() <u>071-08</u>
() <u>56</u>	() <u>38</u>	() <u>07</u>
() <u>32</u>	() <u>16</u>	() <u>06</u>
() <u>68</u>	() <u>20</u>	() <u>05</u>
() <u>35</u>	() <u>33</u>	() <u>24</u>
() <u>39</u>	() <u>32</u>	() <u>363-02</u>
() <u>066-01</u>	() <u>22</u>	() <u>↓</u>
() <u>↓</u>	() <u>21</u>	() <u>09</u>
() <u>09</u>	() <u>071-30</u>	() <u>098-003-24</u>
() <u>061-25</u>	() <u>14</u>	() <u>25</u>
() <u>03</u>	() <u>13</u>	() <u>21</u>
() <u>↓</u>	() <u>11</u>	() _____
() <u>05</u>	() <u>12</u>	() _____
() <u>17</u>	() <u>25</u>	() _____

2. Total 300' Radius _____

Analyst _____	_____	Total to be notified (1+2) _____
Analyst _____	_____	Total parcels on map _____
Clerical _____	_____	Total parcels on printout _____
Analyst _____	_____	_____
Date _____	Planning Supervisor _____	Date _____

* () indicates total number of parcels in range

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

PUD -1-87/R'92 file

PUD-101-87

City of Garden Grove

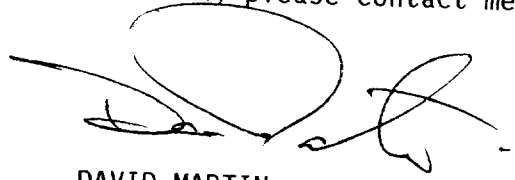
INTER-DEPARTMENT MEMORANDUM

To: Don Butterfield
 From: Dave Martin
 Dept: Development Services
 Dept: Development Services
 Subject: RAMADA INN
 Date: February 17, 1994

A walk through inspection of the lobby and nightclub areas in the Ramada Inn has revealed numerous issues of concern to the Building Services Division. The following items are Building Code Violations:

1. Conversion of Conference/Assembly Room area to a Nightclub with interior partitions - 91 Uniform Building Code (UBC), Section 301(a) *Permits required
2. Alteration to the path of exiting and door hardware - 91 UBC, Chapter 33; 91 UBC Section 301(a) *Permits required
3. Glass partition wall constructed full height adjacent to the nightclub (north side) - 91 UBC, SECTION 301(A) *Permits required
4. Full height section of wall added, located at the top of the stairs adjacent to the nightclub entrance - 91 UBC, Section 301(a) *Permits required
5. Metal framed/glass enclosure walls added to form a retail sales area, located in the northwest corner of the lobby area. 91 UBC, Section 301(a) *Permits required

If you have any further questions or requirements from Building Services Division, please contact me at ext. 5338.



DAVID MARTIN
Building Inspection Supervisor
Building Services Division

pc: R. Peters
M. Summerlin
P. Wernquist

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.

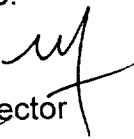
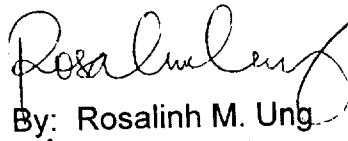
At the same public hearing meeting, the Planning Commission also approved Conditional Use Permit No. CUP-305-96, contingent upon City Council action on the Planned Unit Development, to allow the existing hotel facility to continue to operate under a State Alcoholic Beverage Control (ABC) Type "47" (On-Sale 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

ORDINANCE NO.

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.**

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

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

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

ORDINANCE NO. 2251

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

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

SECTION 1:

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

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

SECTION 2:

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

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

AUTO RENTAL AGENCY

BARBER OR BEAUTY SALON

BOOK AND MAGAZINE STAND

CAMERA SALES

GIFT AND SOUVENIR SALES

HEALTH CLUBS with the approval of a Conditional Use Permit.

JEWELRY SALES

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

RESTAURANT

TICKET AGENCY

TRAVEL AGENCY

SECTION 3:

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

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

ATTEST:

/s/ FRANK KESSLER
MAYOR

/s/ CAROLYN MORRIS, CMC
CITY CLERK

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

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

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

and was passed on January 19, 1997 by the following vote:

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

/s/ CAROLYN MORRIS, CMC
CITY CLERK

EXCERPTS
PLANNING COMMISSION MINUTES

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

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

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

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

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

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

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

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

RAMADA® INN

Aug. 24, 1992

Mr. Frank A. Schuma
Director of Development Service Dept.
City of Garden Grove
11391 Acacia Parkway, Garden Grove.

RE : Revision to P.U.D.-101-87 & PM-87-161

Dear Mr. Schuma :

As per your request at our meeting on Aug. 10, 1992, I am resubmitting the revision from our original plan for Health Club and Night Club.

1. I would like to convert the existing Banquet room to Night Club, for which I already have the Liquor License.
2. In liue of Dancing floor at restaurant, I would like to put the dancing floor at second floor Night Club.
3. At the Night club of second floor, I would like to provide Bar.
4. I want to recude one guest room for space more space for exercise room for Health Club.
5. Certain day of week will be for the male and rest of the week for female.
6. Masseuses to be same sex of the day.
7. Health Club will be open to public. We will use our front deak of hotel for cashior of the health club.
Addmission ticket will be sold at front desk.
8. The owner, operator and all massueses shall comply with the Garden Grove Municipal Code sections 5.12.010 through 5.12.120 which have been enclosed for your reference.

Your deep cooperations will be much appreciated.

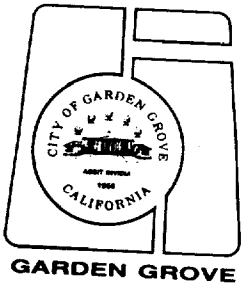
Please contact me if you have any question about this.

Thank you.

Sincerely yours,



Yong Heon Cho / Owner



CITY OF GARDEN GROVE, CALIFORNIA

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

December 4, 1992

Paul Kim & Associates
4630 Campus Drive
Newport Beach, CA 92660

REFERENCE: Planned Unit Development No. PUD-101-87/Revised'92
Conditional Use Permit No. CUP-111-92

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 11, 1992.

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

Respectfully,

Frank A. Schuma, Director
Development Services Department

Enclosure

RESOLUTION NO. 4286

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

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

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

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

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.24.030 and 9.12.020, are as follows:

ACTION

PLANNED UNIT DEVELOPMENT REVISION:

FACTS:

The subject site is approximately 1.38 acres in area.

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

The site is improved with a hotel and restaurant.

FINDINGS AND REASONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT:

FACTS:

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

Hotels often have health clubs for their guests.

The hotel is permitted various ancillary uses.

FINDINGS AND REASONS:

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

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

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

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

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

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

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

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

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

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

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

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

4. The site is adequately served by:

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

Other public or private service facilities as required.

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

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

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

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

CONDITIONS OF APPROVAL:

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

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

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

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

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

ADOPTED this 19th day of November, 1992.

/s/ ANTHONY INGEGNERI
CHAIRMAN

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

CEQA - NEGATIVE DECLARATION

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

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

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

CONDITIONAL USE PERMIT NO. CUP-111-92

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

/s/ PRISCILLA STIERSTORFER
SECRETARY

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

CONSIDERATION OF PUD-101-87/REV'92
TO ALLOW A TWO-STORY 2,100 S.F.
ADDITION AND TO PERMIT HEALTH CLUBS
SUBJECT TO CUP APPROVAL AND AN
APPEAL OF A CONDITION OF APPROVAL
FOR CUP-111-92
AT 10022 GARDEN GROVE BOULEVARD
January 5, 1992
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As there has also been an appeal of the Conditional Use Permit, a City Council resolution upholding the Planning Commission's restrictions or upholding the applicant's appeal is also required.

DISCUSSION

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

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

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

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

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

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

CONSIDERATION OF PUD-101-87/REV'92
TO ALLOW A TWO-STORY 2,100 S.F.
ADDITION AND TO PERMIT HEALTH CLUBS
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permitted health clubs. The area to the east and west is zoned C-3 (Heavy Commercial); the area to the north, across Garden Grove Boulevard is zoned C-2 (Community Commercial); the area to the south is zoned R-1 (Single Family Residential) and O-S (Open Space). All of these surrounding areas, with the exception of the R-1 (Single Family Residential) area, would permit health clubs either automatically or through the Conditional Use Permit process.

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


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

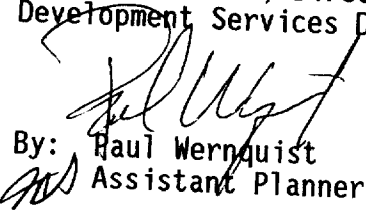
The request for public use of the health club raised some issues that may create problems for the site as well as for maintaining an orderly operation of the business. The site provides 164 parking spaces for the hotel, restaurant, night club, health club and other retail uses. The original approval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

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

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

FRANK A. SCHUMA, Director 
Development Services Department


By: Raul Wernquist
Assistant Planner

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

A P P E A L

Request for City Council or Planning Commission
Public Hearing

TO: CITY CLERK
CITY OF GARDEN GROVE

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

92/Cup-111-92

Reasons to appeal

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

(Use additional sheets if necessary)

Date: Dec. 16, 1992

Appeal Fee: _____

(see reverse)

Appellant: YONG HOON CHO

Address: 17507 Regima Ave

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

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

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

REQUEST:

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

VARIANCES(S)/WAIVER(S):

None

PROJECT STATISTICS

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

PARKING:

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

BUILDING HEIGHT:

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

BACKGROUND:

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

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

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

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

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

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

DISCUSSION:

Planned Unit Development Revision:

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

Revision of Uses:

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

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

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

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

Site Plan Revision:

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

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

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

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

Requirement for a Conditional Use Permit:

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

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

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

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

ISSUES:

Parking:

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

Massage/Resting Area:

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

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

Noise:

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

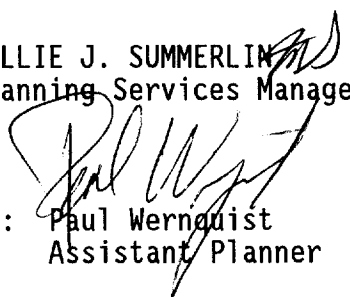
CONDITIONAL USE PERMIT:

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

CONCLUSION:

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

MILLIE J. SUMMERLIN
Planning Services Manager

By: 
Paul Wernquist
Assistant Planner

APPROVED FOR AGENDA LISTING

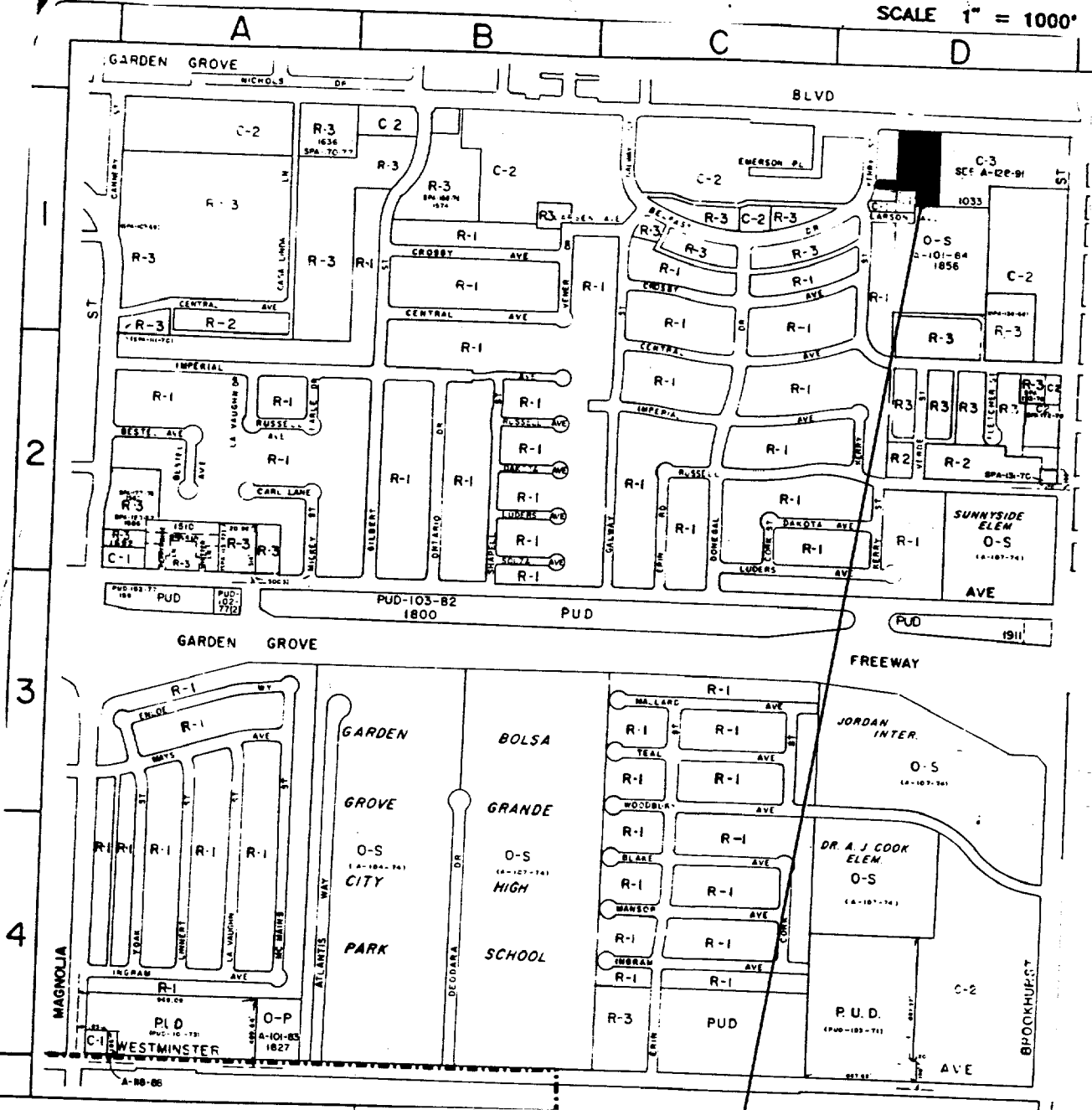

FRANK A. SCHUMA, Director
Development Services Department

pud10187.sr
11/05/92

VICINITY MAP



SCALE 1" = 1000'



CITY OF GARDEN GROVE
CALIFORNIA
ZONING MAP PART D-8

SUBJECT SITE
PUD-101-87/Rev. '92
CUP-111-92

Date Completed September 29, 1992

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

I. BACKGROUND

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

II. ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

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

- | | | | |
|--|-------|----------|----------|
| 1. Is the project to be located in an area with a high probability of soil liquefaction? | _____ | _____ | <u>X</u> |
| 2. Is the project site located on or adjacent to a known or suspected earthquake fault? | _____ | <u>X</u> | _____ |
| 3. Is the project within a 100-year flood plain? | _____ | _____ | <u>X</u> |
| 4. Is the project to be located under the flight path for an airport? | _____ | _____ | <u>X</u> |
| 5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill? | _____ | _____ | <u>X</u> |

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

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

SEE ATTACHMENT "A"

V. DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

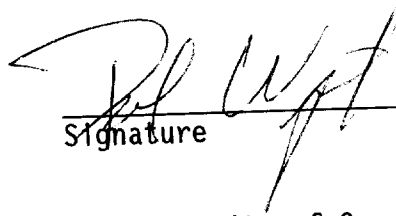
- Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Yes Maybe No

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

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

September 29, 1992
Date


Signature

For City of Garden Grove

ATTACHMENT A

INITIAL STUDY CHECKLIST RESPONSES

CASE NO. CUP-111-92
PUD-101-87 REV'92

II. ENVIRONMENTAL IMPACTS

1. Earth (Yes Maybe No)

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

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

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

2. Air (Yes Maybe No)

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

3. Water (Yes Maybe No)

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

4. Plant Life (Yes Maybe No)

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

5. Animal Life (Yes Maybe No)

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

6. Noise (Yes Maybe No)

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

7. Light & Glare (Yes Maybe No)

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

8. Land Use (Yes Maybe No)

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

9. Natural Resources (Yes Maybe No)

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

10. Risk of Upset (Yes Maybe No)

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

11. Population (Yes Maybe No)

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

12. Housing (Yes Maybe No)

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

13. Transportation/Circulation (Yes Maybe No)

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

14. Public Services (Yes Maybe No)

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

15. Energy (Yes Maybe No)

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

16. Utilities (Yes Maybe No)

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

17. Human Health (Yes Maybe No)

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

18. Aesthetics (Yes Maybe No)

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

19. Recreation (Yes Maybe No)

The proposal will not impact existing public recreational facilities.

20. Cultural Resources (Yes Maybe No)

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

21. Mandatory Findings of Significance

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

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

1. Soil Liquefaction

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

2. Earthquake

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

3. Flood

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

4. Flight Path

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

5. Landfill

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

SITE PLAN AND SITE PLAN AMENDMENTS

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE., GARDEN GROVE ON THURSDAY, July 23, 1992 AT 7 PM TO CONSIDER

Planned Unit Development No PUD-101-87 Rev 92
SITE PLAN NO.

THE APPLICANT, (typist takes name & address from blue sheet) IS REQUESTING A Revision to PUD-101-87 to allow a health club, ~~and the construction~~ ^{an addition} of a 2,000 square feet and conversion of 1,100 s.f. of hotel space to a health club
ON ~~AN~~ APPROX. ~~S.F.~~ SITE LOCATED IN THE PUD

(Planned Unit Development) ZONE. THE SUBJECT SITE IS LOCATED on the s/s GG Blvd E/o Kerryst.
AT 10022 Garden Grove Blvd.

SITE PLAN AMENDMENT NO.

THE APPLICANT, (typist takes name & address from blue sheet) is REQUESTING TO REZONE THE SITE FROM THE _____
(_____) ZONE TO THE _____
(_____) ZONE. ADDITIONALLY, THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT _____

ON AN APPROX. _____ S.F. SITE. THE SUBJECT SITE IS LOCATED

AT _____

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.

CONDITIONAL USE PERMIT

THE GARDEN GROVE ^{Planning Commission} ~~ZONING ADMINISTRATOR~~ WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE ON ~~WEDNESDAY~~ ^{Thursday} July 23, 1992 AT ~~10 AM~~ ^{?pm} TO CONSIDER CONDITIONAL USE PERMIT

NO. CUP-111-92

THE APPLICANT, (typist takes name & address from blue sheet) IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW a 3,100 s.f.

health club to operate

IN THE PUD (Planned Unit Development) ZONE, ~~FO~~

~~OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE - " " "~~

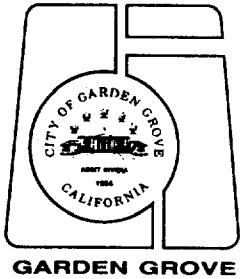
THE SUBJECT PROPERTY IS LOCATED on the south side of G.G Blvd
E/o Korry Street @ 10022 Garden Grove Blvd

USE ONE OF THE FOLLOWING:

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.

-OR-

THE CITY OF GARDEN GROVE HAS DETERMINED THAT THIS ACTION IS EXEMPT PURSUANT TO CEQA. FOR INFORMATION PLEASE CALL 741-5312 OR INQUIRE IN ROOM 220.



CITY OF GARDEN GROVE, CALIFORNIA

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

November 12, 1992

CERTIFIED MAIL

Paul Kim & Associates
4630 Campus Drive
Newport Beach, CA 92660

SUBJECT: Case No. PUD-101-87/Rev.92/CUP-111-92
Hearing before the Planning Commission
Date and Time: November 19, 1992 - 7 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 connection with the subject Public Hearing.

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

Respectfully,

Frank A. Schuma, Director
Development Services Department

By: Millie J. Summerlin
Planning Services Manager

cc: Yong Hoon Cho

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- 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 Fee will provide you the signature of the person delivered to and the date of delivery.

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:

Paul Kim & Associates
4630 Campus Drive #211
Newport Beach, CA 92660

4a. Article Number

P045 318 095

4b. Service Type

- Registered Insured
- Certified COD
- Express Mail Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, November 1990 *U.S. GPO: 1991-287-006

RECEIVED
NOV 18 1992
DEVELOPMENT SERVICES

DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- 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 Fee will provide you the signature of the person delivered to and the date of delivery.

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 Hoon Cho
3411 W. Olympic Blvd.
Los Angeles, CA 90019

4a. Article Number

P045 318 096

4b. Service Type

- Registered Insured
- Certified COD
- Express Mail Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, November 1990 *U.S. GPO: 1991-287-006

RECEIVED
NOV 18 1992
DEVELOPMENT SERVICES

DOMESTIC RETURN RECEIPT

P 045 318 095

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail



P 045 318 096

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)



Yong Hoon Cho
3411 W. Olympic Blvd.
Los Angeles, CA 90019

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	\$
Postmark or Date	11/12/92

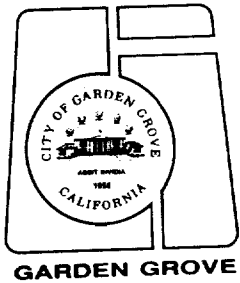
PN-TEXT PUD-101-87
 USER PATRICIA 06/22/92 5 12/12/92
 1 *****
 3 THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC
 4 HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,
 5 GARDEN GROVE, ON THURSDAY NOVEMBER 19, 1992 AT 7 P.M. TO
 6 CONSIDER PUD-101-87/REV. 92.
 7 THE APPLICANT, PAUL KIM & ASSOCIATES, 4630 CAMPUS DRIVE,
 8 NEWPORT BEACH, IS REQUESTING REVISION TO PUD-101-87 TO
 9 ALLOW HEALTH SPAS AS A CONDITIONAL USE & TO CONSTRUCT A
 10 2,100 S.F. SECOND-STORY ADDITION TO ALLOW THE CONSTRUC-
 11 TION OF A HEALTH SPA ON AN APPROX. 77,513 S.F. SITE
 12 LOCATED IN THE PUD (PLANNED UNIT DEVELOPMENT) ZONE.
 13 THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF
 14 GARDEN GROVE BOULEVARD EAST OF KERRY STREET AT
 15 10022 GARDEN GROVE BOULEVARD.
 16 THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE
 17 DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE
 18 A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT
 19 TO CEQA. FOR INFORMATION CALL 741-5312 OR INQ. RM. 220.

[405] 1 items listed out of 1 items.
 :LIST PN-TEXT "CUP-105-92-R92"

*****CORRECTED NOTICE - MEETING DATE CHANGE*****
 THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC
 HEARING IN THE COMMUNITY CENTER, 11300 STANFORD AVENUE,
 GARDEN GROVE, ON THURSDAY NOVEMBER 19, 1992 AT 7 P.M. TO
 CONSIDER PUD-101-87/REV. 92.
 THE APPLICANT, PAUL KIM & ASSOCIATES, 4630 CAMPUS DRIVE,
 NEWPORT BEACH, IS REQUESTING REVISION TO PUD-101-87 TO
 ALLOW HEALTH SPAS AS A CONDITIONAL USE & TO CONSTRUCT A
 2,100 S.F. SECOND-STORY ADDITION TO ALLOW THE CONSTRUC-
 TION OF A HEALTH SPA ON AN APPROX. 77,513 S.F. SITE
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 THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF
 GARDEN GROVE BOULEVARD EAST OF KERRY STREET AT
 10022 GARDEN GROVE BOULEVARD.
 THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE
 DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE
 A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT
 TO CEQA. FOR INFORMATION CALL 741-5312 OR INQ. RM. 220.

PUD-101-87	08907105 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403
PUD-101-87	08907106 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
PUD-101-87	08907107 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
PUD-101-87	08907108 NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635
PUD-101-87	08907111 SU, CHENG IM (SM)	9392 STONEHAVEN CIR	GARDEN GROVE, CA	92641
PUD-101-87	08907112 NELSON, JOHN C TR (TR)	1440 N HARBOR BLVD	FULLERTON, CA	92635
PUD-101-87	08907113 FRIEDLANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677
PUD-101-87	08907114 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403
PUD-101-87	08907124 BRODKHURST GARDEN (PT)	829 S SAN GABRIEL BL	SAN GABRIEL, CA	91776
		VD		
PUD-101-87	08907125 NELSON, JOHN C TR (TR)	P O BOX 891	LONG BEACH, CA	90802
PUD-101-87	08907130 CHOI, JAE MOON (EA)	26536 ESTEBAN DR	MISSION VIEJO, CA	92691
PUD-101-87	08936302 YOUNG, STEVEN S F (SM)	10107 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
PUD-101-87	08936303 NGUYEN, LIEM K (UM)	10109 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
PUD-101-87	08936304 PETROSINE, THELMA L (WD)	10111 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
PUD-101-87	08936305 LOBIN, RICHARD M (SM)	10039 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
PUD-101-87	08936306 KIM, MYONG HWA (UM)	10041 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
PUD-101-87	08936307 PARK, HYONG DON (JT)	67 TIMBERLANE DR	WILLIAMSVILLE, NY	14221
PUD-101-87	08936308 WYLIE, EDGAR I ET AL (EA)	10045 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
PUD-101-87	08936309 HOOKER, ERIC H (JT)	10047 HIDDEN VILLAGE	GARDEN GROVE, CA	92640
		RD		
PUD-101-87	09806103 ROBERTSON, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806104 HAN, SANG HWAN (JT)	13132 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806105 CHUNG, STEVE (JT)	13142 KERRY ST	GARDEN GROVE, CA	92643
PUD-101-87	09806117 NOMURA, SHIRO (BL)	13162 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806125 RICH, JUNE (WD)	13112 KERRY ST	GARDEN GROVE, CA	92643
PUD-101-87	09806212 PARK, YONG HD (JT)	2024 SOMERSET LN	FULLERTON, CA	92633
PUD-101-87	09806214 KIM, MOK J (EA)	18831 PINTO LN	SANTA ANA, CA	92705
PUD-101-87	09806216 WILLIAM L BUCKLEY INC (BL)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708
PUD-101-87	09806220 LEE, ANDREW M (JT)	13051 KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806221 PARK, JAI DOD (JT)	9941 BELFAST DR	GARDEN GROVE, CA	92644
PUD-101-87	09806222 TSAI, LONG CHENG (UM)	12225 SOUTH ST #101	ARTESIA, CA	90701
PUD-101-87	09806232 BRUHNS, KARL A (JT)	1118 E WHITING AVE	FULLERTON, CA	92631
PUD-101-87	09806233 LEE, ANDREW M (JT)	10361 LAMPSON AVE	GARDEN GROVE, CA	92640
PUD-101-87	09806237 KIM, CHUL H (EA)	9926 GARDEN GROVE BL	GARDEN GROVE, CA	92644
		VD		
PUD-101-87	09806238 TASTI, LONG CHENG (EA)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708
PUD-101-87	09806321 MAC DONALD, WILLIAM T (CP)	2555 E CHAPMAN STE 3	FULLERTON, CA	92631
		00		
PUD-101-87	09806324 BERMUDEZ, RICHARD (JT)	9381 LUDERS AVE	GARDEN GROVE, CA	92644
PUD-101-87	09806325 PECOR, JAMES G (CP)	8832 ANTHONY AVE	GARDEN GROVE, CA	92641
PUD-101-87	09806601 CHU, KI SUNG (EA)	2777 FOXBOROUGH PL	FULLERTON, CA	92633
PUD-101-87	09806602 MC MASTERS, JAMES (CP)	187 N QUAIL LN	ORANGE, CA	92669
PUD-101-87	09806603 SEAMAN, MARIE E (WD)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641
		00		

PUD-	CHD, YONG HOON (CR)	17507 REGINA AVE	TORRANCE, CA	9050
PUD-101-87	09806605 CHD, YONG HOON (CR)	17507 REGINA AVE	TORRANCE, CA	9050
PUD-101-87	09806606 YODN, KUI B (CP)	13086 KERRY ST	GARDEN GROVE, CA	9264
PUD-101-87	09806607 YODN, KUI B (CP)	13086 KERRY ST	GARDEN GROVE, CA	9264
PUD-101-87	09806608 DOUGHERTY, THOMAS E (MR)	13096 KERRY ST	GARDEN GROVE, CA	9264
PUD-101-87	09806609 CITY OF GARDEN GROVE (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	9264
PUD-101-87	09807032 RICHARDS, ELIZABETH JANE (ND)	9801 LARSON AVE	GARDEN GROVE, CA	9264
PUD-101-87	09807035 EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919	DETROIT, MI	48288
PUD-101-87	09807038 EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919	DETROIT, MI	48288
PUD-101-87	09807056 RICHARDS, ELIZABETH JANE (ND)	9801 LARSON AVE	GARDEN GROVE, CA	9264
PUD-101-87	09807058 CHD, YONG HOON (CR)	17507 REGINA AVE	TORRANCE, CA	9050
PUD-101-87	09807068 EMLEN W HOAG FOUNDATION (ND)	P O BOX 957	GARDEN GROVE, CA	9264



CITY OF GARDEN GROVE, CALIFORNIA

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

November 5, 1992

Paul Kim & Associates
4630 Campus Drive
Newport Beach, CA 92660

RE: Planned Unit Development No. ~~PUD-101-92/Revised/92~~
Conditional Use Permit No. CUP-111-92

As a result of an error created by the newspaper for failure to legally advertise, as required by State law, your referenced application has been rescheduled for consideration by the Planning Commission at its meeting on November 19, 1992. The meeting will begin at 7:00 p.m. in the Community Meeting Center "B" Room, 11300 Stanford Avenue, Garden Grove. If you are unable to attend this meeting, please have someone represent you.

If you have any questions, please call (714) 741-5312.

Respectfully,

Frank A. Schuma, Director
Development Services Department

By: Millie J. Summerlin
Planning Services Manager

cc: Yong Hoon Cho

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- 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 Fee will provide you the signature of the person delivered to and the date of delivery.

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:

Paul Kim & Associates
 4630 Campus Drive
 Newport Beach, CA 92660

4a. Article Number

P 045 318 078

4b. Service Type

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Registered | <input type="checkbox"/> Insured |
| <input type="checkbox"/> Certified | <input type="checkbox"/> COD |
| <input type="checkbox"/> Express Mail | <input type="checkbox"/> Return Receipt for Merchandise |

RECEIVED

NOV 18 1992

DEVELOPMENT SERVICES

5. Signature (Addressee)

[Handwritten Signature]

Address (Only if requested and fee is paid)

6. Signature (Agent)

P 045 318 079



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Do not use for International Mail
(See Reverse)

PS Form 3800, June 1991

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Yong Hoon Cho 3411 W. Olympic Blvd. Los Angeles, CA 90019	
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	\$
Postmark or Date 11/5/92	

P 045 318 078



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, June 1991

Sent to:	
Paul Kim & Associates 4630 Campus Drive Newport Beach, CA 92660	
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	\$
Postmark or Date 11/5/92	

PARCEL..	PN.....	CNT..
08907105	PUD-101-87	1
08907106	PUD-101-87	1
08907107	PUD-101-87	1
08907108	PUD-101-87	1
08907111	PUD-101-87	1
08907112	PUD-101-87	1
08907113	PUD-101-87	1
08907114	PUD-101-87	1
08907124	PUD-101-87	1
08907125	PUD-101-87	1
08907130	PUD-101-87	1
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09806125	PUD-101-87	1
09806212	PUD-101-87	1
09806214	PUD-101-87	1
09806216	PUD-101-87	1
09806220	PUD-101-87	1
09806221	PUD-101-87	1
09806222	PUD-101-87	1
09806232	PUD-101-87	1
09806233	PUD-101-87	1
09806237	PUD-101-87	1
09806238	PUD-101-87	1
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09806609	PUD-101-87	1
09807032	PUD-101-87	1
09807035	PUD-101-87	1
09807038	PUD-101-87	1
09807056	PUD-101-87	1
09807058	PUD-101-87	1
09807068	PUD-101-87	1



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

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

October 29, 1992

CERTIFIED MAIL

Paul Kim & Associates
4630 Campus Drive
Newport Beach, CA 92660

RE: Planned Unit Development No. PUD-101-87/Rev.92/CUP-111-92

The Planning Commission of the City of Garden Grove will consider the referenced application at its meeting at 7:00 p.m. on

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.

Respectfully,

Frank A. Schuma, Director
Development Services Department

By: Millie J. Summerlin
Planning Services Manager

cc: Yong Hoon Cho

P 045 318 070

P 045 318 071



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to	
Yong Hoon Cho 3411 W. Olympic Blvd. Los Angeles, CA 90019	
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	\$
Postmark or Date 11/2/92	

PS Form 3800, June 1991

"CELEBRATING 35 YEARS"

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

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

Project Location: South side of Garden Grove Blvd., east of Kerry Street
at: 10022 Garden Grove Blvd.

Project Description:

Revise Planned Unit Development No. PUD-101-87 to allow health spas as a conditional use and to construct a 2,100 square foot second story addition to allow the construction of a health spa.

Name and Address of Developer or Project Sponsor:

Paul Kim & Associates
4630 Campus Dr., #211
Newport Beach, CA 92660

Phone: (714) 852-1103

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 any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number:

Paul Wernquist (714) 741-5312



Chairman, Planning Coordinating Committee

6-23-92
Date

Attachment: Initial Study of Environmental Effects

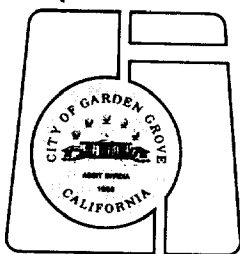
ANDER, HERBERT T TR (TR)	31 ST KITTS	LAGUNA NIGUEL, CA	92677	1
JOHN C TR (TR)	1440 N HARBOR BLVD	LAGUNA NIGUEL, CA	92677	1
WONG IM (SW)	9592 STONEHAVEN CIR	FULLERTON, CA	92635	1
JOHN C TR (TR)	1440 N HARBOR BLVD	GARDEN GROVE, CA	92641	1
ANDER, HERBERT T TR (TR)	31 ST KITTS	FULLERTON, CA	92635	1
GLADYS S (EA)	P O BOX 3294	LAGUNA NIGUEL, CA	92677	1
RST GARDEN (PT)	929 S SAN GABRIEL BL	SANTA MONICA, CA	90403	1
JOHN C TR (TR)	P O BOX 891	SAN GABRIEL, CA	91776	1
AME MOON (EA)	26536 ESTEBAN DR	LONG BEACH, CA	90802	1
STEVEN S F (SM)	10107 HIDDEN VILLAGE	MISSION VIEJO, CA	92691	1
	RD	GARDEN GROVE, CA	92640	1
LIEM K (UM)	10109 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
NE, THELMA L (WD)	RD			
	10111 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
RICHARD M (SM)	RD			
	10009 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
ONG HWA (UM)	RD			
	10041 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
ONG DON (JT)	RD			
EDGAR I ET AL (EA)	67 TIMBERLANE DR	WILLIAMSVILLE, NY	14221	1
	10045 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
ERIC H (PT)	10047 HIDDEN VILLAGE	GARDEN GROVE, CA	92640	1
	RD			
IN, RAYMOND J (JT)	13122 KERRY ST	GARDEN GROVE, CA	92644	1
ONG HWAN (JT)	13132 KERRY ST	GARDEN GROVE, CA	92644	1
TEVE (JT)	13142 KERRY ST	GARDEN GROVE, CA	92643	1
SHIRO (BL)	13162 KERRY ST	GARDEN GROVE, CA	92644	1
NE (WD)	13112 KERRY ST	GARDEN GROVE, CA	92643	1
ONG HO (JT)	2024 SOMERSET LN	FULLERTON, CA	92633	1
J (EA)	19831 PINTO LN	SANTA ANA, CA	92705	1
L BUCKLEY INC (BL)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708	1
BREW M (JT)	13051 KERRY ST	GARDEN GROVE, CA	92644	1
J DOO (JT)	9941 BELFAST DR	GARDEN GROVE, CA	92644	1
ONG CHENG (UM)	12225 SOUTH ST #101	ARTESIA, CA	90701	1
KARL A (JT)	1115 E WHITING AVE	FULLERTON, CA	92631	1
BREW M (JT)	10361 LAMPSON AVE	GARDEN GROVE, CA	92640	1
H (EA)	9926 GARDEN GROVE BL	GARDEN GROVE, CA	92644	1
	VD			
ONG CHENG (EA)	9100 BLAIR RIVER CIR	FOUNTAIN VALLEY, CA	92708	1
D, WILLIAM T (CP)	2555 E CHAPMAN STE 3	FULLERTON, CA	92631	1
	00			
RICHARD (JT)	9381 LUDERS AVE	GARDEN GROVE, CA	92644	1
MES G (CP)	8932 ANTHONY AVE	GARDEN GROVE, CA	92641	1
UNG (EA)	2777 FOXBOROUGH PL	FULLERTON, CA	92633	1
S, JAMES (CP)	187 N QUAIL LN	ORANGE, CA	92669	1
ARIE E (WD)	12662 DOTTIE CIR	GARDEN GROVE, CA	92641	1
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PUD-101-87	09806605	CHD, YONG HOON (CR)	17507	REGINA AVE	TORRANCE, CA	90504
PUD-101-87	09806604	YDON, KUI B (CF)	13086	KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806607	YDON, KUI B (CP)	13086	KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806608	DOUGHERTY, THOMAS E (NR)	13095	KERRY ST	GARDEN GROVE, CA	92644
PUD-101-87	09806609	CITY OF GARDEN GROVE (XX)	11391	ACACIA PKWY	GARDEN GROVE, CA	92640
PUD-101-87	09807032	RICHARDS, ELIZABETH JANE (ND)	9801	LARSON AVE	GARDEN GROVE, CA	92644
PUD-101-87	09807035	EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919		DETROIT, MI	48288
PUD-101-87	09807038	EMLEN W HOAG FOUNDATION (BL)	P O BOX 1919		DETROIT, MI	48288
PUD-101-87	09807056	RICHARDS, ELIZABETH JANE (ND)	9801	LARSON AVE	GARDEN GROVE, CA	92644
PUD-101-87	09807058	CHD, YONG HOON (CR)	17507	REGINA AVE	TORRANCE, CA	90504
PUD-101-87	09807068	EMLEN W HOAG FOUNDATION (ND)	P O BOX 957		GARDEN GROVE, CA	92642

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE, ON THURSDAY NOVEMBER 12, 1992 AT 7 P.M. TO CONSIDER PUD-101-87/REV. 92.

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

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQ. RM. 220.



GARDEN GROVE

PUD-101-87 Rev 92
CITY OF GARDEN GROVE, CALIFORNIA

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

August 20, 1992

Mr. Paul Kim
Paul Kim and Associates
4630 Campus Drive, Suite 209
Newport Beach, CA 92660

Dear Mr. Kim:

This letter is to follow up on the meetings of August 14, 1992 and August 17, 1992 regarding the proposed modifications to the Ramada Inn to allow a health club and night club in the hotel and live music in the existing restaurant. As we indicated to you at the meetings, several concerns have been expressed about the intended use and design of the health club. The concept of a health club for the use of overnight guests of the hotel was found to be a use similar to uses found in larger hotels and something that may be appropriate for the Ramada Inn. However, in order for staff to make the appropriate findings the following concerns must be addressed in the application:

1. The male-only orientation of the health club: To be more in keeping with similar facilities in other major hotels the facilities should be coed and contain areas for use by men and women simultaneously. It is our understanding that the operations will allow men and women access to the health club at separate times and/or days. Employees would be required to be of the same gender as the guests of the health club.
2. Staff prefers the health club to be for the use of the overnight guests of the hotel only. Should you wish to sell memberships or invite the general public to these facilities, all justifications should be outlined in a description of the operation of the business.
3. The owner, operator and all masseuses shall comply with the Garden Grove Municipal Code sections 5.12.010 through 5.12.120, which have been enclosed for your reference.
4. All entrances to the health club shall originate in the lobby area. Any secondary access from the health club to the exterior of the building or to any corridors or hallways shall be designated as an emergency exit only and shall not be used as an entrance to the health club under any circumstances. This should be indicated on the proposed plans.

Mr. Paul Kim
Paul Kim and Associates
August 20, 1992
Page 2

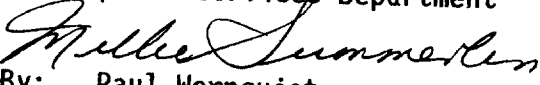
These concerns can be best addressed by revising the proposed plans and by submitting a letter describing the operation of the health club and associated uses. The revisions should include the proposed floor plan modifications to the existing restaurant on the first floor, the revised plans for the health club and the proposed floor plan for the night club on the second floor.

Once these revised plans are received, we will begin processing the application. The revisions to the Planned Unit Development (to allow a health club and night club) will require City Council approval. The Conditional Use Permit (to allow the operation of the health club, night club and entertainment in the restaurant), including the revisions to the floor plans, will be reviewed by the Planning Commission. We will schedule the Planning Commission hearings for the first available meeting.

If we can provide further information or assistance, please call Paul Wernquist at (714) 741-5312.

Respectfully,

Frank A. Schuma, Director
Development Services Department


for By: Paul Wernquist
Assistant Planner

Enclosure

been required to pay an excessive charge for services, received inadequate services, or services provided were not in compliance with the provision of this chapter, may file a written complaint with the department setting forth such allegations. The department shall notify the ambulance service operator of such complaint. The ambulance service operator shall file a written response within fifteen calendar days after receipt of notification. (Ord. 1961 § 1 (part), 1986).

5.08.160 Variance. As to all but Section 5.08.130, the health officer may grant variances from the terms of this chapter if he finds such action is necessary to protect the public health, safety or welfare. As to Section 5.08.130, the fire chief may grant variances from the terms of this chapter if he finds such action is necessary to protect the public health, safety or welfare. As to the health officer, such variances may include the issuance of a temporary license. No variance shall exceed one hundred and eighty days in duration. (Ord. 1961 § 1 (part), 1986).

5.08.170 Violation. Violation of any provision of this chapter by an ambulance service operator shall be a misdemeanor. (Ord. 1961 § 1 (part), 1986).

Chapter 5.12

BATH HOUSES – MASSAGE PARLORS

Sections:

- 5.12.010 Permit required.
- 5.12.020 Application for permit.
- 5.12.030 Permit revocation.
- 5.12.040 Hearing on permit revocation.
- 5.12.050 Permit exemption.
- 5.12.060 Inspection.
- 5.12.070 Licensed employees.
- 5.12.080 Permit display—Bath house or massage parlor.
- 5.12.090 Permit display—Masseur or masseuse.
- 5.12.100 Hours of operation.
- 5.12.110 Permit return.
- 5.12.120 Minimum lighting.

5.12.010 Permit required. No person shall engage in, conduct, manage or carry on the business of giving steam bath, shower baths, sponge baths, sun baths, mineral baths, Russian, Swedish or Turkish baths, or giving salt glows, or conduct, manage or carry on any place where such baths are given or any public bathing place which has in connection therewith a steam room, dry hot room, plunge, shower bath or sleeping accommodations without a written permit from the chief of police. No person shall operate a massage parlor or give fomentation, massage or magnetic treatment or alcohol rubs, or conduct, manage or carry on any place where fomentations, massage, or magnetic treatments or alcohol rubs are given without a written permit from the chief of police. No person shall act as a masseur or masseuse without a written permit from the chief of police. (Ord. 1995 § 1, 1987; Ord. 674 § 2 (part), 1963; prior code § 4191).

5.12.020 Application for permit. (a) Each person, before obtaining a permit to carry on the business of, or work as, a masseur or masseuse at baths and massages as listed in Section 5.12.010, shall make a written application to and upon blanks furnished by the chief of police, which shall be signed by such applicant. In addition to any other information which may reasonably be required by the chief of police, the application shall show the true name of the applicant, his fictitious name or names, if any, his age, his present address in the city or elsewhere, his proposed business address in the city, the name under which the applicant conducted any similar business, if any, and the place of his residence at such time. Together with such application the applicant shall furnish a recent photograph of himself and his fingerprints to the chief of police.

(b) An applicant to operate a massage parlor or act as a masseur or masseuse shall show proof, by diploma or certificate, of graduation from a recognized school of physical therapy.

(c) An applicant to operate a massage parlor or act as a masseur or masseuse shall, at his own expense, submit proof of physical examination by a competent physician of his choice showing the applicant has no contagious or communicable disease.

BUSINESS TAXES, PERMITS AND REGULATIONS

(d) The chief of police shall issue the permit to the applicant after all requirements provided in this chapter have been met, and if it reasonably appears to him, after investigation, that the applicant possesses good moral character and is a proper person to conduct or work at such business. The chief of police shall issue the permit to the applicant or deny the application within sixty days from the date thereof.

(e) **PROCESSING FEE.** In addition to the business operation tax certificate otherwise required by city, each application shall be accompanied with a ten dollar fee to cover the city's cost of processing the application. The fee shall not be refundable.

(f) Any applicant for a permit, as defined in subsection (a) of this section, who is refused a permit by the chief of police may, within five days of notice of refusal, appeal the refusal to the city council. (Ord. 1307 § 1, 1973; Ord. 714 § 1 (part), 1964; Ord. 674 § 2 (part), 1963; prior code § 4192).

5.12.030 Permit revocation. The city council may revoke or suspend the permit and license of any person holding same in the city, upon receiving satisfactory evidence that the permittee or licensee has been convicted of or has entered a plea of guilty to any violation of the provisions of this chapter or any other law or ordinance of the city or state relating to such business, or upon the recommendation of the chief of police. The chief of police may recommend revocation of any permit issued or granted under Section 5.12.020 if, after investigation, the permittee is found to be a person who is not of good moral character or is found not to be a proper person to conduct or work at such business, or upon receipt of evidence that the permittee or operator is engaging in immoral, improper or otherwise objectionable conduct or behavior. Whenever a permit or license has been revoked under the terms of this section, no other application for a permit to carry on a similar business by such person shall be considered for a period of one year from the date of such revocation. (Ord. 714 § 1 (part), 1964; Ord. 674 § 2 (part), 1963; prior code § 4193).

5.12.040 Hearing on permit revocation. No permit shall be revoked until a hearing thereon shall have been had by the city council, notice of which hearing, shall have been given in writing and served at least five days prior to the date of such hearing upon the holder of the permit, his manager or agent. The notice shall state the grounds of the complaint against the holder of the permit and the time and place where the hearing will be had. The notice shall be served on the holder of the permit by delivering the same to the holder, his manager or agent, or by leaving the notice at the place of business or residence of the holder with some adult person. If the holder of the permit cannot be found and service of the notice cannot be made upon him in the manner provided in this section, then a copy of the notice shall be addressed to the holder of the permit at such place of business and deposited in the United States mail at Garden Grove, California, with the postage thereon fully prepaid, at least ten days

prior to date of the hearing. The time of the notice may be shortened by the city council with the written consent of the holder of the permit. (Ord. 714 § 1 (part), 1964: Ord. 674 § 2 (part), 1963: prior code § 4193.1).

5.12.050 Permit exemption. Sections 5.12.010 through 5.12.040 shall not apply to any treatment administered in good faith in the course of the practice of any healing art or profession by any person licensed or permitted to practice any such art or profession under the provisions of the Business and Professions Code of California or of any other law of the state. (Ord. 674 § 2 (part), 1963: prior code § 4194).

5.12.060 Inspection. Each business providing baths or massages shall be open at all times during business hours to inspection by members of the Garden Grove police department. In addition, there shall be prominently displayed in the lobby, foyer or entryway of each massage parlor, a printed sign with lettering no less than three-fourth inches in height, stating "The Garden Grove Police Department has a right to inspect these premises at any time during hours of operation." (Ord. 1307 § 2, 1973: Ord. 674 § 2 (part), 1963: prior code § 4195).

5.12.070 Licensed employees. No permittee or operator of a bath house or massage parlor shall employ or utilize the services in any way of a masseur or masseuse who does not possess a valid and subsisting permit to work for the permittee. (Ord. 714 § 1 (part), 1964: Ord. 674 § 2 (part), 1963: prior code § 4196).

5.12.080 Permit display - Bath house or massage parlor. The permit issued by the chief of police to a bath house or massage parlor shall be prominently displayed in the reception area of such business at all times. (Ord. 714 § 1 (part), 1964: Ord. 674 § 2 (part), 1963: prior code § 4196.1).

and 1995
5.12.090 Permit display - Masseur or masseuse. The permit issued by the chief of police to a masseur or masseuse shall be retained on the person of such masseur or masseuse while actually engaged in such activity and will be displayed to any peace officer upon demand. (Ord. 714 § 1 (part), 1964: Ord. 674 § 2 (part), 1963: prior code § 4196.2).

5.12.100 Hours of operation. The hours of operation for a massage parlor shall be limited to seven a.m. to ten p.m. (Ord. 1307 § 3, 1973).

5.12.110 Permit return. The permit issued by the chief of police to a person to act as masseur or masseuse for a licensed bath house or massage parlor shall be returned by such masseur or masseuse to the chief of police within five days after such masseur or masseuse no longer is so employed. (Ord. 714 § 1 (part), 1964: Ord. 674 § 2 (part), 1963: prior code § 4198).

5.12.120 Minimum lighting. Minimum lighting shall be provided in accordance with the Uniform Building Code with the addition of at least one artificial white light of no less than forty watts in each enclosed room or booth where massage services are rendered. (Ord. 1307 § 4, 1973).

Chapter 5.16

BENCHES

Sections:

- 5.16.010 Bench defined.
- 5.16.020 Permit required.
- 5.16.030 Application for permit.
- 5.16.040 Fees.
- 5.16.050 Revocation of permit.
- 5.16.060 Permit expiration-Renewal.
- 5.16.070 Transfer of ownership.
- 5.16.080 Fee exception.
- 5.16.090 Permits per location.
- 5.16.100 Failure to install.
- 5.16.110 Moving-Inspection and safety.
- 5.16.120 Limitation on display.
- 5.16.130 Removal and recovery.
- 5.16.140 Bond or insurance policy.
- 5.16.150 Permit index file.
- 5.16.160 Enforcement.

5.16.010 Bench defined. For the purposes of this chapter, "bench" means a seat located upon a public way for the accommodation of passersby or persons awaiting transportation. (Prior code § 6310.1).

5.16.020 Permit required. No person shall install or maintain any bench on any street within the city without first obtaining a written permit therefor from the chief license collector



DEVELOPMENT SERVICES DEPARTMENT REPORT OF CONVERSATION

CASE NO. PUD-101-87 ANALYST Pul

WITH Paul Kim & Mr Cho COMPANY Ramada Inn

DATE 8/17 TIME 10:00

TELEPHONE CALL

PHONE NO. _____

HE/SHE CALLED

I CALLED

MEETING

LOCATION City Hall

VISIT

HE/SHE VISITED

I VISITED

LOCATION _____

SUBJECTS DISCUSSED _____

REMARKS/REACTIONS _____

FOLLOW-UP REQUIRED _____



DEVELOPMENT SERVICES DEPARTMENT REPORT OF CONVERSATION

CASE NO. PUD-101-87 Rev 92 ANALYST Paul

WITH Mr Cho & Paul Kim COMPANY Romada Inn

DATE 5/14/92 TIME 3:00pm

TELEPHONE CALL

PHONE NO. _____

HE/SHE CALLED

I CALLED

MEETING

LOCATION City Hall

VISIT

HE/SHE VISITED

I VISITED

LOCATION _____

SUBJECTS DISCUSSED Proposed modifications to Romada Inn to allow a health club and, male orientation of the club and the design of the health club specifically the massage area and lack of exercise equipment and areas.

REMARKS/REACTIONS Mr Cho indicated he was going to allow memberships to club and it would not be a traditional western health club. It would be a place where men could relax after golf, watch T.V., have a drink, be massaged and sauna. He indicated he was not opposed to some gender massuers and he wanted help from the City

FOLLOW-UP REQUIRED another meeting scheduled for monday 8/17 at 10:00am with Millie, Bill Johnson of P.D. and myself (maybe Frank Schuma)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE (APPROVING, RECOMMENDING APPROVAL, DENYING, RECOMMENDING DENIAL) OF (case #s) Planned Unit Development No PUD-101-87 Revised '92 FOR A PARCEL OF LAND LOCATED ON THE South side of Garden Grove Blvd, East of Kerry St AT (address) 10077 Garden Grove Blvd PARCEL NO. 098 070 58

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on _____, 19__, does hereby:

Recommend Revocation of Planned Unit Development No. PUD-101-87 Revised '92

Recommend Approval/Deny of the requested rezone to _____

(Approve, Recommend Approval/Recommend Denial, Deny of _____ (case #) Planned Unit Development No PUD-101-87 Revised '92

BE IT FURTHER RESOLVED in the matter of _____ (case #) PUD-101-87 Revised '92, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Paul Kim and Associates.
2. The applicant requests (TAKE DESCRIPTION FROM STAFF REPORT).
3. 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. Further, the Planning Commission finds a de minimis impact in relation to fish and game.
4. The subject property has a General Plan Land Use designation of Commercial and is zoned PUD-101-87. The subject site is improved with a hotel and restaurant.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on _____, 19__, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of _____, 19__; and

Resolution No.

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 9.24.030, are as follows:

ACTION

FACTS:

- ✓ The subject site is approximately 77,513 square feet in area,
- The subject rezone is justified in that the proposed zone is consistent with the General Plan; and
- The proposed development is a permitted use in the _____ zone; and
- The spirit and intent of the provisions, conditions, and requirements of Title 9 of the Garden Grove Municipal Code and other applicable ordinances are complied with.
- (Other)

REASONS:

- The proposed development complies with the spirit and intent of the provisions, conditions and requirements of this Chapter and other applicable ordinances.
- The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.
- The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.
- The development has a reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.
- An attractive environment for the occupants of said property will be attained through the site planning and design.
- That the proposed development will not adversely impact Public Services' ability to perform their required function.
- (Other)

PARCEL MAPS/SUBDIVISIONS:

FACTS:

___ The subject Parcel Map/Tentative Tract Map is consistent with all elements of the Garden Grove General Plan, Subdivision Map Act, and the Subdivision Ordinance Section of the Municipal Code.

___ (Other)

REASONS:

___ The design of the subdivision by including both large and small condominiums provides the type of housing identified in the housing element of the General Plan as needed in the region and can be served by existing and projected fiscal and environmental resources.

___ The configuration and placement of lots in the subdivision provides, to the extent feasible for future passive or natural heating or cooling, opportunities by alignment of lots in a north-south direction to enable each dwelling to have a southern exposure.

___ (Other)

SPECIFIC PLANS ONLY:

___ The proposed project is compatible with the intent and purpose of the _____ Specific Plan.

___ The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare.

___ The Site Plan is compatible with the intent and purpose of the Community Center/Harbor Corridor Designs Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject revised planned unit development (does/does not) possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section _____ (see below).

___ 9.24.030 (site plan)

___ 9.24.030 (amendment)

9.12.020 (PUD)

___ 9.24.030 (revocation)

___ 9.24.030 (variance)

___ 9.24.030 (condiitonal use permit)

___ 9.20.060 (Harbor Corridor Specific Plan)

___ 9.20.060 (Community Center Specific Plan)

___ 9.20.060 (Brookhurst/Chapman Specific Plan)

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 for the approval shall apply to the ___(case #)_____:

CONDITIONS OF APPROVAL:

The following conditions shall apply to ___(case #)_____ if approved:

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

front/street setbacks or the front parking area and shall be screened to the satisfaction of the Development Services Department.

③. No ^{new} roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Development Services Department prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

④. All ^{new} ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.

F. Grading, drainage, and underground utility plans are required. Any new or required block walls and/or retaining walls shall be shown on these plans. Block walls shall be developed to a height of _____ . Solid decorative masonry wall(s) shall be provided on the following property line(s) _____ . The plan shall also show colored enhanced concrete treatment or brick pavers at all new driveway entrances (type and style subject to approval by Development Services Department).

⑦. All provisions of the Development Services' Traffic Engineering Division shall be complied with. This includes, but not limited to, the following:

①. All entrances to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The signs shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.

②. All compact parking stalls shall be individually marked. All handicap parking stalls shall be marked and signed in accordance with C.V.C. 22511.8(a). All parking stalls shall be hairpin striped. All curbs not associated with a parking stall shall be painted red to prohibit parking. The minimum number of required parking spaces for this development, 164 _____ spaces, shall be provided and maintained at all times.

3. All commercial and industrial driveway approaches shall be the flared depressed type per Orange County Standard Plan 210 and have a minimum width of thirty feet (30'). Driveways shall have a minimum driveway throat of twenty feet (20') in depth.

(This applies to all multi-residential projects unless otherwise stipulated on plan and approved by the Traffic Engineer.)

4. All internal drive aisles (on site) servicing back-to-back parking, and two-way drive aisles shall be a minimum of twenty-five feet (25') in width.
5. (Other)

H. All provisions of the Garden Grove Fire Department shall be met. This includes, but not limited to, the following:

1. Any access gates provided in the development shall have a Fire Department approved Knox override key system;
2. *The proposed addition shall be fully sprinklered. The* Fire sprinkler system riser shall be located inside the building or in a room accessible from the outside of the building. Automatic Fire Sprinklers shall be provided in all buildings, regardless of fire separation walls, ~~with a "gross" floor area of 6,000 square feet or more, or 55 feet above grade or containing three or more stories, or as required by UBC Chapter 38.~~ Fire sprinkler plans shall be submitted, reviewed and approved prior to issuance of building permits. If necessary, the plans shall be coordinated with Water Services Division and Building plan check.
3. Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to an approved central alarm station prior to Fire Department final.
4. Fire sprinkler system shall be designed to utilize not more than 90 percent of the available water supply as indicated by a submittal graph as required by NFPA Standard #13.
5. Address shall be visible from the street (in contrasting colors).
6. Fire extinguishers shall be provided, locations and ratings to be determined by fire inspector.
7. (Other)

I. All provisions of the Garden Grove Police Department shall be met. This includes that the development shall comply with the Police Department's security provisions checklist.

① The business address shall be painted on the roof of each structure within the development. The paint will be of contrasting color and the numbers will be at least two feet (2') long (~~flat roof buildings only~~);

2. (Other)

② J. All provisions of the Garden Grove Public Services' Water Services Division shall be met. This includes, but not limited to, the following:

①. All improvements and modifications shall be borne by the developer/owner;

②. All one and a half inch (1 1/2") meter(s) and larger shall have an approved backflow device per City standard B-771 A or B and inspected by City cross connection specialist prior to receiving water service;

③. Any new water meter(s) shall be located in the public right-of-way as designated and approved by the Water Services Division. If on-site meter(s) location and/or water lines are necessary or required, then the developer/owner shall provide the proper easements as indicated by the Water Services Division.

④ K. All provisions of the Garden Grove Sanitation District shall be met. This includes, but not limited to, the following:

①. All trash enclosures shall be of six feet (6') high, approved concrete block material or exterior finish and have metal gates, and subject to Development Services Department approval.

2. (Other)

⑤ L. The building plans, site plans and all construction shall comply with the current editions of the U.B.C., U.P.C., U.M.C., N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.

M. The developer/owner shall submit a complete detailed landscape plan governing entire development which reflects the approved landscape plans, with any necessary modifications, as submitted under the Site Plan application. Said plan shall include type, size, location and quantity of all plant material. This includes tree retention program for existing on-site trees. It shall include irrigation

Any damaged landscaping shall be replaced with the same type, size and quantity as was on-site prior to the start of construction. All new landscaping shall be approved and inspected prior to installation.

Resolution No.

plans and staking and planting specifications. The landscape plan is also subject to the following:

1. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaped areas shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 2. Unless otherwise specified, the plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, remaining five percent (5%) may be of any size.
 3. The developer/owner is and shall be responsible for installation and maintenance of all landscaping on the property. Said responsibility shall extend to the sidewalk curb or pavement of adjoining streets.
 4. No trees shall be planted closer than five feet (5') from any public right-of-way. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontage adjacent to driveways shall be of the low height variety to ensure safe site clearance.
 5. (Other)
- N. The developer shall submit a detailed sign program as reflected in the site plan/conditional use permit submittal package. This includes size, style, colors and location(s) subject to the following:
1. All signs require a separate permit and shall be installed in accordance with the provisions of the sign ordinance and shall be approved by the Development Services Department prior to installation.
 2. (Other)
- ① No exterior piping, plumbing, or mechanical duct work shall be permitted on any exterior facade and/or visible from any public right-of-way or adjoining property.
- P. Prior to issuance of any permits for the subject site, the site's perimeter shall be secured with a six feet (6') high chain link

fence. Access gates(s) are permitted and the fence shall be removed upon construction of permanent perimeter fencing and/or completion of the project.

(RESIDENTIAL)

- Q. All rooms, except bathrooms, laundry rooms, and hallways, shall provide both phone jacks and cable T.V. outlets.
- R. Mail boxes shall be provided and installed by the developer. Design and location shall be approved by the local postmaster.
- S. All garage doors shall be approved by staff and be fully operational with an automatic garage door opener.

(PARCEL MAPS AND TRACT MAPS)

- T. A map shall be processed in accordance with the City Ordinances and the California State Subdivision Map Act. Any necessary improvements and/or dedications shall be provided as set forth by the ordinances and standards in effect. Recordation of Map shall occur prior to issuance of building permits, unless otherwise specified.

(OTHER)

- U. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47010 referred to as County Noise Ordinance as adopted:
 - 1. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - 2. Sunday and Federal Holidays may work same hours but subject to noise restrictions as stipulated in Section 8.47010 of the Municipal Code.
- V. The developer/owner shall enter into a maintenance agreement with the City of Garden Grove to ensure proper maintenance and upkeep the property.
- W. The developer shall enter into a binding development agreement with the City of Garden Grove in the instance that the developer has a legal and equitable interest in real property for which the developer has submitted a plan to develop such property. This includes the developer to pay a Development Impact Mitigation Payment in accordance with City Council Resolution.

X

The subject Site Plan shall expire one year after date of Resolution approval.

Y

(Other conditions deemed necessary.)

ADOPTED

/s/
CHAIRMAN

The developer/owner shall reconstruct ~~the~~ areas in the parking lot to drain properly to the V-gutter to the satisfaction of the City Engineer



DEVELOPMENT SERVICES DEPARTMENT REPORT OF CONVERSATION

CASE NO. PUD-101-87 Rev. 92 ANALYST Paul

WITH Julie COMPANY Cashier - Controllers office

DATE 6/15/92 TIME 3:00

TELEPHONE CALL

PHONE NO. _____

HE/SHE CALLED I CALLED

MEETING

LOCATION _____

VISIT

HE/SHE VISITED I VISITED

LOCATION _____

SUBJECTS DISCUSSED Ramada Inn check for revision to PUD and CUP for health spa bounced.

REMARKS/REACTIONS _____

FOLLOW-UP REQUIRED will phone Rotex construction and have them fix the check prior to any further processing of the items

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

- CITY ATTORNEY
- ECONOMIC DEV
- DEV. SERV DIR
- CODE ENFORCE
- OTHER

- FIRE DEPT
- PLAN CHECK
- POLICE DEPT
- PLNG SUPER
- ATTN: _____

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

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN: _____

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx. 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: S/S G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

1. THERE SHOULD BE NO MIXED USE BY FEMALE/MALE DUE TO LACK OF PRIVATE FACILITIES AND OPENESS OF ENTIRE AREA.
2. ALL EMPLOYEES WITHIN THE HEALTH SPA SHOULD BE THE SAME GENDER AS THOSE WHO ARE USING THE FACILITY AT A GIVEN TIME.
3. IF THE "M" ROOMS ARE FOR MASSAGE, THE OWNERSHIP, MANAGEMENT AND ALL EMPLOYEES MUST COMPLY WITH GBMC 5.12.010 - 5.12.120

(over)

CONDITIONS OF APPROVAL (Specific)

THIS C.U.P. CONTROLS BATH HOUSES & MASSAGE PARLORS
FOR POLICE PERMITS, HOURS OF OPERATION, INSPECTIONS, ETC.

4. THE HEALTH SPA SHALL ONLY BE USED BY
REGISTERED GUESTS AND EMPLOYEES OF THE PROMONA.

5. THIS C.U.P. SHALL EXPIRE THREE (3) YEARS AFTER
ISSUANCE UNLESS, UPON APPLICATION, A C.U.P. IS
EXTENDED BY ORDER OF THE PLANNING COMMISSION
UPON FINDING THAT THE USE HAS BEEN OPERATED
IN COMPLIANCE WITH ALL CONDITIONS OF APPROVAL
AND CODES.

PREPARED BY: [Signature] DATE: 6/10/92 EXTENSION: 5857

DIV./DEPT. HEAD: [Signature] DATE: 6/10/92 EXTENSION: 5909

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

SIGNATURE: _____ DATE: _____

PUD-101-87 Rev. 92

CUP 111-92

RECEIVED

JUN 29 1992

DEVELOPMENT SERVICES

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input checked="" type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT.	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: _____	

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN: _____

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: s/s G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

SEWER SERVICE USE FEE	\$340.00
COUNTY SANITATION DISTRICT #3	2350.00

(over)

RECEIVED JUN 3 1992

PUD-101-87 Rev. 92

CUP-111-92

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT.	<input checked="" type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: _____	

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN: _____

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: S/S G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

1. Is toilet area unisex?
2. Purpose of "Rest Room" unclear
3. Are there any special requirements for massage areas?
4. Handicap Access req'd?
5. _____
- _____
- _____
- _____
- _____

(over)

CONDITIONS OF APPROVAL (Specific)

1. RECONSTRUCT ^{areas of} PARKING LOT TO DRAIN PROPERLY TO THE V-GUTTER TO THE SATISFACTION OF THE CITY ENGINEER
2. PARCEL MAP REQUIRED FOR CONSOLIDATION. OK. P.M. - 87-161
Ap-6, 89

PREPARED BY: DIGNA RODRIGUEZ DATE: 6-17-92 EXTENSION: 5188

DIV. / DEPT. HEAD: [Signature] DATE: 6/22/92 EXTENSION: _____

REVIEWER		DATE	HOURS
<u>SAR</u>	PROJECT REVIEW	<u>6-16-92</u>	<u>0.5</u>
	STAFF MEETING		
<u>SAR</u>	FIELD CHECK	<u>6-16-92</u>	<u>0.5</u>
	MTG W/ DEVELOPER		
	OTHER		
	TOTAL		<u>1.0</u>

SIGNATURE: _____ DATE: 6-17-92

PUD-101-87 Rev. 92

CUP-116-92

RECEIVED
JUN 3 1992
PUBLIC SERVICES WATER

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT
 PLNG SUPER
ATTN:

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN:

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: S/S G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

CONDITIONS OF APPROVAL (Specific)

ALL GENERAL CONDITIONS APPLY

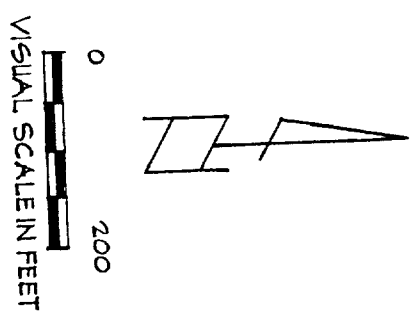
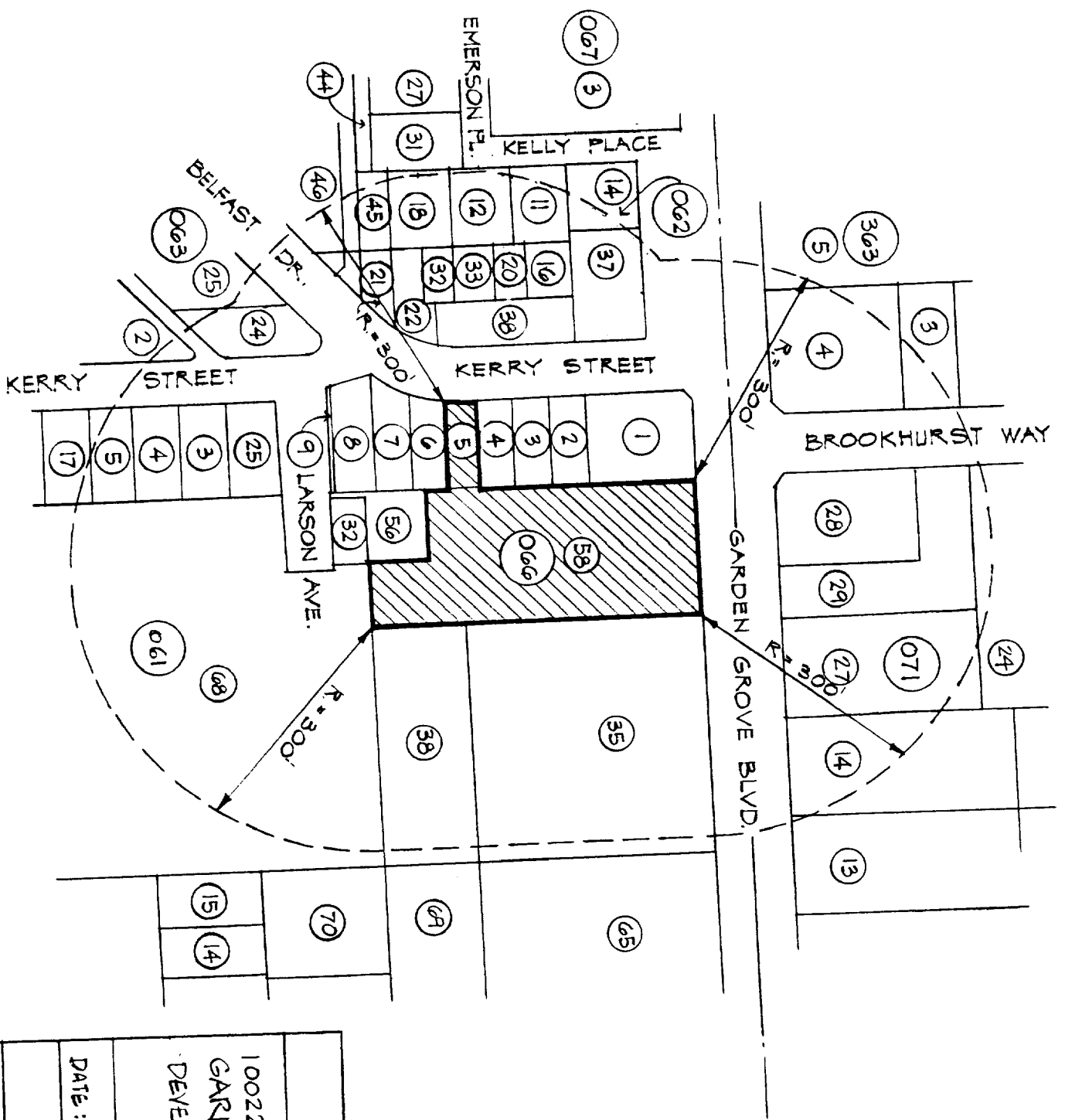
PREPARED BY: EDDITONE DATE: 6.8.92 EXTENSION: 5395

DIV. /DEPT. HEAD: R. Coman DATE: 6.8.92 EXTENSION: _____

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

SIGNATURE: _____ DATE: _____

GUIDE TO AREA MAP



AREA MAP	
10022 GARDEN GROVE BLVD., GARDEN GROVE, CA.	
DEVELOPER: YONGHOON CHO 3411 W. OLYMPIC BLVD. L.A., CA 90019	
DATE: MAY 25, '92	

RAMADA INN
PLANNING ANALYSIS

Don
For your records

1. PARKING

- A. 113 Spaces for hotel, 1 per room
- B. 56 spaces for health spa, 1 per 45 s.f.
- C. 36 spaces for restaurant, 1 per 100 s.f.
- D. 61 spaces for restaurant w/ entertainment, 1.7 per 100 s.f.

- 1. 205 spaces required w/o entertainment
- 2. 230 spaces required w/ entertainment
- 3. 164 spaces provided

2. PUD REVISION

- A. Public hearing - Planning Commission and City Council
- B. \$1,500 for revision
- C. \$250 for environmental review

3. USES

A. Hotel and Restaurant

1. Entertainment

- a) Permitted in restaurant and meeting rooms
- b) Additional entertainment areas requires new CUP

2. Support Uses

- a) Retail sales of arts and crafts
- b) Travel/ticket agency
- c) Book, magazine, newsstand
- d) Gift, souvenir sales
- e) Jewelry/camera sales
- f) Auto rental agency - no storage of vehicles
- g) Barber/beauty salon and associated sales.

4. SIGNAGE

- A. All permanent signage requires Planning Commission approval
 - 1. Monument and wall signs for hotel/restaurant i.d. only
 - 2. Window signs permitted - maximum of 15%
- B. Outside signage for ancillary uses not permitted

RAMADA INN

Building Services Division

Comments

1. The proposed improvement will trigger compliance with current disabled access standards in the following areas:
 - a. Area of new work.
 - b. Path of travel from street or handicapped parking.
 - c. Restroom facilities.
 - d. Public phones.
 - e. Drinking fountains.
2. Provide floor plans of existing building. Perform exiting analysis on the floor where the improvements are proposed.
3. Perform building area/type of construction analysis. Verify that building with additions will not exceed the allowable area based on construction type.
4. Structural/energy calculations are required. Structural system (lateral) to be compatible with existing structure.
5. Are sanitary, shower, tub, sauna facilities co-ed?

RAMADA INN

Code Enforcement Comments

1. Private or public facility?
2. Hours of operation
3. Co-ed?
4. Need for additional parking
5. Possible police problems
6. Licensing
7. Health Department concerns
8. Where are dressing rooms?

RAMADA INN

Fire Department Comments

1. Fire sprinkler required - UBC Chapter 38
2. Exiting No's o.k. (required if over 50 occupancy load)
3. Panic door hardware (required if over 50 occupancy load)
4. Lighted exit signs (required if over 50 occupancy load)
5. Fire retardant drapes and decorations (required if over 50 occupancy load)
6. Smoke detector ties in to alarm system

RAMADA INN

Police Department Comments

- o Live Entertainment/Dancing
 - a. Hours of operation
 - b. Midnight shutdown
 - c. Floor plan configuration/no booths
 - d. Employee conduct
 - e. Parking and circulation (on and off site)
 - f. Exceedingly high crime area and undue concentration area
 - g. Possible increase in police requests for service
- o Health Club
 - a. Massage areas not supportable (because) of possible prostitution concerns
 - b. Is it co-ed
 - c. Clothing
 - d. Control of employees (conduct)
 - e. Proper licensing (masseuse)
 - f. Concern if the health club is not just for hotel patrons

PUD-101-87 Rev. 92

CUP-111-92

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT.
 PLNG SUPER
ATTN: _____

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN: _____

REQUEST: Revision to PUD to allow 7,000 s.f. addition and convert approx 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: s/s G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS NO COMMENTS

Information to be included in Staff Report or for Planning information.

Proposed addition not within ^{redevelopment} project area boundaries and does not impact any redevelopment activities.

100-101-87 Rev. 92
CUP III-92

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:
____ CITY ATTORNEY
____ ECONOMIC DEV
____ DEV. SERV DIR
____ CODE ENFORCE
____ OTHER

FIRE DEPT
____ PLAN CHECK
____ POLICE DEPT.
____ PLNG SUPER
ATTN:

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

FROM: Paul

DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates

DATE OUT: 6/3/92 IN:

REQUEST: Revision to PUD to allow 7,000 s.f. addition
and convert approx 1,100 s.f. of hotel space
for health spa purposes. CUP to allow health
spa

LOCATION: S/S G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS

____ NO COMMENTS

Information to be included in Staff Report or for Planning information.

① FIRE SPRINKLER SHALL BE EXTENDED TO
NEW ADDITION.

② FIRE ALARM SYSTEM SHALL BE EXTENDED
TO NEW AREA.

③ NEW MAXIMUM OCCUPANT LOAD FOR RESTAURANT
TO BE CALCULATED TO INCLUDE DANCE FLOOR.

CONDITIONS OF APPROVAL (Specific)

- ① FIRE SPRINKLERS SHALL BE EXTENDED TO
NEW ADDITION.
- ② FIRE ALARM SYSTEM SHALL BE EXTENDED
TO NEW ADDITION.
- ③ NEW MAXIMUM OCCUPANT LOAD FOR RESTAURANT
TO BE CALCULATED TO INCLUDE DANCE FLOOR.

PREPARED BY: E Suh DATE: 6/8/92 EXTENSION: 5630

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

REVIEWER		DATE	HOURS
<u>E Suh</u>	PROJECT REVIEW	<u>6/8/92</u>	<u>15</u>
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
	TOTAL		<u>15</u>

SIGNATURE: E Suh DATE: 6/8/92

PUD-101-87 Rev. 92
CUP-111-92

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT.
 PLNG SUPER
ATTN:

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

To: ~~Paul~~ Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN:

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx. 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: s/s G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

• My concern were all expressed at 2:30 P. They are:

- Parking Variance
- Massage area
- Men & Women partition
- Hot = Cold tanks (Imp. barrier)

Submitted for E. D. L. Approval

There are 4 of my w/ specifications.

CONDITIONS OF APPROVAL (Specific)

- ① FIRE SPRINKLERS SHALL BE EXTENDED TO
NEW ADDITION.
- ② FIRE ALARM SYSTEM SHALL BE EXTENDED
TO NEW ADDITION.
- ③ NEW MAXIMUM OCCUPANT LOAD FOR RESTAURANT
TO BE CALCULATED TO INCLUDE DANCE FLOOR.

PREPARED BY:

E. Suh

DATE:

6/8/92

EXTENSION:

5630

DIV. /DEPT. HEAD:

DATE:

EXTENSION:

REVIEWER		DATE	HOURS
<i>E. Suh</i>	PROJECT REVIEW	6/8/92	15
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		

TOTAL

15

SIGNATURE:

E. Suh

DATE:

6/8/92

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

- CITY ATTORNEY
- ECONOMIC DEV
- DEV. SERV DIR
- CODE ENFORCE
- OTHER

- FIRE DEPT
- PLAN CHECK
- POLICE DEPT.
- PLNG SUPER
- ATTN:
- SANITARY DISTRICT
- TRAFFIC ENGINEERING
- FACILITIES ENGINEERING
- PUB SERV/WATER SERV

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN:

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: s/s G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

1. Do the existing C.U.P. for alcohol need to be modified (or a new one applied for) to reflect the addition of the dance floor?

2. Is health club for hotel guests only. Since there is no changing room this is probably necessary requirement. The onsite parking may not be able to support a separate health club use with outside patrons.

CONDITIONS OF APPROVAL (Specific)

3. What is room marked "rest room" for? This seems unnecessary if club is for hotel guests only.
4. What are rooms marked "M-1, M-2, M-3" for?
5. There appears to be only one restroom. Is this facility for men or women only?
6. Are they requesting any additional exterior signage or a change to existing signage to advertise the health club for guests.

PREPARED BY: _____ DATE: _____ EXTENSION: _____

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

REVIEWER	DATE	HOURS
PROJECT REVIEW	6/2/92	4hr
STAFF MEETING		
FIELD CHECK		
MTG W/ DEVELOPER		
OTHER		
TOTAL		

SIGNATURE: Janet Jensen DATE: 6/2/92

CUP-111-92

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

- CITY ATTORNEY
- ECONOMIC DEV
- DEV. SERV DIR
- CODE ENFORCE
- OTHER
- FIRE DEPT
- PLAN CHECK
- POLICE DEPT
- PLNG SUPER
- ATTN:
- SANITARY DISTRICT
- TRAFFIC ENGINEERING
- FACILITIES ENGINEERING
- PUB SERV/WATER SERV

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN:

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: s/s G.G Blvd E/O Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

COMMENTS NO COMMENTS

Information to be included in Staff Report or for Planning information.

No, inconsistent w/ pud, note

P.D. concerns, parking variance

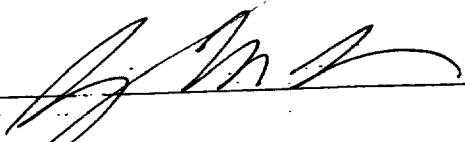
parking study, security guard

why would we support this?

CONDITIONS OF APPROVAL (Specific)

Strict Security Condition

PREPARED BY:



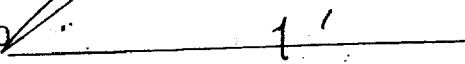
DATE:

6/3/92

EXTENSION:

5364

DIV. /DEPT. HEAD



DATE:

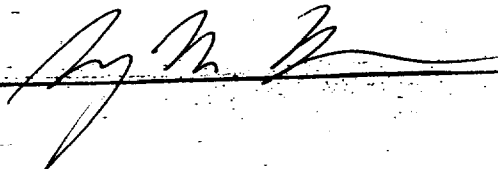
1'

EXTENSION:

'

REVIEWER	DATE	HOURS
PROJECT REVIEW	<i>6/3</i>	<i>.5</i>
STAFF MEETING	<i>PK</i>	<i>.5</i>
FIELD CHECK		
MTG W/ DEVELOPER		
OTHER	<i>Pr. 6/3/92</i>	<i>1.0</i>
TOTAL		<i>2.0</i>

SIGNATURE:



DATE:

6/3/92

PUD-101-87 Rev. 92

CUP-111-92

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER _____

FIRE DEPT
 PLAN CHECK
 POLICE DEPT
 PLNG SUPER
 ATTN: _____

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Paul DEV-SERV DEPT RETURN BY: 6/17/92

APPLICANT: Paul Kim & Associates DATE OUT: 6/3/92 IN: _____

REQUEST: Revision to PUD to allow 2,000 s.f. addition and convert approx 1,100 s.f. of hotel space for health spa purposes. CUP to allow health spa

LOCATION: s/s G.G Blvd E/o Kerry St.

ADDRESS: 10022 G.G Blvd ASSR PARCEL NO. 098-070-58

ANALYSIS

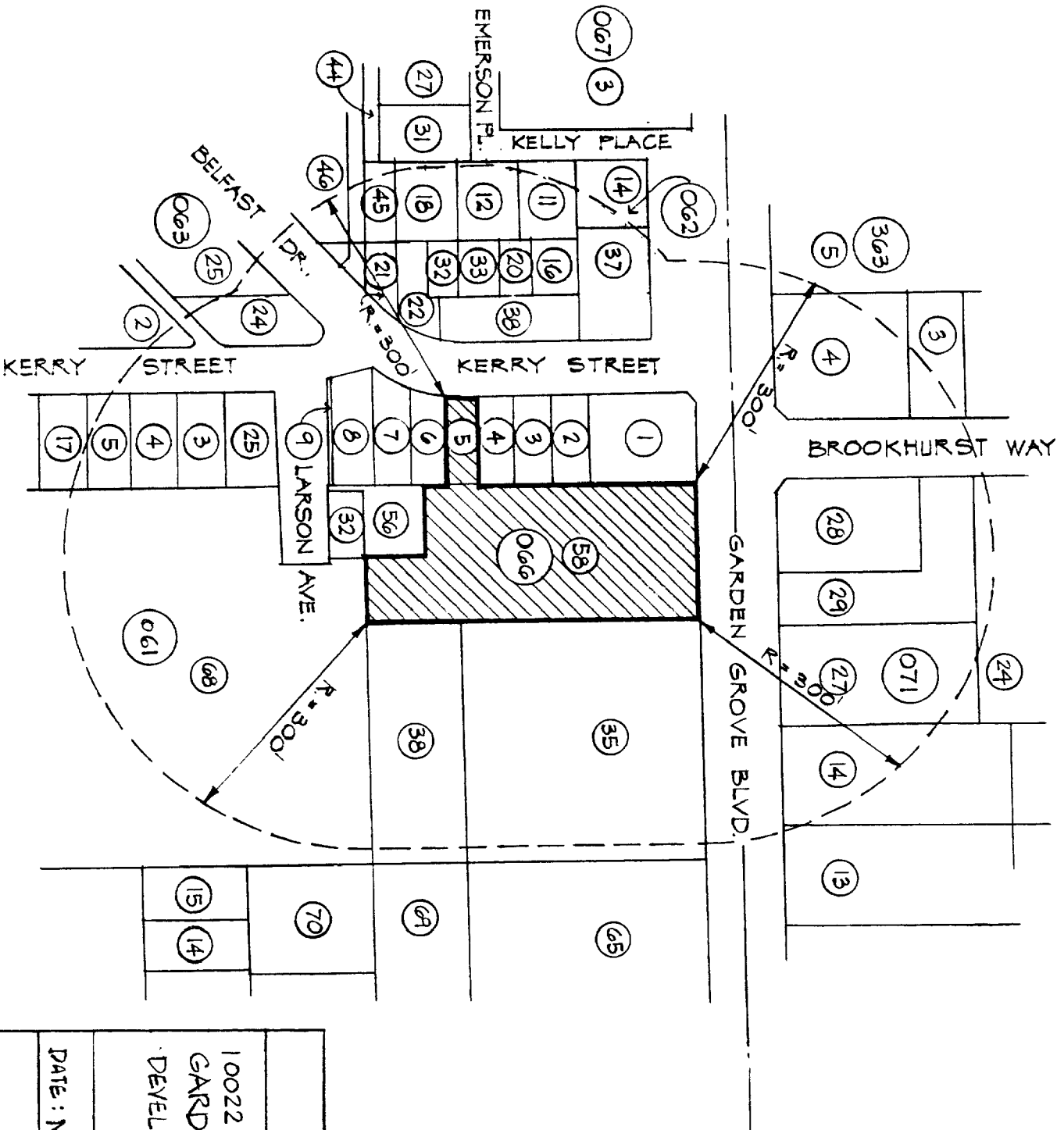
COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information. *RPC*

Parking is inadequate

GUIDE TO AREA MAP



AREA MAP	
10022 GARDEN GROVE BLVD., GARDEN GROVE, CA.	
DEVELOPER: YONGHOON CHO 3411 W. OLYMPIC BLVD. L.A., CA 90019	
DATE: MAY 25, '92	

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: Paul I. Kim TELEPHONE: (714) 852-1103

MAILING ADDRESS: 4630 Campus Drive, Suite 211
Newport Beach, Ca ZIP: 92660

NAME OF RECORDED OWNER: Yong Hoon Cho TELEPHONE: (213) 735-3534

MAILING ADDRESS: 3411 W. Olympic Blvd
L.A., Ca ZIP: 90019

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:

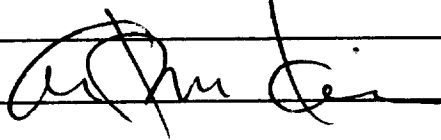
I. THE REQUEST ABOVE IS WARRANTED BECAUSE It improves the quality of
existing hotel with more amenities.

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE Addition of amenities will attract more customers,

and will help vitalize commercial activities in this
area, and add tax revenue to the City.

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE _____

Present zone PUD has been approved since 1987. Amendment to PUD for
extra amenity will not be detrimental to the vicinity.

OWNER'S SIGNATURE: _____ TITLE: _____
APPLICANT'S SIGNATURE:  TITLE: ARCHITECT
ACCEPTANCE BY LAND USE: _____ DATE: _____
ACKNOWLEDGMENT OF FEE PAYMENT: _____ DATE: _____

0750R/499A
8/3/90

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed June 2, 1992

I. GENERAL INFORMATION

1. Name and address of Developer or Project Sponsor: Yong Hoon Cho
3411 W. Olympic Blvd., L.A., Ca 90019
Phone: (213) 735-3534
2. Address of project: 10022 Garden Grove Blvd., Garden Grove
Assessor's Block and Lot Number: _____
3. Name and address of Project Coordinator: Paul I. Kim
4630 Campus Drive, Suite 211, Newport Beach, Ca 92660
Phone: (714) 852-1103
4. Existing zoning: PUD 101-87
5. Proposed zoning: PUD Amendment
6. Proposed use of site: Commercial (Hotel)

II. PROJECT DESCRIPTION

1. Site size: 77,513 s.f. (1.78 acres)
2. Building footprint(s): Approx. 21,540 s.f.
3. Number of floors in building(s): 4
4. Total floor area: 44,750 s.f.
5. Amount of off-street parking provided: 164 cars
6. Proposed scheduling (phasing) of current development and any anticipated future development: Construction to start in August for
addition of health club to existing hotel.
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:
New health club : Approx. 3,100 s.f.
New retail area in lobby : 400 s.f.
New dance floor in existing restaurant : 200 s.f.

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).
- | <u>YES</u> | <u>NO</u> | |
|------------|--------------|--|
| <u> </u> | <u> X </u> | a. Change in existing topography (a substantial alteration of ground contours). |
| <u> </u> | <u> X </u> | b. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <u> </u> | <u> X </u> | c. Change in pattern, scale or character of general area of project. |
| <u> </u> | <u> X </u> | d. Significant amount of solid waste or litter. |
| <u> </u> | <u> X </u> | e. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <u> </u> | <u> X </u> | f. Change in stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <u> </u> | <u> X </u> | g. Substantial change in existing noise or vibration levels in the vicinity. |
| <u> </u> | <u> X </u> | h. Site on filled land or on slope of 10 percent or more. |
| <u> </u> | <u> X </u> | i. Site on 100 year flood plain. |
| <u> </u> | <u> X </u> | j. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| <u> </u> | <u> X </u> | k. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <u> </u> | <u> X </u> | l. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <u> </u> | <u> X </u> | 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.

The site is flat facing Garden Grove Blvd. to northside.

There is a four story high Ramada Inn Hotel with subterranean parking. Landscaped area is developed throughout the site.

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.).

North : Garden Grove Blvd.

West : Commercial (1 story high shopping center)

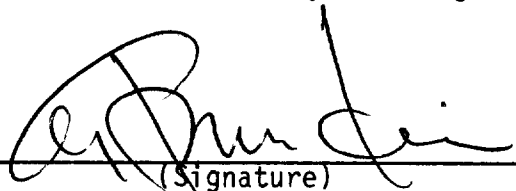
East : Commercial (Car dealer)

South : Residential : One family house

Institutional : Kiwani Club

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 JUNE 2, 1992


 (Signature)

For Yong Hoon Cho

POD-101 - 87 Rev. 92
CUP-111 - 92 Health Club

Filing Date 6/2/92

Applicant Name Paul Kim And Associates

Address 10022 Garden Grove Blvd

Phone (714) 859-1103

Subject Property Location _____

Requested Action Dance floor, 400 sf. retail space, piano bar
convert 3 rooms for health club and 2000 sf addition

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.

FILING INSTRUCTIONS
FOR PUBLIC HEARINGS

- FIRST: THE APPLICANT SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ROOM 220, CITY HALL (TELEPHONE (714) 741-5312) TO DISCUSS THE REQUEST OR PROPOSAL PRIOR TO THE PREPARATION OF DETAILED PLANS.
- SECOND: AFTER REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT, THE APPLICANT SHALL BRING THE EXHIBITS DESCRIBED BELOW TO THE DEVELOPMENT SERVICES DEPARTMENT, GARDEN GROVE CITY HALL, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE 92640, BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. THE CASE ANALYST OF THE DEVELOPMENT SERVICES DEPARTMENT WILL CHECK YOUR EXHIBITS AND APPLICATION FORMS. IF ALL SUBMITTALS ARE IN ORDER, THE CASE ANALYST WILL ACCEPT THE APPLICATION FOR FURTHER REVIEW OF THE PLANS AND DOCUMENTS.

As a permit granting Agency, this department is required to review permit applications to determine if they are complete and acceptable for filing. The applicant may then be notified in writing of his status. From the date of acceptance for filing, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, the applicant should work closely with the staff. The acceptance of an application as being complete does not guarantee its approval. It only indicates that there is adequate information to evaluate the project.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE APPLICATION FORMS, REQUIREMENTS, INFORMATION, AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. ONCE THIS STEP IS COMPLETED TO THE REQUIRED SATISFACTION OF THE CITY, THE APPLICATION WILL BE ACCEPTED AND THE APPLICANT WILL BE NOTIFIED OF THE PUBLIC HEARING DATE. NOTE: THE CASE ANALYST DOES NOT HAVE THE AUTHORITY TO "HOLD" AN INCOMPLETE APPLICATION NO MATTER HOW SLIGHT THE OMISSION.

- THIRD: THE APPLICANT OR HIS AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING.

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

_____ _____

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

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

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

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.

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.

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.

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.

COMPLETE
YES NO

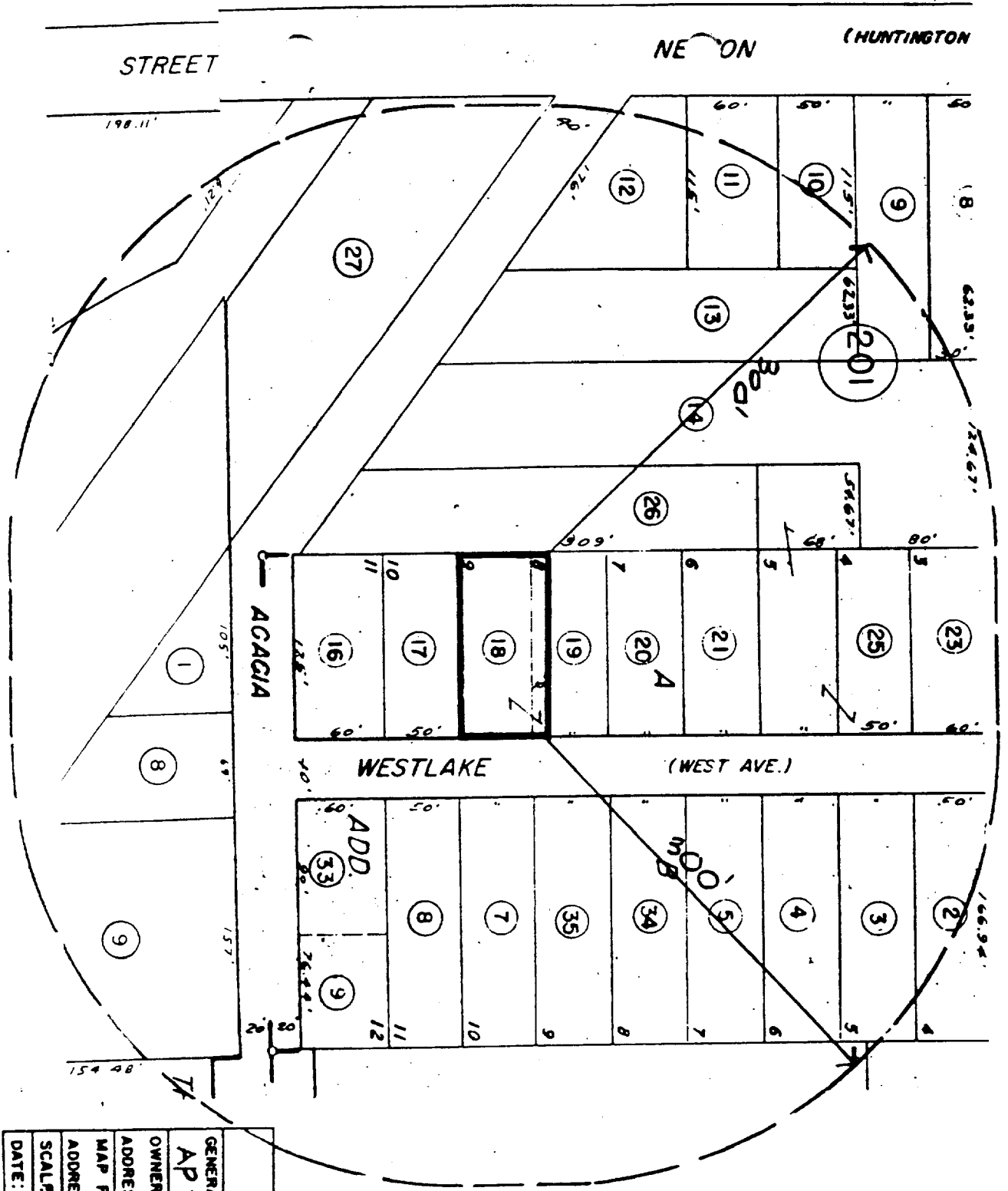
_____ III. ADDITIONAL INFORMATION

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

- _____ A. _____
- _____ B. _____
- _____ C. _____
- _____ D. _____
- _____ E. _____

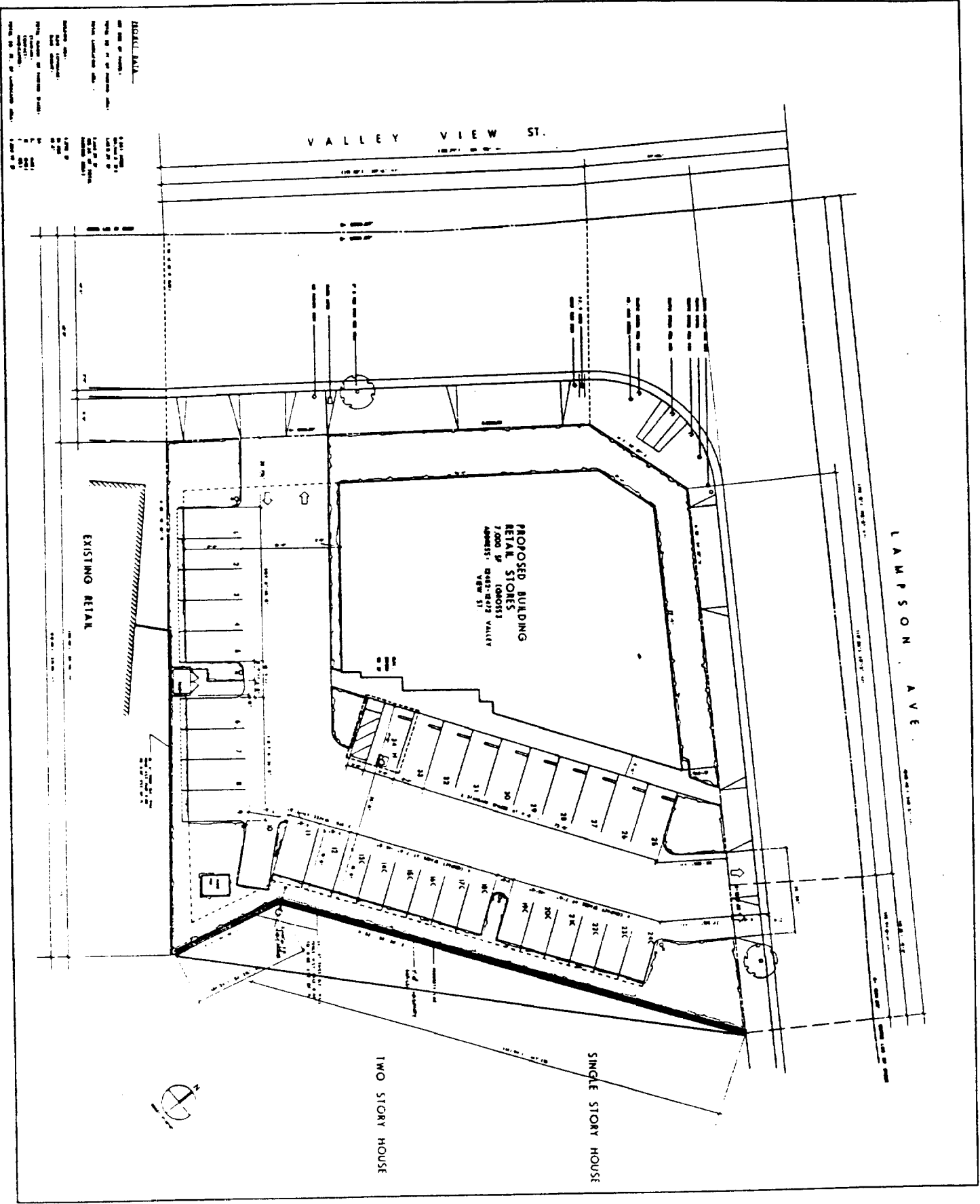
0738R/499A
07/11/90

AREA MAP

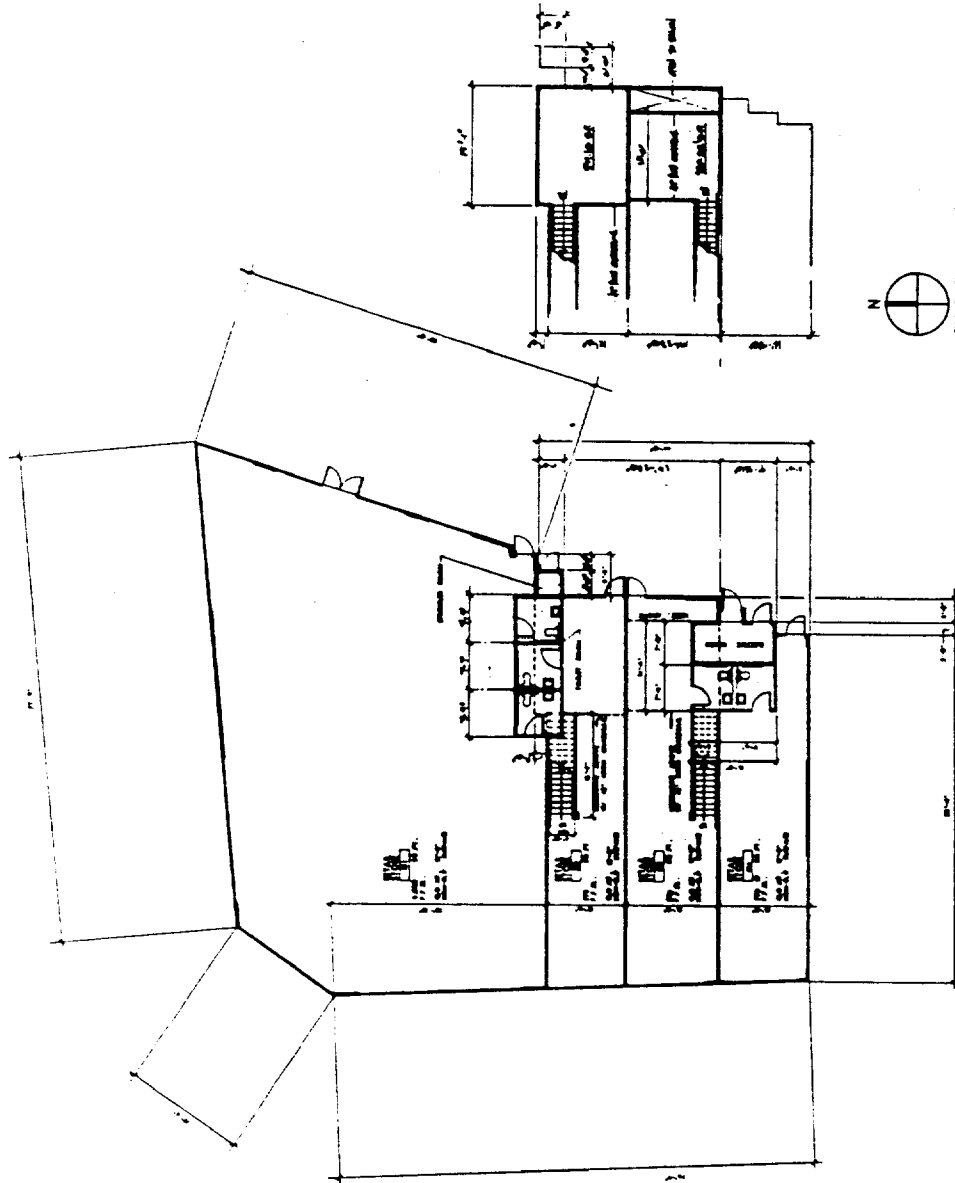


AREA MAP	
GENERAL DESCRIPTION OF PROPERTY:	
AP N ^o . 089-201-16	
OWNER:	TEL.
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	
SCALE: 1" = 100'	CASE NO.
DATE:	

EXAMPLE OF PLOT PLAN

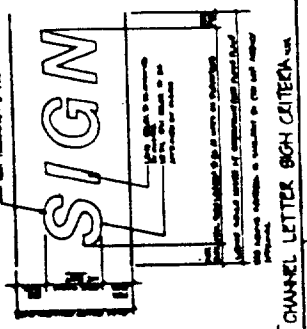
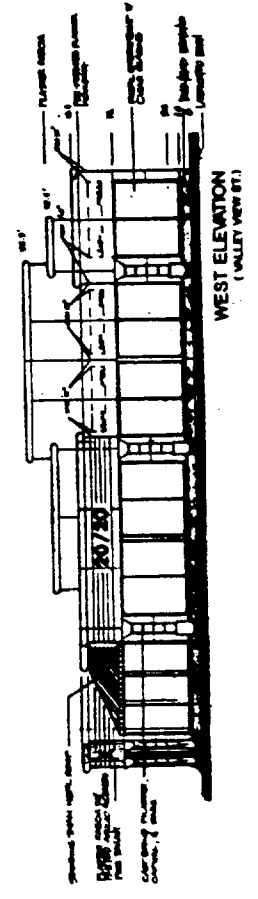
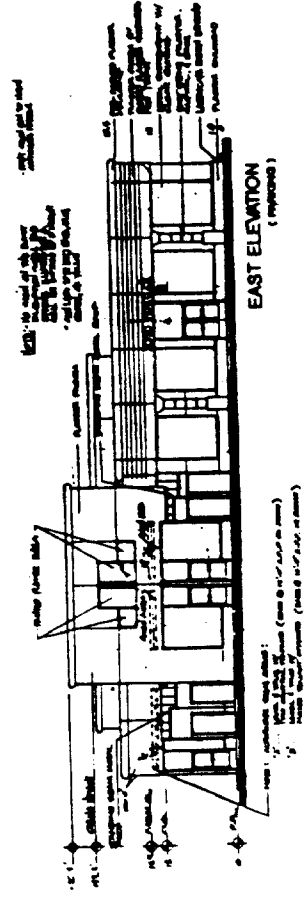
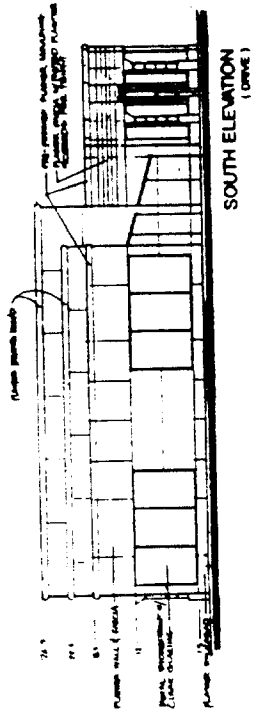
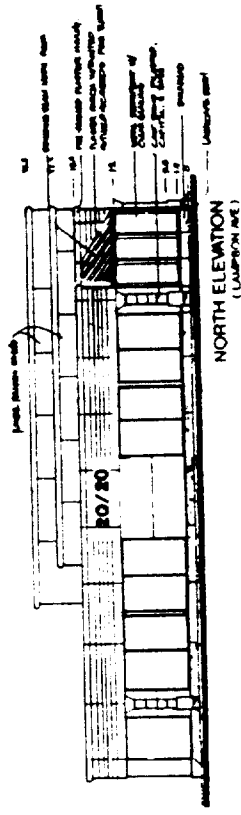


EXAMPLE OF FLOOR PLAN

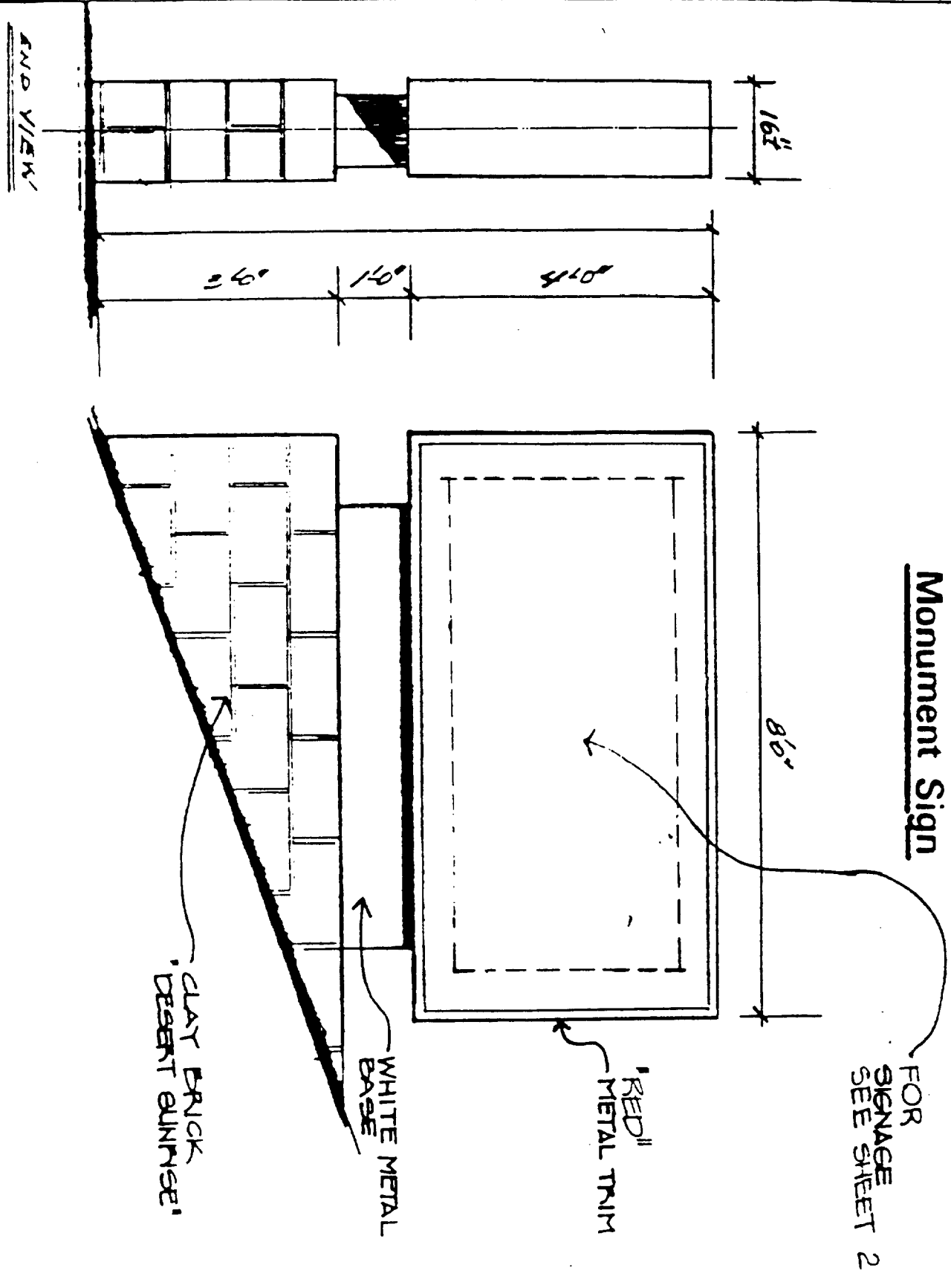


EXAMPLE OF ELEVATIONS

ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



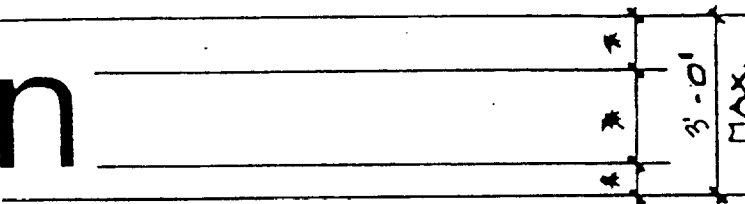
CHANNEL LETTER SIGN CRITERIA



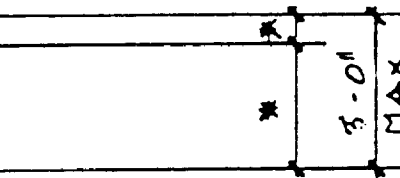
SAMPLE SIGN CRITERIA

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

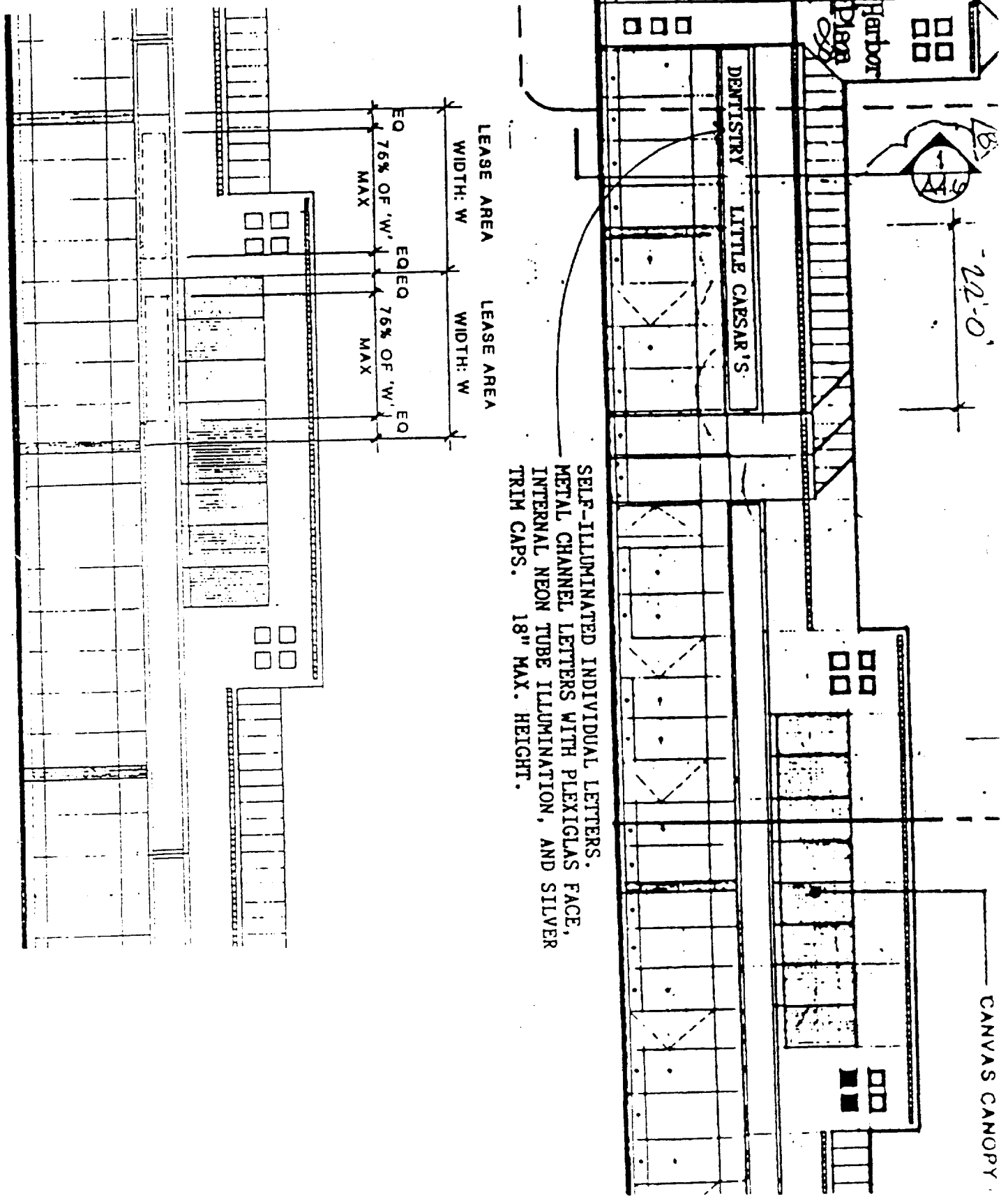
SELF-ILLUMINATED INDIVIDUAL LETTERS,
METAL CHANNEL LETTERS WITH PLEXIGLAS FACE,
INTERNAL NEON TUBE ILLUMINATION, AND SILVER
TRIM CAPS. 18" MAX. HEIGHT.

LEASE AREA LEASE AREA

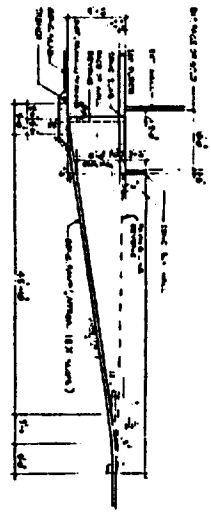
WIDTH: W WIDTH: W

EQ
76% OF 'W'
MAX

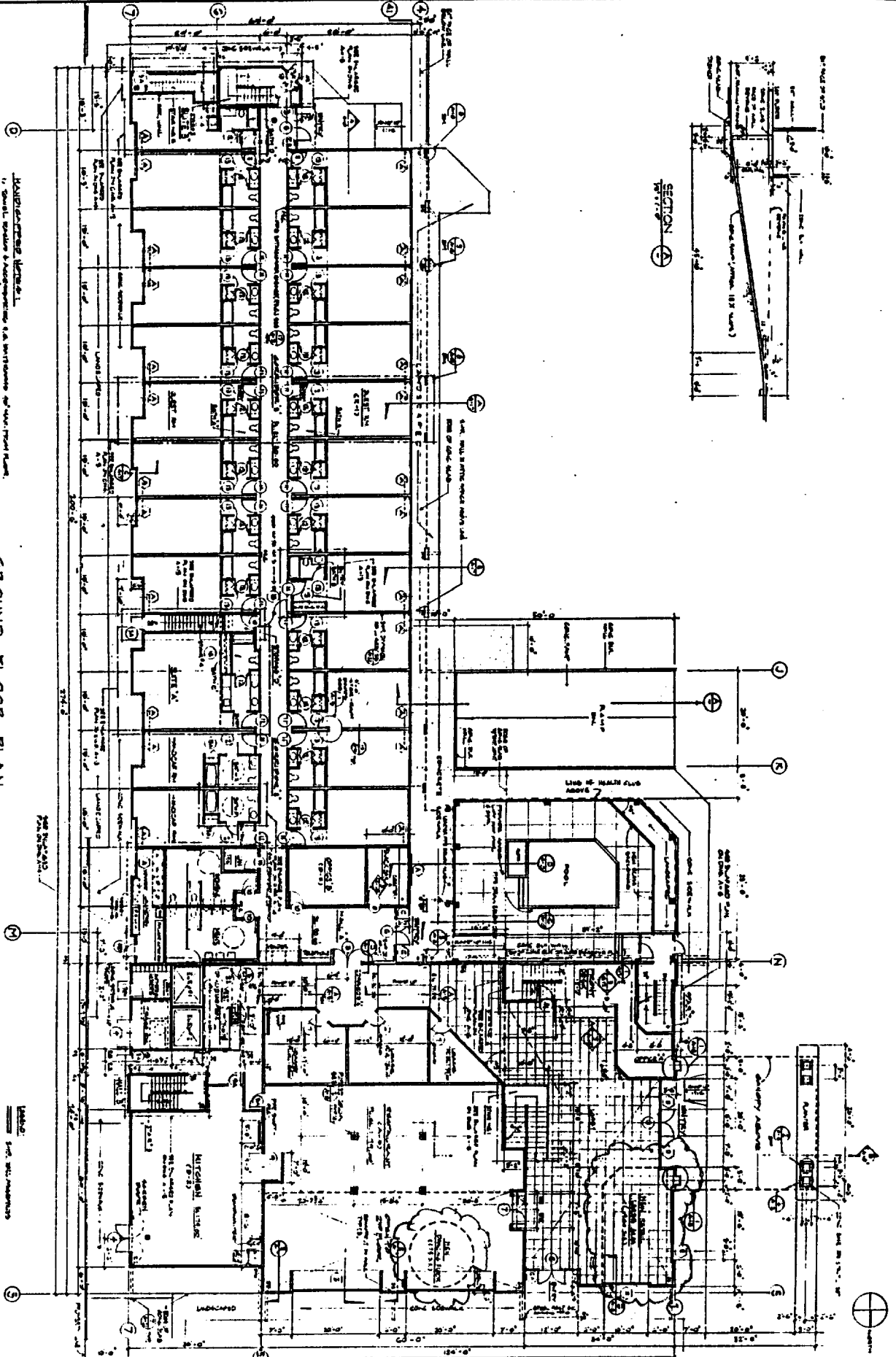
EQ EQ
76% OF 'W'
EQ



TYPICAL STOREFRONT ELEVATION



SECTION (A-A)



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- CONSTRUCTION NOTES:**
1. General location & surroundings to be verified by field survey.
 2. All dimensions shown are approximate and subject to change.
 3. All doors to swing inward and shall be 1-1/2" thick.
 4. Windows to be double hung with 2" x 4" frames.
 5. All windows to be double hung with 2" x 4" frames.
 6. All windows to be double hung with 2" x 4" frames.
 7. All windows to be double hung with 2" x 4" frames.
 8. All windows to be double hung with 2" x 4" frames.
 9. All windows to be double hung with 2" x 4" frames.
 10. All windows to be double hung with 2" x 4" frames.

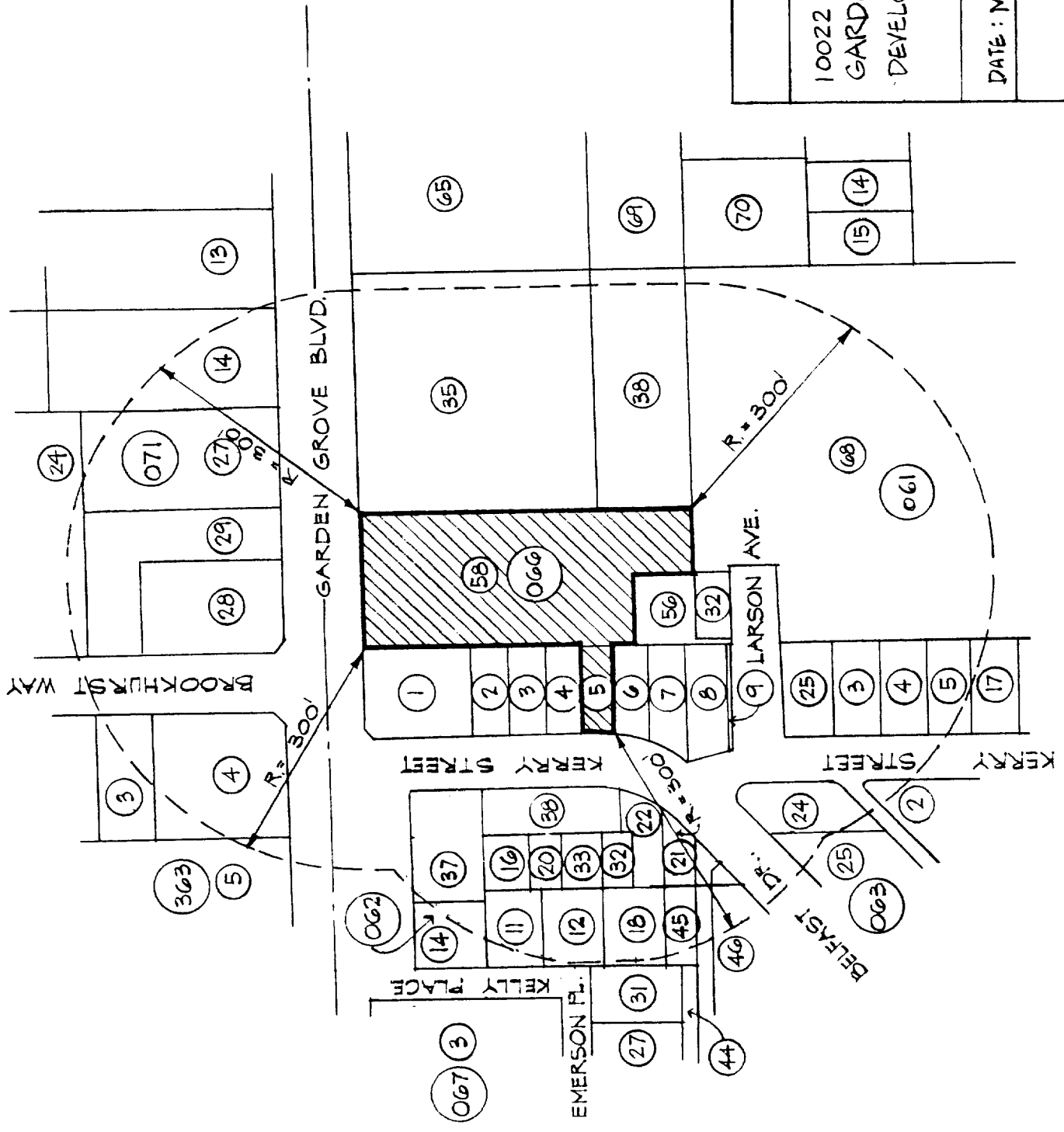
- LEGEND:**
- 1. WALL
 - 2. FLOOR
 - 3. CEILING
 - 4. DOOR
 - 5. WINDOW
 - 6. STAIR
 - 7. ELEVATOR
 - 8. MECHANICAL
 - 9. PLUMBING
 - 10. ELECTRICAL
 - 11. FURNITURE
 - 12. LANDSCAPE

A-2

PAUL I. KIM, A.I.A. AND ASSOCIATES
 architecture / planning / interior design
 3300 CAMPBELL DRIVE, SUITE 200, SAN JOSE, CALIF. 95128 (PH) 415-435-1122

GARDEN GROVE RAMADA INN
 1932 GARDEN GROVE BLVD., GARDEN GROVE, CALIF.
 DEVELOPER: MR. AND MRS. Y. H. CHO
 2411 W. OLIMPIA BLVD., L.A., CA

GUIDE TO AREA MAP



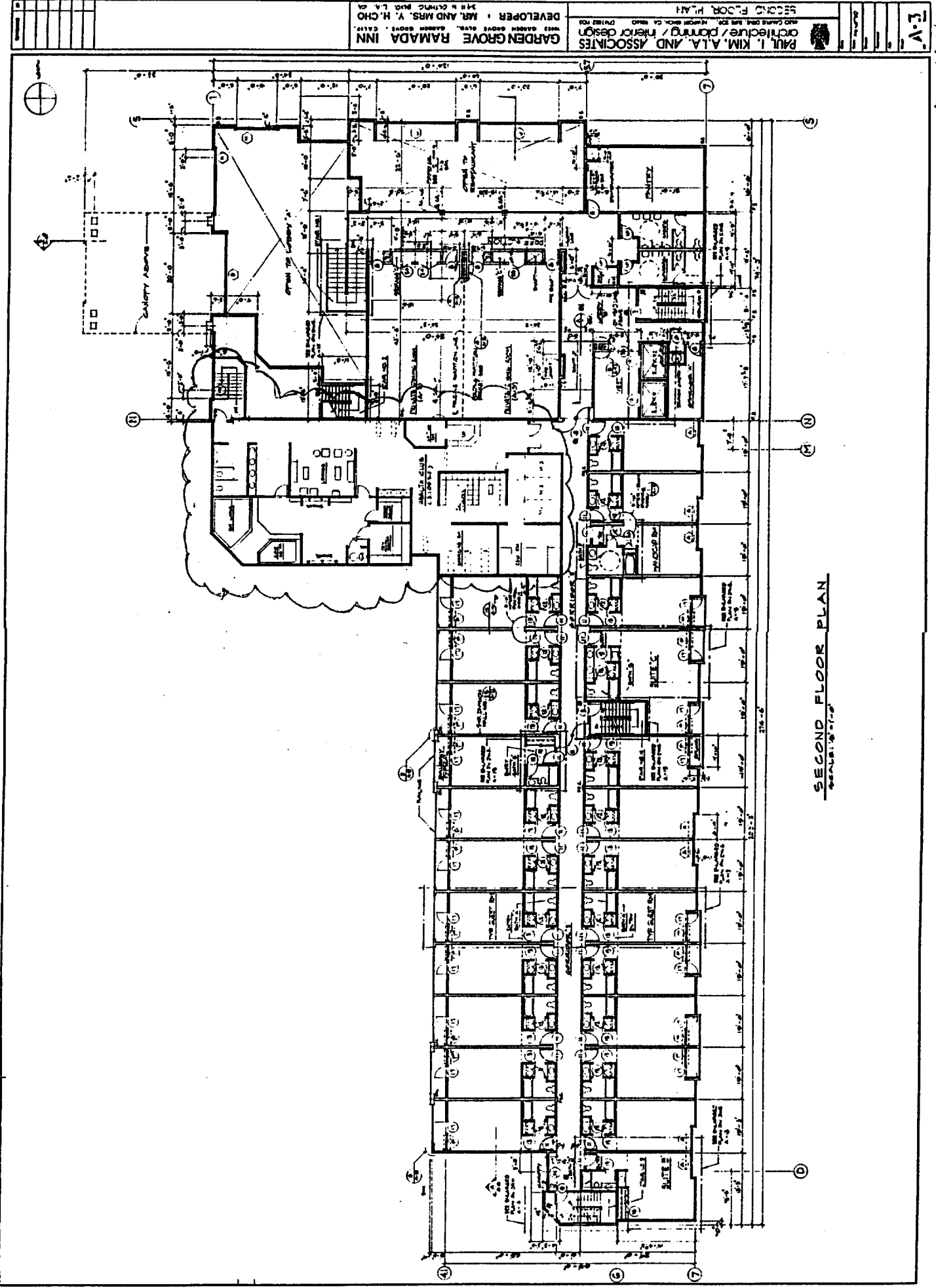
AREA MAP	
10022 GARDEN GROVE BLVD., GARDEN GROVE, CA.	
DEVELOPER: YONGHOON CHO 3411 W. OLYMPIC BLVD. L.A., CA 90019	
DATE: MAY 25, '92	

E.V.

PAUL I. KIM, AIA, AND ASSOCIATES
ARCHITECTURE / PLANNING / INTERIOR DESIGN
245 CANAL STREET, SUITE 200, NORTH BAY, CA 94901
PHONE 415.774.1111 FAX 415.774.1112

DEVELOPER : MR. AND MRS. Y. H. CHO
3418 N. OLYMPIC BLVD., L.A. CA
GARDEN GROVE RAMADA INN
4115 GARDEN GROVE BLVD., GARDEN GROVE, CALIF.

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of Orange

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

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

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

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

California, under the date of 12/15/99

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

..... Nov 6
all in the year 1992

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

Dated at GARDEN GROVE

California, this day of Nov, 1992

.....
Signature

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LEGAL NOTICE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE
PLANNING COMMISSION OF THE CITY
OF GARDEN GROVE WILL HOLD
PUBLIC HEARING IN THE COUNCIL
CHAMBER OF THE COMMUNITY
MEETING CENTER, 11300 STANFORD
AVENUE, GARDEN GROVE, CALIFOR-
NIA, ON Thursday, 7 p.m. November
18, 1992 TO RECEIVE AND CONSIDER
ALL EVIDENCE AND REPORTS
RELATIVE TO THE APPLICATION
DESCRIBED BELOW:

PUD-101-87/REV.92
THE APPLICANT, PAUL KIM &
ASSOCIATES, 4630 CAMPUS DRIVE,
NEWPORT BEACH, IS REQUESTING
REVISION TO PUD-101-87 TO ALLOW
HEALTH SPAS AS A CONDITIONAL
USE & TO CONSTRUCT 2,100 S.F.
SECOND-STORY ADDITION TO THE
CONSTRUCTION OF A HEALTH SPA
ON AN APPROX. 77,513 S.F. SITE
LOCATED IN THE PUD (PLANNED UNIT
DEVELOPMENT) ZONE.
THE SUBJECT PROPERTY IS
LOCATED ON THE SOUTH SIDE OF
GARDEN GROVE BOULEVARD EAST
OF KERRY STREET AT 10022 GARDEN
GROVE BOULEVARD.
THE CITY OF GARDEN GROVE
RECOMMENDS THAT A NEGATIVE
DECLARATION BE ADOPTED
BECAUSE THE PROJECT WILL NOT
HAVE A SIGNIFICANT ADVERSE EF-
FECT ON THE ENVIRONMENT PUR-
SUANT TO CEQA.

CONDITIONAL USE PERMIT
NO. CUP-111-92
THE APPLICANT, PAUL KIM &
ASSOCIATES, 4630 CAMPUS DRIVE,
NEWPORT BEACH, IS REQUESTING
APPROVAL OF A CONDITIONAL USE
PERMIT TO ALLOW A HEALTH SPA TO
OPERATE IN THE PUD (PLANNED UNIT
DEVELOPMENT) ZONE (PUD-101-87)
REV.92.
THE SUBJECT PROPERTY IS
LOCATED ON THE SOUTH SIDE OF
GARDEN GROVE BOULEVARD, EAST
OF KERRY STREET AT 10022 GARDEN
GROVE BOULEVARD.
THE CITY OF GARDEN GROVE
RECOMMENDS THAT A NEGATIVE
DECLARATION BE ADOPTED
BECAUSE THE PROJECT WILL NOT
HAVE A SIGNIFICANT ADVERSE EF-
FECT ON THE ENVIRONMENT PUR-
SUANT TO CEQA.

CONDITIONAL USE PERMIT
NO. CUP-105-82/REV.92
THE APPLICANT, YEON JA KIM, 12914
HAZEL AVENUE, GARDEN GROVE, IS
REQUESTING A MODIFICATION TO
THE APPROVED PLAN FOR A CHILD
CARE FACILITY TO ALLOW A 142.5 S.F.
RESTROOM ADDITION, AND A RE-
QUEST FOR APPROVAL OF A ONE
YEAR TIME EXTENSION FOR THE
ORIGINAL APPLICATION.
THE SUBJECT PROPERTY IS
LOCATED ON THE EAST SIDE OF
HAZEL AVENUE, NORTH OF GARDEN
GROVE BOULEVARD AT 12914 HAZEL
AVENUE.
THE CITY OF GARDEN GROVE HAS
DETERMINED THAT THIS ACTION IS
EXEMPT PURSUANT TO CEQA.

CONDITIONAL USE PERMIT
NO. CUP-121-92

THE APPLICANT, JUNG KIM, 8851
GARDEN GROVE BOULEVARD,
GARDEN GROVE IS REQUESTING AP-
PROVAL OF A CONDITIONAL USE
PERMIT TO OPERATE A RECORDING
STUDIO FOR KARAOKE PURPOSES IN
AN EXISTING COMMERCIAL BUILDING
IN THE C-2 (COMMUNITY COMMER-
CIAL) ZONE. THE SUBJECT PROPER-
TY IS LOCATED ON THE NORTH SIDE
OF GARDEN GROVE BOULEVARD,
WEST OF MAGNOLIA AT 8851
GARDEN GROVE BOULEVARD.
THE CITY OF GARDEN GROVE HAS
DETERMINED THAT THIS ACTION IS
EXEMPT PURSUANT TO CEQA.

SITE PLAN NO. SP-115-92
THE APPLICANT, PATTIE WID-
DICOMBE, (MCDONALD'S CORPORA-

TION), IS REQUESTING SITE PLAN AP-
PROVAL TO CONSTRUCT A CHILD'S
PLAYLAND AREA FOR AN EXISTING
MCDONALD'S RESTAURANT ON A
FREE STANDING BUILDING PAD
WHICH IS PART OF AN EXISTING
SHOPPING CENTER (GARDEN GROVE
MENADE) ON AN APPROX. 42,614 S.F.
SITE LOCATED IN THE BCC
(BROOKHURST/CHAPMAN COMMER-
CIAL) ZONE. THE SUBJECT PROPER-
TY IS LOCATED ON THE NORTH SIDE
OF CHAPMAN AVENUE, WEST OF
BROOKHURST STREET AT 9845
CHAPMAN AVENUE.
THE CITY OF GARDEN GROVE HAS
DETERMINED THAT THIS ACTION IS
EXEMPT PURSUANT TO CEQA.

SITE PLAN NO. SP-116-92
TENTATIVE PARCEL MAP,
NO. PM 92-196 AND THE
DEVELOPMENT AGREEMENT.

THE APPLICANT, WILLIAMSON &
SCHMID, 15101 REDHILL AVENUE,
TUSTIN, IS REQUESTING SITE PLAN
APPROVAL TO CONTRACT A 158,038
S.F. INDUSTRIAL BUILDING, TEN-
TATIVE PARCEL MAP APPROVAL FOR
A TWO LOT SUBDIVISION OF 10.5
ACRES AND THE DEVELOPMENT
AGREEMENT. THE NEW INDUSTRIAL
BUILDING WILL BE BUILT ON PARCEL
NO. 2, AN APPROX. 5.2 GROSS ACRE
SITE LOCATED IN PUD-103-78/REV.92,
IRVINE INDUSTRIAL PLANNED UNIT
DEVELOPMENT ZONE.
THE SUBJECT PROPERTY IS

LOCATED AT THE NORTHWEST COR-
NER OF ORANGEWOOD AND
WESTERN AVENUES AT 7421
ORANGEWOOD AVENUE. THE CITY
OF GARDEN GROVE RECOMMENDS
THAT A NEG. DECLARATION BE
ADOPTED BECAUSE THE PROJECT
WILL NOT HAVE A SIG. ADVERSE EF-
FECT ON THE ENVIRONMENT.
ALL INTERESTED PARTIES are invited
to attend said Hearings and express op-
inions or submit evidences 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 Development Services
Department, City of Garden Grove, or by
telephone: (714) 741-5312.
Date: October 23, 1992
Orange County News 189792
Publish: Nov. 6, 1992

DRAFT REPORT

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

Prepared for
Mr. and Mrs. Y.H. Cho
(submitted by Paul I. Kim, A.I.A. and Associates)

Prepared by Augustus Ajawara
under the direction of:



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

ASL Consulting Engineers
Palm Springs - Santa Ana - Pasadena

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

(714) 250-5525

March 12, 1987

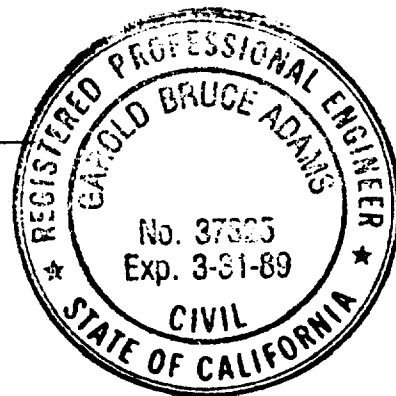


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A. INTRODUCTION

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

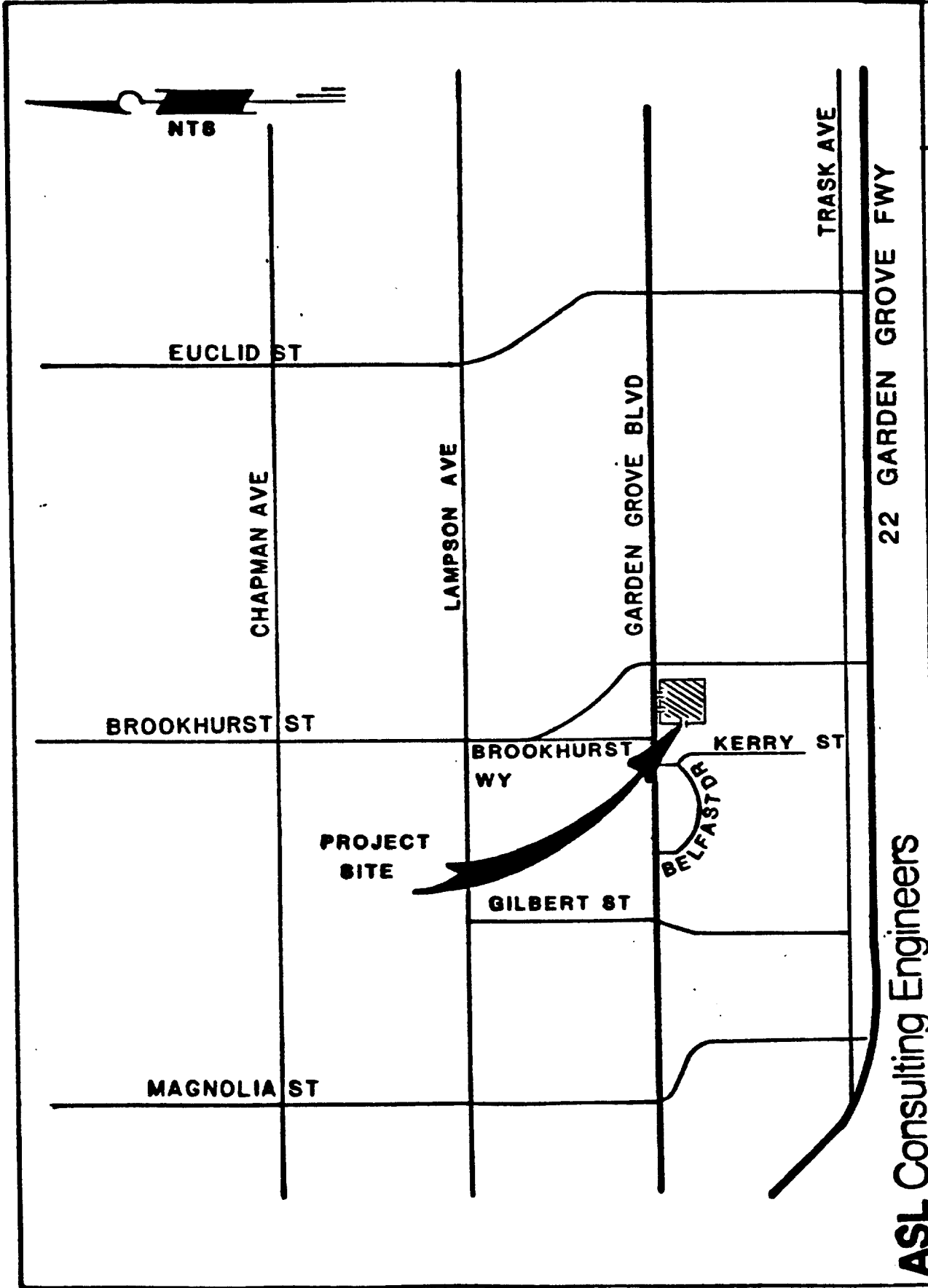
1) Objectives of the Study

The objectives of the study are as follows:

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

2) Project Location

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



ASL Consulting Engineers

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

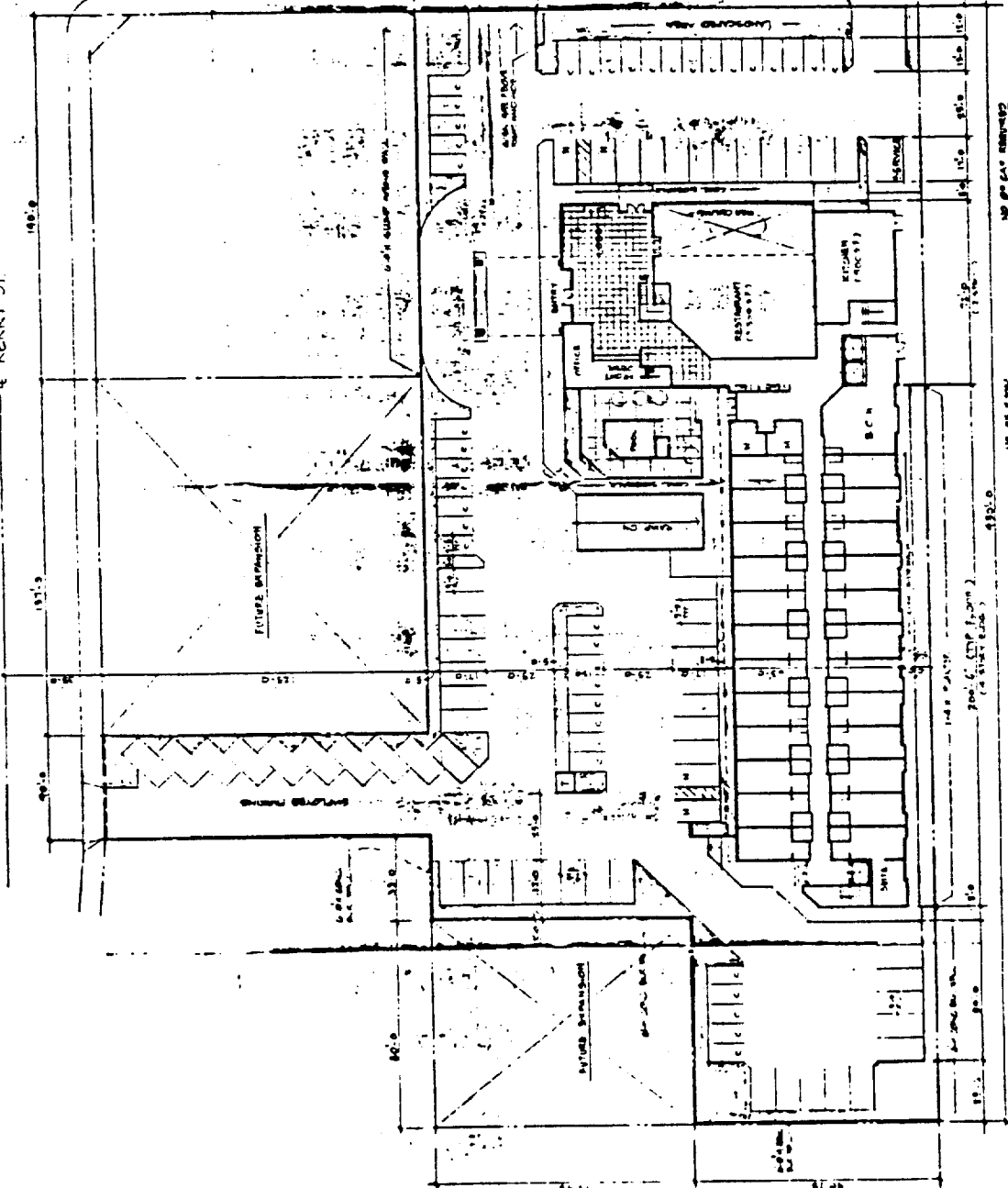
3) Project Description

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



RAMADA INN

E KERRY ST



NO. OF CAR SPACES

RESTAURANT	116
OFFICE	13
RETAIL	1
PARKING	1
TOTAL	131

NO. OF PARKING SPACES

RESTAURANT	116
OFFICE	13
RETAIL	1
PARKING	1
TOTAL	131

SITE PLAN

1	2	3	4	5	6	7	8	9	10	11	12
---	---	---	---	---	---	---	---	---	----	----	----

PAUL I. KIM, A.I.A. AND ASSOCIATES
 architecture / planning / interior design
 8800 LINDSEY BLVD. SUITE 1000, GARDEN GROVE, CA 92646 (714) 641-1111

GARDEN GROVE RAMADA INN
 DEVELOPER: MR. AND MRS. Y. H. CHO
 1111 W. 21 ST., GARDEN GROVE, CA

SITE PLAN & FLOOR PLAN

FIG 2

1	2	3	4	5	6	7	8	9	10	11	12
---	---	---	---	---	---	---	---	---	----	----	----

B. EXISTING CONDITIONS

1) Existing Land Use and Zoning.

The existing site for the proposed development is a vacant lot currently zoned for commercial development in the C-2 (General commercial zone) area as indicated in the City of Garden Grove general and specific plans¹.

2) Existing Transportation System

(a) Existing Road Network

The roadway network considered to be within the impact area of the proposed hotel is bounded by Chapman Avenue to the north, Trask Avenue to the south, Euclid Street to the east and Magnolia Street to the west. The roadway facilities within this impact area determined to be potentially affected by the hotel generated traffic are shown on Figure 3 and described below. The design daily capacity used in the analysis are based on recommendations from City of Garden Grove Traffic Engineering Division and are reflective of recommended acceptable quality of service indicators in Orange County².

(i) Brookhurst Street:

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

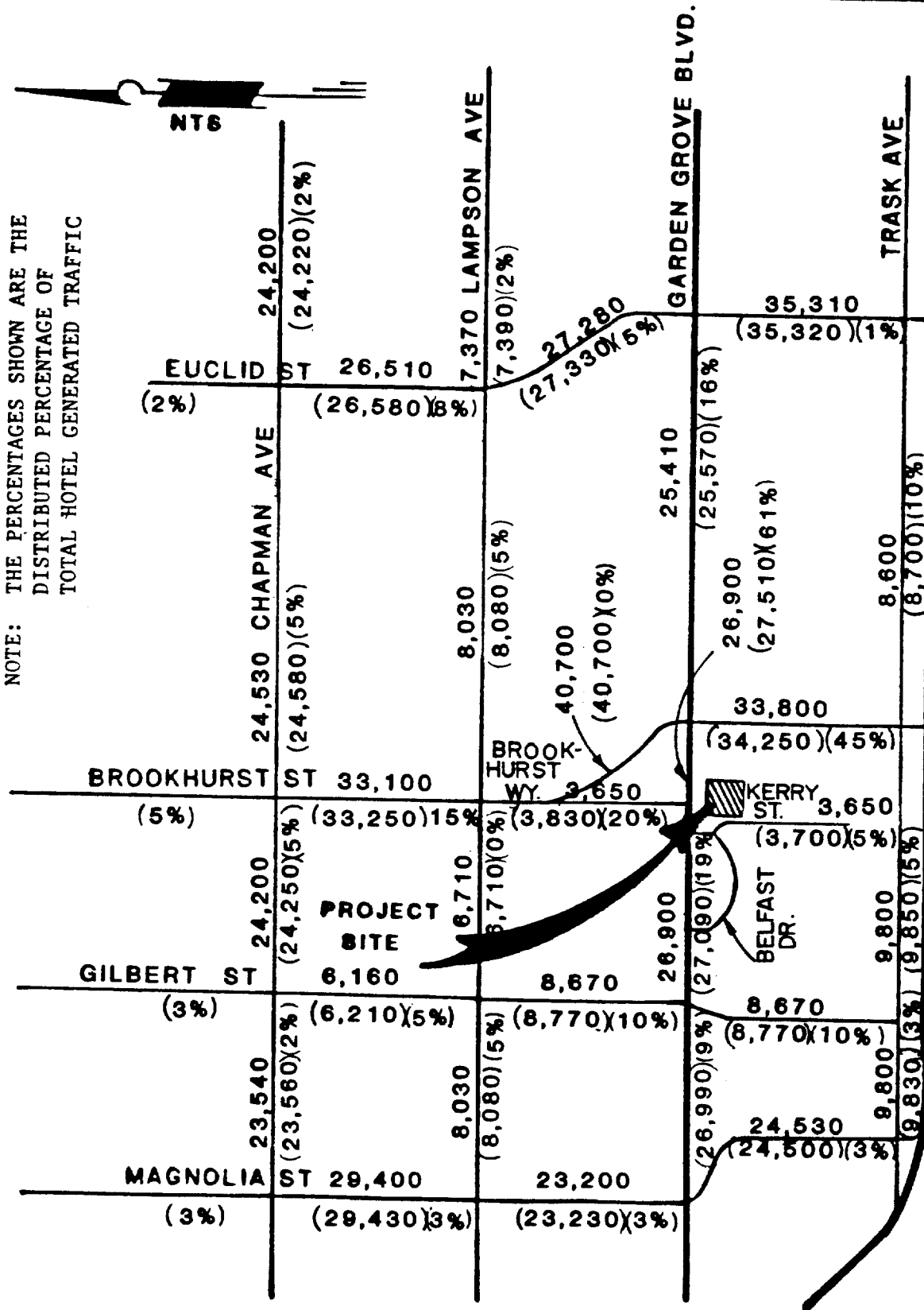
(ii) Brookhurst Way:

Brookhurst Way is a commercial by pass between Brookhurst Street and Garden Grove Boulevard. It has one driving lane, and one parallel parking lane in each direction. Its southern terminus is directly opposite the proposed hotel. It is signalized at both Garden Grove Boulevard and Brookhurst Street. The design daily capacity of Brookhurst Way is 20,000 for desired quality of Service C and 33,000 acceptable quality of service 'D' with elimination of parking in the future if the need arises. The posted speed limit is 35 mph. It currently operates at level of service 'A'.

(iii) Garden Grove Boulevard:

Garden Grove Boulevard in the vicinity of the proposed hotel is a major arterial. It has two through lanes and a left turn pocket in each direction. The posted speed limit is 35 mph. The design daily capacity are; 20,000 for 'C' quality of service and 33,000 for 'D' quality of service. Garden Grove Boulevard in the vicinity of the proposed hotel currently operates at a level of service 'F' based on the 20,000 capacity and quality of service 'C'. Based on the 33,000 capacity -- Quality of Service D, Garden Grove Boulevard operates at an acceptable level of service 'D'. See Table 1.

NOTE: THE PERCENTAGES SHOWN ARE THE DISTRIBUTED PERCENTAGE OF TOTAL HOTEL GENERATED TRAFFIC



ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.
 PROJECT IMPACT AREA WITH PROJECTED 1988 ADT WITH AND WITHOUT PROJECT GENERATED TRAFFIC AT 80% OCCUPANCY

FIGURE 3

TABLE 1--EXISTING/PROJECTED/PROPOSED AND DESIGN DAILY CAPACITIES
ON EXISTING ROADWAY NETWORK

STREET NAME/LOCATION	LANE CONFIGURATION		DESIGN DAILY CAPACITY		TRAFFIC VOLUMES			QUALITY OF SERVICE					
	EXISTING	ULTIMATE	EXISTING (LOS 'C')	ULTIMATE (LOS 'D')	1983	*1986	1987	1988 W/P	1983	1986	1987	1988	
									V/C* (LOS)	V/C* (LOS)	MAXIMUM	W/OP	W/P
1. BROOKHURST STREET Between TRASK AVENUE and GARDEN GROVE BLVD.	6+2LTS	6+2LTS	45000	49500	30000	32500	33150	33800	0.67 (B)	0.74 (C)	0.67 (B)	0.75 (C)	0.76 (C)
GARDEN GROVE BLVD. Between GARDEN GROVE BLVD. and LAMPSON AV.	6+2LTS	6+2LTS	45000	49500	30000	31800	32500	33800	0.67 (B)	0.72 (C)	0.66 (C)	0.73 (C)	0.74 (C)
2. BROOKHURST WAY Between GARDEN GROVE BLVD. and BROOKHURST BLVD.	2	2	10000	12500	N/AV	**3500	**3570	3650	N/AV	0.35 (A)	0.29 (A)	0.37 (A)	0.38 (A)
3. GARDEN GROVE BLVD. Between BROOKHURST WAY and GILBERT STREET	4+LTS	4+LTS	20000	33000	24400	25900	26400	27090	1.22 (F)	1.32 (F)	0.82 (D)	1.35 (F)	1.36 (F)
BROOKHURST WAY and BROOKHURST STREET	4+LTS	4+LTS	20000	33000	24400	25900	26400	26900	1.22 (F)	1.32 (F)	0.83 (D)	1.35 (F)	1.38 (F)
4. GILBERT STREET Between TRASK AVENUE and LAMPSON AVENUE	4+LTS	4+LTS	10000	12500	7700	8330	8500	8670	0.77 (C)	0.85 (D)	0.69 (B)	0.87 (D)	0.88 (D)
5. KERRY STREET	2	2	10000	12500	N/AV	**3500	**3570	3650	N/AV	0.36 (A)	0.29 (A)	0.37 (A)	0.37 (A)

Existing lane configuration and volumes, projected volumes, recommended configurations, and quality of service indicator based on current land use trends

V/C* (LOS) = Volume to Capacity Ratio (Level of Service)

1) The Design Daily Capacity values used are Roadway Capacity Values provided by the City of Garden Grove and are reflective of locally acceptable quality of services indicated in Orange County.

* Projected from 1983 with a regional projection of 1.082 - assuming 2% annual growth rate

** Derived from Design Hourly Volume by assuming DNV approximately peak hour volume, ADT = 10 X peak hour

W/P = WITH PROJECT
W/OP = WITHOUT PROJECT

(iv) Gilbert Street:

Gilbert Street between Trask Avenue and Chapman Avenue is a local street with one through lane in each direction and turning lanes at major intersections. The design daily capacity of Gilbert Street is 10,000 vehicles per day for quality of service 'C' and 12,500 for quality of service 'D'. The posted speed limit is 25 mph. It currently operates at level of service 'D' based on the 10,000 vehicles per day - 'C' desired quality of service indicator. See Table 1.

(v) Kerry Street:

Kerry Street is a local street with one through lane in each direction. The prima facie speed limit is 25 mph. The design daily capacity for Kerry Street is 10,000 for 'C' quality of service and 12,500 for 'D' quality of service. It currently operates at level of service 'A'. See Table 1.

(b) Existing Intersections

The four intersections which were determined to be within the project impact area were analyzed to determine the potential impact of hotel generated traffic on the traffic operations at these intersections. Peak period turning movement counts were conducted at these intersections on the 5th of March, 1987 for the A.M. and P.M. peak periods. The counts covered the A.M. peak period between 7:00 a.m. and 9:00 a.m. and the p.m. peak period between 4:00 p.m. and 6:00 p.m. The data obtained from these counts were compared to those obtained from the 1986 FETSIM study which was conducted for the City of Garden Grove on the same intersections between March and May of 1986. The results indicated a close agreement with a range of -4% to 3% north-south street and -10% +13% on east-west streets. The mean percentage deviation were as anticipated from the regional growth factor projections of 2% annual increase. Existing conditions at these intersections are described below:

(i) Brookhurst Street at Garden Grove Boulevard

This is a four-way signalized intersection. It is currently controlled by an eight phase traffic signal with separate left turn phases for all four left turn movements. The approaches on Brookhurst Street have two through lanes and dual left turn pockets in each direction. The departure consists of three through lanes in each direction. The Garden Grove approaches have two through lanes, one left turn pocket, and exclusive right turn lanes. The departures consists of two through lanes in each direction.

(ii) Brookhurst Way/Kerry Street at Garden Grove Boulevard

This is a signalized offset intersection. The east-west legs of the intersection consist of Garden Grove Boulevard with two through lanes and a left turn pocket in each direction. The north leg of the intersection comprises of Brookhurst Way which consists of one through lane and one parking lane in each direction. It is offset from the south leg by 105 feet. The south leg consists of Kerry Street with one through lane in each direction.

One of the proposed project driveways on Garden Grove is at a 60 ft. offset from the center line of Brookhurst Way at a distance of 180 feet from the centerline of Kerry Street or 25 feet from the west property line³.

(iii) Brookhurst Street at Brookhurst Way

This is a signalized 'Y' intersection. The traffic control system at this intersection consists of a two phase traffic signal. The lane geometrics at the intersection are as described in the preceding section.

(iv) Garden Grove Boulevard at Gilbert Street

This is a signalized four-way intersection. The traffic control system at this intersection consists of a five phase traffic signal with separate left turn phase for the east-west left turn movements on Garden Grove Boulevard and exclusive left and right turn pockets at the southbound approach on Gilbert Street. The northbound approach has one through lane and a left turn pocket.

3) Existing Traffic Volumes:

Existing Average Daily Traffic (ADT) volumes in the vicinity of the proposed hotel are shown on Figure 3 and Table 1 as referenced. Detailed existing peak period turning movement count data are included in the Appendix.

4) Background Materials

In addition to the field observations and peak period turning movement traffic counts conducted by ASL, solely for the purpose of this study, data and background material from other sources have been used in the analysis presented in this report, especially City of Garden Grove, Traffic Engineering Division of the Public Works Department and Development Services Department. Traffic Data from the FETSIM study conducted between March 1986 and May 1986 by Austin-Foust Associates were also used in this analysis, especially for data calibration and validation of the traffic turning movement volumes at the impacted intersections.

C) TRAFFIC FORECAST

1) Traffic Volume Growth Rate:

The traffic volume growth rate for the roadway facilities in this area were estimated at 2% per annum for a regional projection factor of 1.082 from 1983 to 1987.⁴ This is consistent with the City traffic engineer's recommendations and factors used by ASL in the recently approved Garden Grove Apartment Project Study which is in close proximity with this hotel project.

2) Project Trip Generation at Buildout

A hotel is defined, for the purpose of trip generation, as a place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities and other retail and service shops".⁵ The hotels surveyed ranged in size from 105 to 545 rooms, and the proposed Garden Grove Ramada Inn has 116 guest rooms and one room for the manager and well within the range of these surveyed for the study. "Trip generation rates have been developed for the independent variable - number of occupied rooms and total employment." On the average hotels generate 10.5 vehicle trips per occupied room during the weekday. Hotel traffic generally peaks in the A.M. after the A.M. peak of the adjacent street traffic. During the P.M., hotel traffic peaking varies between 3:00 P.M. and 4:00 P.M. and 6:00 P.M. and 8:00 P.M. with lesser volume between 4:00 P.M. and 6:00 P.M.⁶ For more detailed information on hotel trip generation see Appendix and citations.

The San Diego trip generators recommends the use of 10 trips per room, or 300 trips per acre.⁷

The number of vehicular trips generated by the proposed hotel was estimated based on rates established by the Institute of Transportation Engineers under Code 310 of the ITE Trip Generation guidelines cited as 5 and 6, and are shown in Tables 2(a) for 100% occupancy and Table 2(b) for 80% occupancy.

These rates are based on the number of occupied rooms. Vehicular trip ends as used in this study are defined as the sum of all trips entering and leaving a designated use over a given time period. For the purpose of this study it was assumed that the hotel will be completed and in full service by the end of 1988.

The total trips generated by the hotel in an average week day is 1230 for 100% occupancy and 1000 for 80% occupancy as shown in Tables 2(a) and 2(b). The peak hour trip generation on adjacent streets total 100 trips in the A.M. and 85 trips in the P.M. with corresponding peak hour trips from the hotel of 105 trips in the A.M. and 102 trips in the P.M. The corresponding data for 80% occupancy are 80 trips in the A.M. and 61 trips in the A.M. for adjacent street peaks, 85 and 82 for hotel peaks.

As noted earlier, the peaks for the hotel are offset from the adjacent street peak periods. This offset of hotel peak period from the adjacent street peak periods means that the impact of the hotel trips will not be coincident with the critical peak periods. The trip generation also assumes that individual clients arrive at a rate of one vehicular trip per room occupant, but discussions with Ramada Inn Hotel personnel indicate that the Ramada Inn Hotels usually provide shuttle services for hotel clients to and from major transportation depots and conference centers.

Table 2(a)

TRIP GENERATION FOR PROPOSED RAMADA INN HOTEL DEVELOPMENT PROJECT (100% OCCUPANCY)

Use	Rate Multiplier	Rate	Trips	ADJACENT STREET TRAFFIC				PEAK HOUR OF GENERATOR					
				AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			
				Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips		
Hotel	117 (rooms)	10.5	1230	--	--	--	--	--	--	--	--	--	--
Enter	--	--	--	0.58	68	0.36	42	--	--	--	--	--	--
Exit	--	--	--	0.29	34	0.37	43	--	--	--	--	--	--
TOTALS	--	--	1230	0.85	100	0.73	85	0.90	105	0.87	102		

Note: The above data are for 100% occupancy. Actual trip generation will vary with occupancy and occupancy rates vary seasonally and with location and proximity of other hotels with similar and competing services. Estimates from other Ramada Inn facilities indicate that occupancy varies from 20% to 80% through the year.

Table 2(b)

TRIP GENERATION FOR PROPOSED RAMADA INN HOTEL DEVELOPMENT PROJECT (80% OCCUPANCY)

Use				ADJACENT STREET TRAFFIC						PEAK HOUR OF GENERATOR					
	Rate Multiplier	Rate	Trips	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
				Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips		
Hotel	94 (rooms)	10.5	1000	--	--	--	--	--	--	--	--	--	--	--	--
Enter		--	--	0.58	55	0.36	30	--	--	--	--	--	--	--	--
Exit		--	--	0.29	27	0.37	31	--	--	--	--	--	--	--	--
TOTALS	--	--	1000	0.85	80	0.73	61	0.90	85	0.87	82				

Note: The above data are for 80% occupancy. Actual trip generation will vary with occupancy and occupancy rates vary seasonally and with location and proximity of other hotels with similar and competing services. The ITE Trip Generation Guide recommends use of number of occupied rooms for trip generation. Estimates from other Ramada Inn facilities indicate that occupancy varies between 20% and 80% through the year.

3) Related Project

The existing neighborhood shopping center adjacent to the property presently has an estimated current trip generation potential of 610 trip ends per day. The driveways for the shopping center on both Kerry Street and Garden Grove Boulevard will be generating similar vehicular movement patterns as the proposed hotel. The main concern with the proximity of both projects is to ensure that the location of project driveways are such that there are no conflicts between the through trips and driveway traffic from both projects. The location of the driveways on Garden Grove Boulevard and Kerry Street were designed to mitigate this potential conflict.

In designing for the vehicular access to the project from westbound Garden Grove Boulevard via a U-turn, the existing left turn volume generated by the shopping center was taken into account to assure that the sum of the left and U-turning vehicles are such that they will all clear the intersection during the amber phase, or through appropriate gaps in the eastbound through vehicular movement.

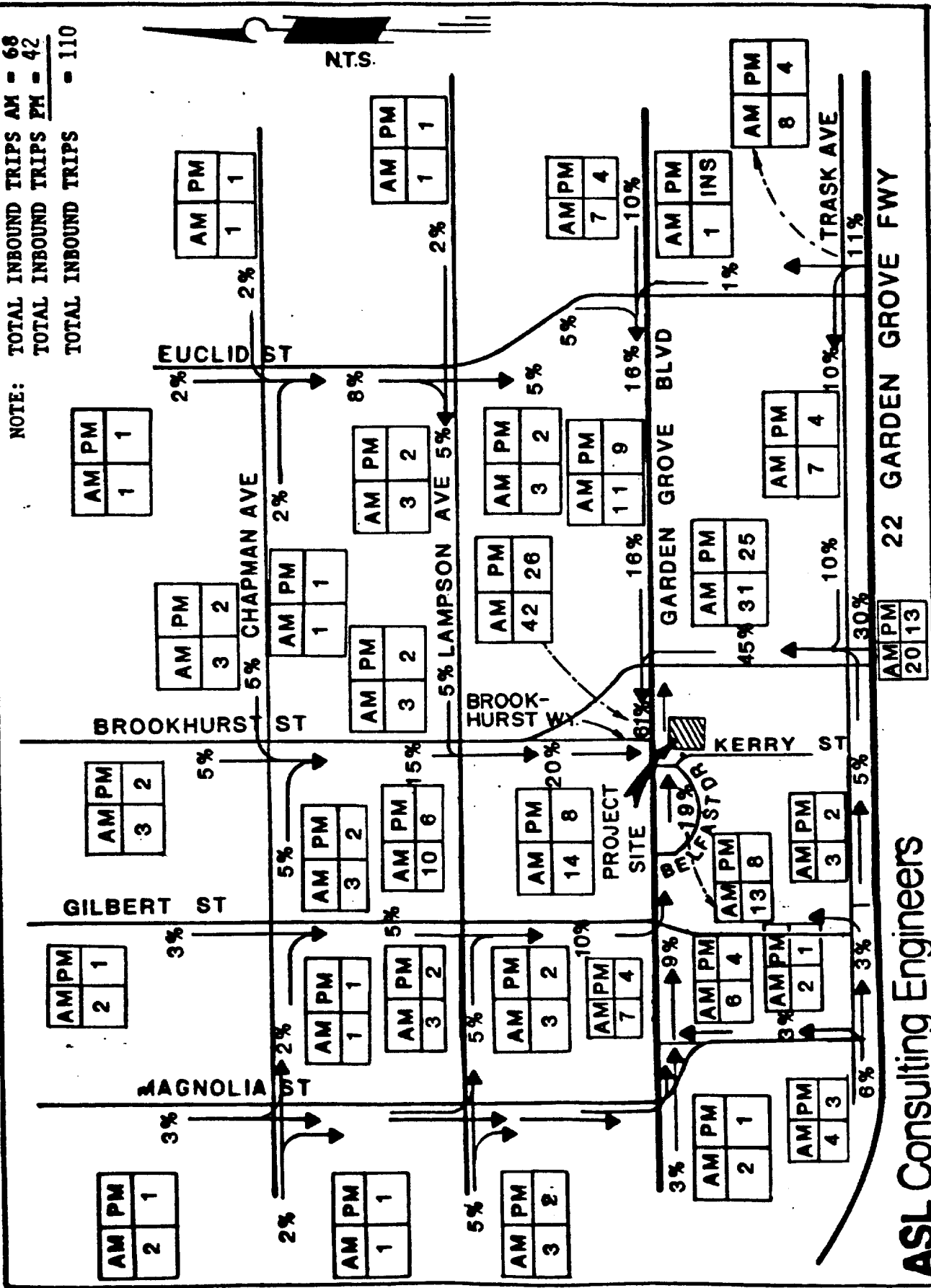
4) Project Trip Distribution/Assignment

The assumed entering and exiting project trip distribution for the AM and PM peak periods on the local roadway network are shown on Figures 4(a) through 5(b).

It is assumed that roughly 45% of the hotel trips will originate from the south and access the project on Garden Grove Boulevard. The remaining 55% are assumed to originate and access the project as follows; 20% from the north and accessing the project through Brookhurst Way, 19% from the west on Garden Grove Boulevard, and 16% from the east on Garden Grove Boulevard prior to merging with the 45% south originated traffic after Brookhurst Street. To simplify analysis, it will be assumed that exiting traffic will be distributed in the same manner.

The directional orientation of the project trips was estimated by projecting the most probable origins of the trips based on an assumption that they will be mostly non home based and related to business or governmental establishments within the area.

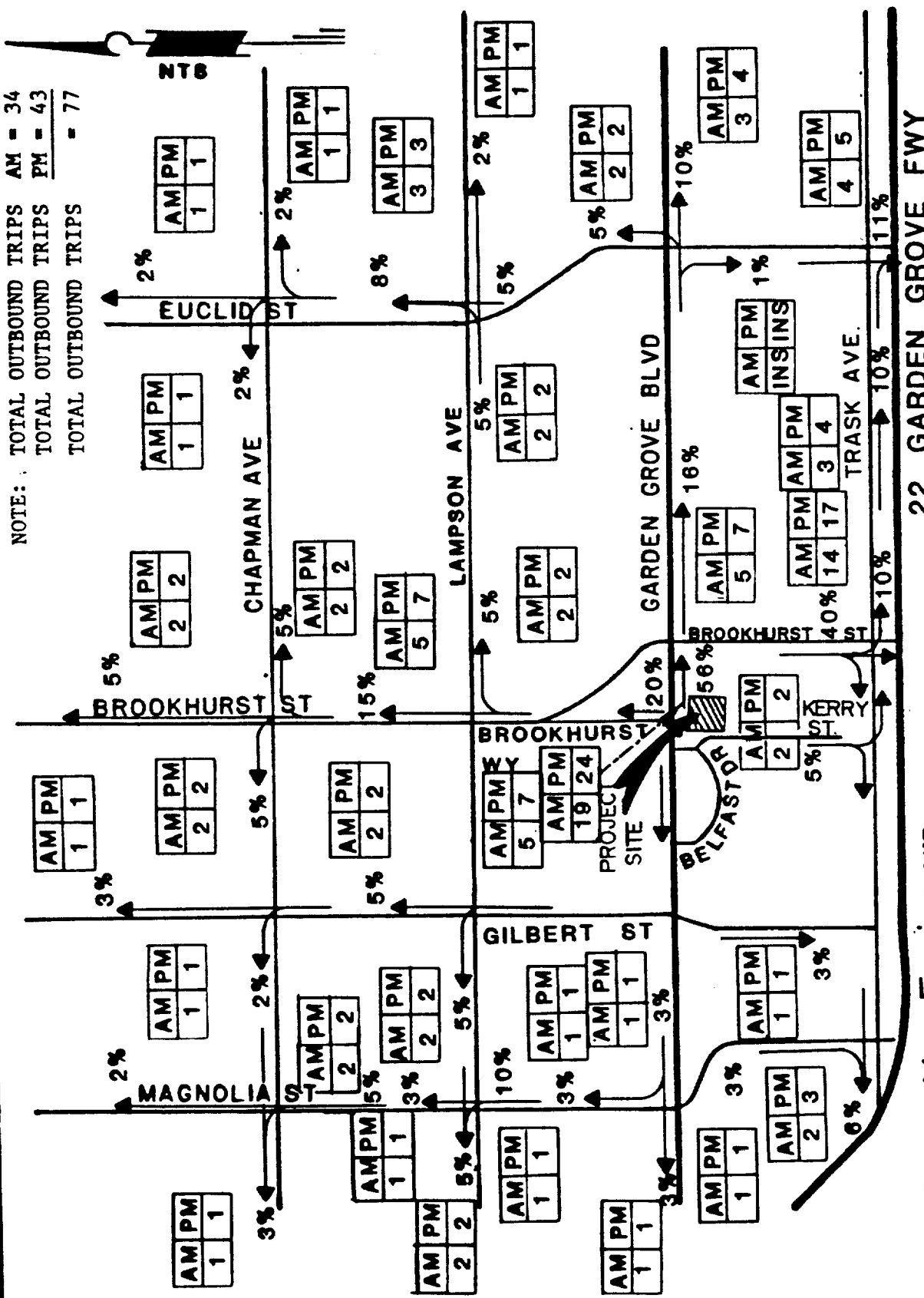
NOTE: TOTAL INBOUND TRIPS AM = 68
 TOTAL INBOUND TRIPS PM = 42
 TOTAL INBOUND TRIPS = 110



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GARDEN GROVE RAMADA INN - GARDEN GROVE CA. FIGURE 4a
 GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED INBOUND TRIPS (100% OCCUP)

NOTE: TOTAL OUTBOUND TRIPS AM = 34
 TOTAL OUTBOUND TRIPS PM = 43
 TOTAL OUTBOUND TRIPS = 77

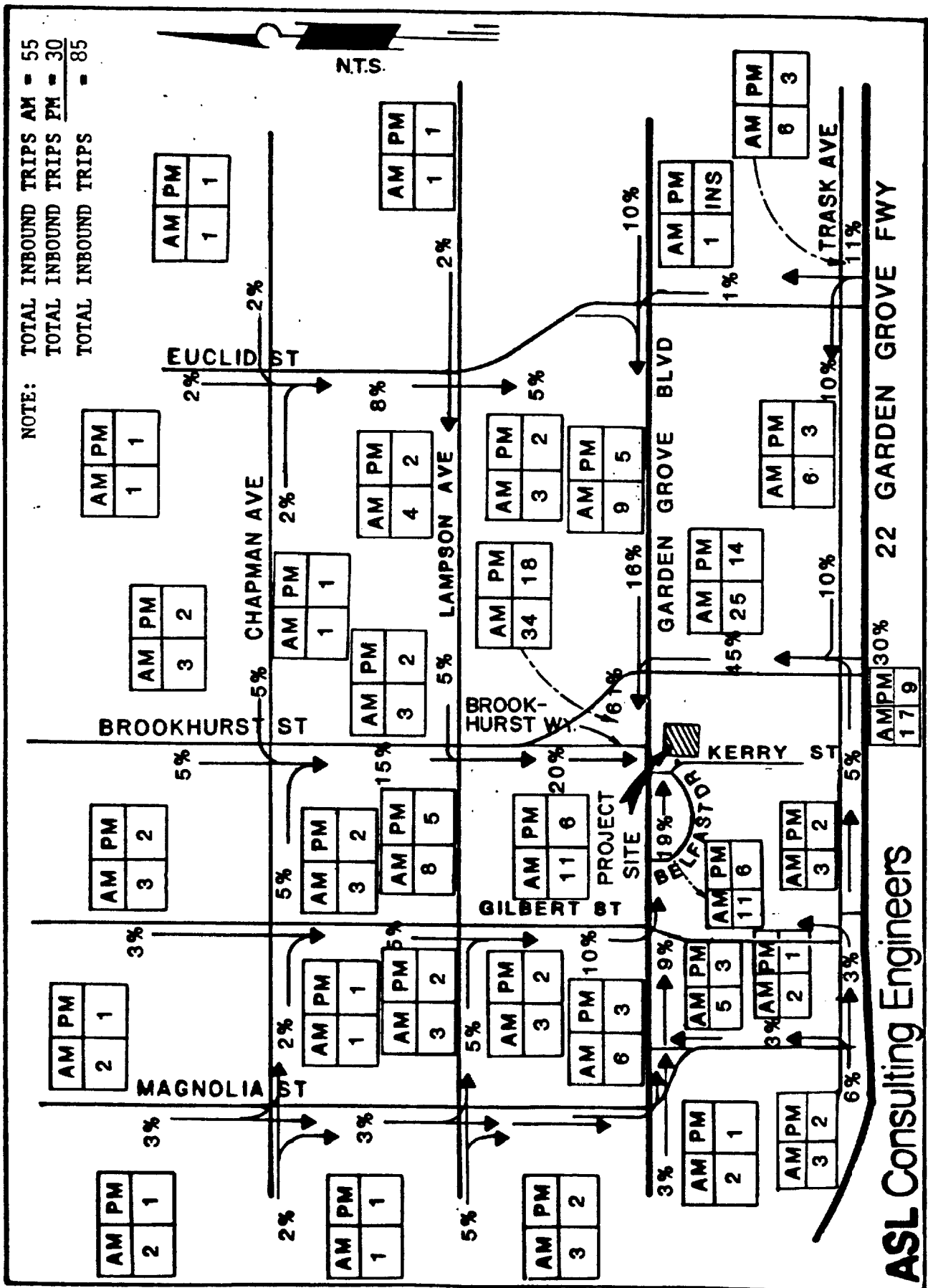


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FIGURE 4b

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.
 GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED OUTBOUND TRIPS (100% OCC.)

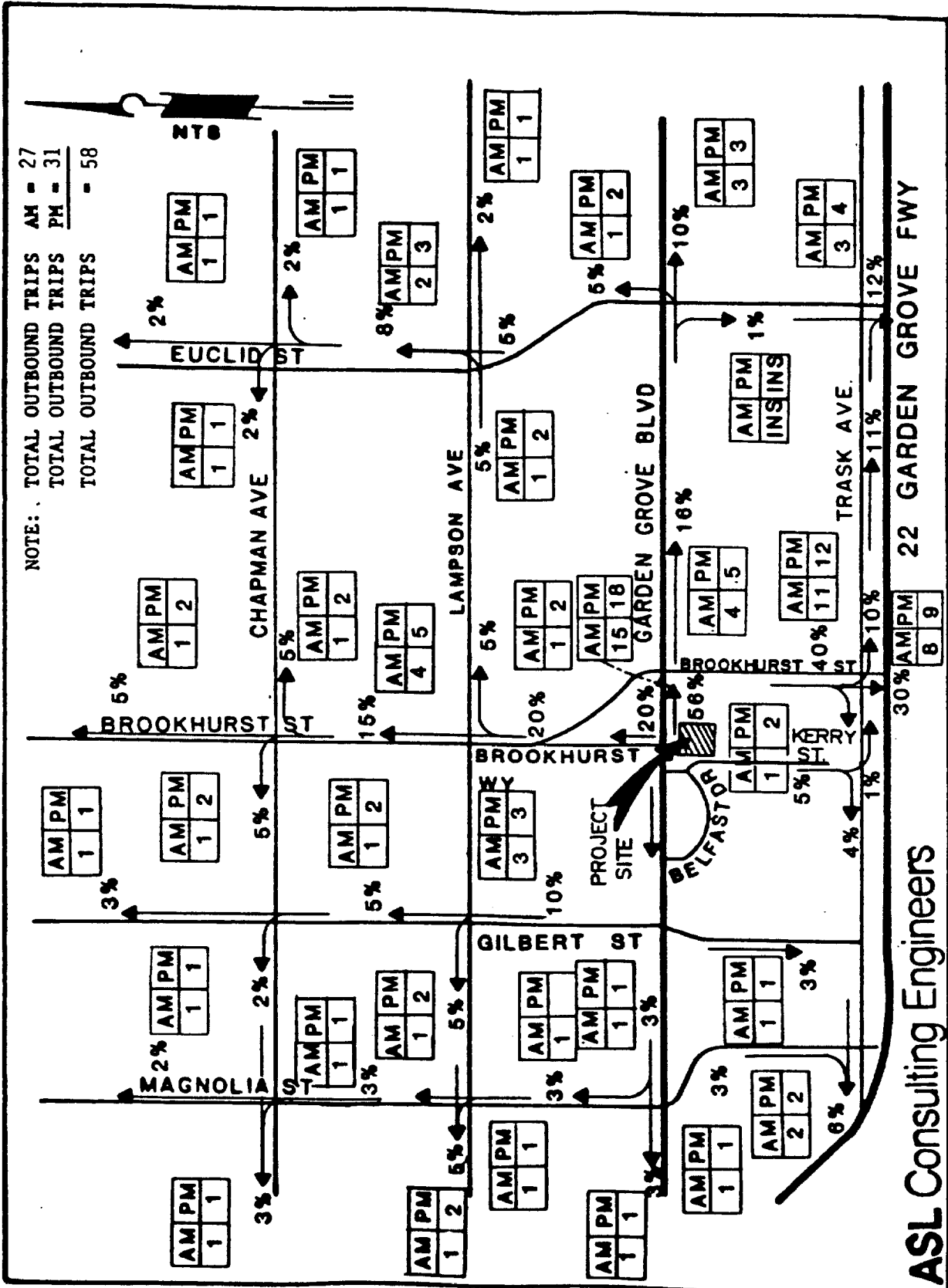
NOTE: TOTAL INBOUND TRIPS AM = 55
 TOTAL INBOUND TRIPS PM = 30
 TOTAL INBOUND TRIPS = 85



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GARDEN GROVE RAMADA INN - GARDEN GROVE CA. FIGURE

GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED INBOUND TRIPS (80% OCCUP.) 5a



ASL Consulting Engineers

GARDEN GROVE RAMADA INN - GARDEN GROVE CA.
 GEOGRAPHIC DISTRIBUTION OF HOTEL GENERATED OUTBOUND TRIPS (80%)

D. TRAFFIC IMPACTS

1. Roadway Capacities and Future Ultimate

Table 1 as referenced earlier shows the Design Daily Capacities, lane configurations, traffic volume and quality of services indicators level of service and volume to capacity ratios for the years 1983 through 1988. The Design Daily Capacities shown on the table are based on two different quality of services and local acceptance indicators, level 'C' is the desired level of service while level 'D' is the usually acceptable level of service.

2) Impacts on Offsite Street Network

Table 2 shows hotel generated vehicular traffic in relation to Design Daily Capacities, lane configuration and quality of service indicators LOS and V/C ratio. The last columns of the table is a comparison of quality of services on midblock sections of the impacted streets for conditions with and without hotel generated traffic. Figure 3 as referenced earlier shows the Average Daily Traffic Volumes on the local streets within the project area for 1988 with and without hotel generated traffic. Also shown in Figure 3 are the percentages of hotel generated traffic distributed to each street. From the figure it can be seen that the highest impact of the hotel generated traffic is on the section of Garden Grove Boulevard between Brookhurst Street and Brookhurst Way/Kerry Street. In this critical section, 610 (61%) of the project generated 24 hour traffic will be added to a projected 1988 ADT volume of 26,900 vehicles, an addition of 2.3% to the 1988 projected volumes. The projected 1988 level of service for this section without the hotel generated traffic is 'F' with volume to capacity ratio of 1.35 based on a 20,000 vpd (desired Quality of Service C) Design Daily Capacity. The level of service with hotel generated traffic remains at 'F' with a volume to capacity ratio of 1.38 based on the same criteria. When the quality of service is moved from the desired LOS 'C' to the acceptable LOS 'D', with a Design Daily Capacity of 33,000 vpd, the projected 1988 Level of Service based on projected 26,900 vpd without hotel generated traffic will be LOS 'D' (V/C ratio 0.82). When the hotel generated traffic of 610 trips are added to this section, the level of service based on the total 27,510 vpd will be LOS 'D' (V/C ratio 0.83). In all midblock sections of the roadways evaluated, the hotel generated traffic changed the volume to capacity ratio by 0.01 except in front of the project driveways between Brookhurst Street and Brookhurst Way where the change in V/C ratio is 0.03 and the Level of Services in all cases remained unchanged. See Table 2 referenced earlier in this section.

TABLE 2--HOTEL GENERATED TRAFFIC IN RELATION TO EXISTING GEOMETRICS, DESIGN DAILY CAPACITY, AND PROJECTED 1988 TRAFFIC VOLUMES AND QUALITY OF SERVICES ON EXISTING ROADWAY NETWORK

STREET NAME/LOCATION	LANE CONFIGURATION		DESIGN DAILY CAPACITY		TRAFFIC VOLUMES					QUALITY OF SERVICES INDICATORS				
	EXISTING	ULTIMATE	EXISTING	ULTIMATE	1983	1986	1987	1988 W/P	1988 ESTIMATED PROJECT ADT	PERCENT INCREASE IN ADT	1988 W/OP	1988 LOS (V/C)	1988 W/P	DIFF. IN V/C BETWEEN W/OP & W/P
1. BROOKHURST STREET Between TRASK AVENUE and GARDEN GROVE BLVD.	6+2LTS	6+2LTS	45000	49500	30000	32500	33150	33800	34250	450	1.3	0.75 (C)	0.76 (C)	0.01
GARDEN GROVE BLVD. Between GARDEN GROVE BLVD. and LAMPSON AV.	6+2LTS	6+2LTS	45000	49500	30000	31800	32500	33100	33250	150	0.5	0.73 (C)	0.74 (C)	0.01
2. BROOKHURST WAY Between GARDEN GROVE BLVD. and BROOKHURST BLVD.	2	2	10000	12500	N/AV	**3500	**3570	3650	3850	200	5.5	0.37 (A)	0.38 (A)	0.01
3. GARDEN GROVE BLVD. Between BROOKHURST WAY and GILBERT STREET	4+LTS	4+LTS	20000	33000	24400	25900	26400	27090	26900	180	0.7	1.35 (F)	1.36 (F)	0.01
BROOKHURST WAY Between BROOKHURST WAY and BROOKHURST STREET	4+LTS	4+LTS	20000	33000	24400	25900	26400	26900	27510	610	2.3	1.35 (F)	1.38 (F)	0.03
4. GILBERT STREET Between TRASK AVENUE and LAMPSON AVENUE	4+LTS	4+LTS	10000	12500	7700	8330	8500	8670	8770	100	1.1	0.87 (D)	0.88 (D)	0.01
5. KERRY STREET	2	2	10000	12500	N/AV	**3500	**3570	3650	3700	50	1.4	0.37 (A)	0.37 (A)	0.00

Existing lane configuration and volumes, projected volumes, recommended configurations, and quality of service indicator based on current land use trends

V/C* (LOS) = Volume to Capacity Ratio (Level of Service)

1) The Design Daily Capacity values used are Roadway Capacity Values provided by the City of Garden Grove and are reflective of locally acceptable quality of services indicated in Orange County.

* Projected from 1983 with a regional projection of 1.082 - assuming 2% annual growth rate

** Derived from Design Hourly Volume by assuming DNV approximately peak hour volume, ADT = 10 X peak hour

W/P = WITH PROJECT
W/OP = WITHOUT PROJECT

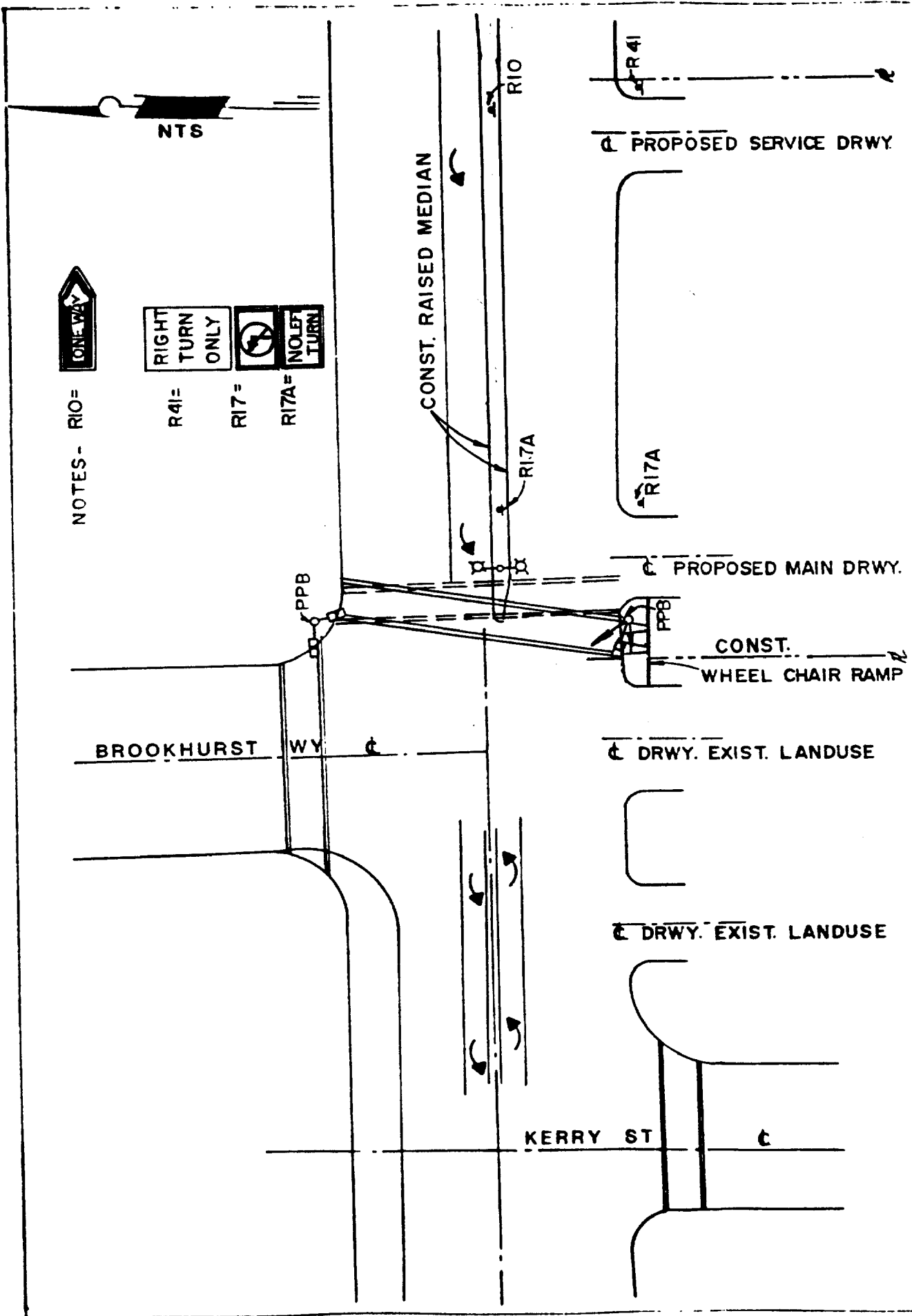
3) Intersection Capacity Utilization Calculations

Intersection capacity utilization (ICU) values were calculated for the four intersection which were considered impacted by hotel generated traffic. The detailed ICU calculations are shown in the appendix. A summary of the results of the calculation and resultant impacts on the four intersections in terms of the quality of services indicators Level of Service and volume to capacity ratios are shown in Table 4.

Project traffic is expected to increase the ICU of each of the four intersections by 0.01 or a range of 1.25 - 2.4% during both peak periods as shown on the Table 4. There were no changes in the corresponding levels of service. It can be seen from the above information that the operational impact of the proposed hotel on the local transportation system is negligible and would not result in any discernible adverse impact on the quality of services on these intersections or the local street system.

TABLE 4 INTERSECTION CAPACITY UTILIZATION.

INTERSECTION	PROJECTED 1988 W/D HOTEL TRAFFIC				PROJECTED 1988 WITH HOTEL TRAFFIC				DIFFERENTIAL BETWEEN WITH & W/OUT	
	AM	PM	LOS	ICU	AM	PM	LOS	ICU	AM	PM
1. BROOKHURST STREET AT GARDEN GROVE BLVD.	0.65	0.79	B	C	0.65	0.8	C	C	0	0.01
2. BROOKHURST WAY AND KERRY STREET AT GARDEN GROVE BLVD.	0.5	0.8	A	D	0.51	0.81	A	D	0.01	0.01
3. BROOKHURST STREET AT BROOKHURST WAY	0.46	0.59	A	A	0.47	0.6	A	A	0.01	0.01
4. GILBERT STREET AT GARDEN GROVE BLVD.	0.44	0.71	A	C	0.45	0.71	A	C	0	0



NOTES - RIO =



R4I =

R17 =

R17A =

BROOKHURST WY

KERRY ST

CONST. RAISED MEDIAN

RIO

R17A

R4I

PROPOSED SERVICE DRWY.

R17A

PROPOSED MAIN DRWY.

CONST. WHEEL CHAIR RAMP

DRWY. EXIST. LANDUSE

DRWY. EXIST. LANDUSE

FIGURE

8

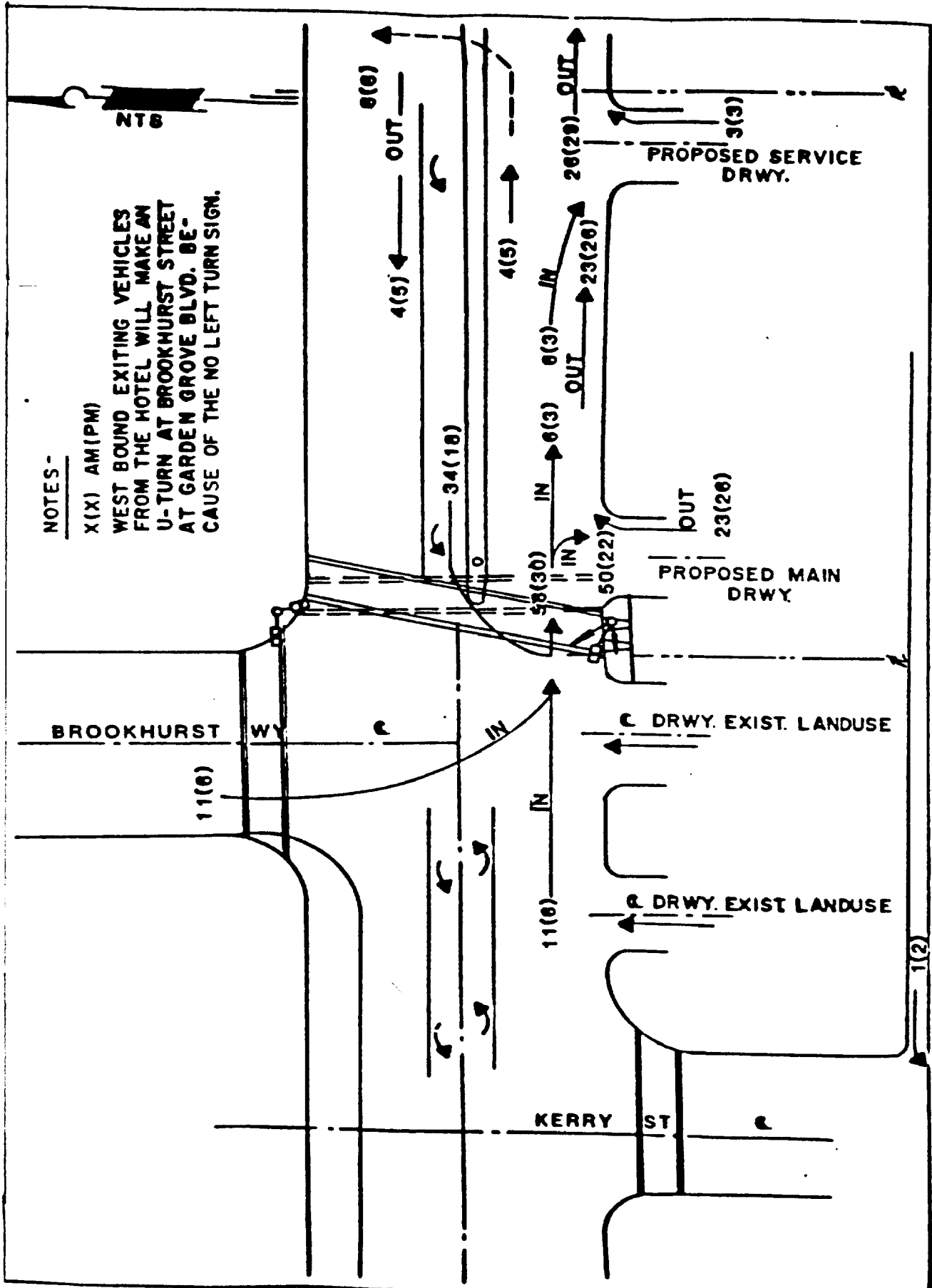
GARDEN GROVE RAMADA INN - GARDEN GROVE CA.

PROPOSED NEW LOCATION OF EXISTING 1-A SIGNAL POLE AND CROSSWALK
IN RELATION TO PROPOSED HOTEL DRIVEWAY LOCATIONS

NOTES -

X(X) AM(PM)
 WEST BOUND EXITING VEHICLES
 FROM THE HOTEL WILL MAKE AN
 U-TURN AT BROOKHURST STREET
 AT GARDEN GROVE BLVD. BE-
 CAUSE OF THE NO LEFT TURN SIGN.

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GARDEN GROVE RAMADA INN - GARDEN GROVE CA.
HOTEL GENERATED TURNING VOLUMES AT THE HOTEL DRIVEWAYS

E. MITIGATION MEASURES

As indicated earlier under traffic impact on offsite networks, the impact analysis shows that there are no adverse traffic related impact of the project on the intersections and local street network. As such, the only mitigation measures recommended are related to the physical constraints associated with the location of the west driveway entrance into the proposed hotel site. To facilitate the resolution of this physical constraint, the following mitigation measures are recommended;

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

F. CONCLUSION

The proposed hotel at 80% occupancy is expected to generate 1,000 vehicular trips per day. During the peak hour of hotel trip generation it will produce 85 trip ends during the A.M. and 82 trips during the P.M. The hotel peak periods as discussed under trip generation does not coincide with adjacent street peak period, as such the impact of the hotel trips will not be felt as much as if it had coincided with the adjacent street peak periods. Based on the results of the intersection capacity utilization calculations, the impact of the hotel trips will generate the equivalent of .01 ICU or 1.3 to 2.2% deviation in the volume to capacity ratio of the intersections during the peak periods. The relocation of the traffic signal pole with the consequent construction of wheelchair ramps, closing the median opening and the prohibition of left turns from the hotel will result in more efficient traffic operations within the vicinity of Brookhurst Way/Kerry Street at Garden Grove Boulevard Intersection.

G. SUMMARY OF RECOMMENDED MITIGATION MEASURES.

1. Move type 1-A traffic signal pole to accommodate hotel main driveway.
2. Close the 110 feet median opening in front of the proposed hotel by constructing a raised median island.
3. Extend the median to discourage direct access from hotel driveways into northbound Brookhurst Way and to provide refuge for pedestrians.
4. Install one-way and no left turn signs on the southside of Garden Grove Boulevard in front of the proposed hotel and at the hotel driveways as shown on Figure 8.
5. Redesign the east driveway on Garden Grove Boulevard to provide a minimum of 25 width at the throat.
6. Relocate pedestrian crosswalk to the new location of the 1-A traffic signal pole.
7. Construct wheel chair ramp into the new pedestrian crosswalk from the side walk in front of the hotel near the west property line.

APPENDIX

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	8	0	8	0.00 *	
NT	1	1,600	15	0	15	0.05	
NR	0	0	33	0	33	0.00	
SL	0	0	73	0	73	0.00	
ST	1	1,600	31	0	31	0.13 *	
SR	0	0	97	0	97	0.00	
EL	1	1,500	65	0	65	0.05	
ET	2	3,200	703	0	703	0.22 *	
ER	0	0	12	0	12	0.00	
WL	1	1,500	36	0	36	0.05 *	
WT	2	3,200	228	0	228	0.08	
WR	0	0	39	0	39	0.00	
Yellow Time						0.10 *	
					ICU=	0.50	
					LOS=	A	

Notes:

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

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

City of: GARDEN GROVE

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

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

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	8	0	8	0.00 *	
NT	1	1,600	15	0	15	0.05	
NR	0	0	33	27	60	0.00	
SL	0	0	73	11	84	0.00	
ST	1	1,600	31	0	31	0.13 *	
SR	0	0	97	0	97	0.00	
EL	1	1,500	65	0	65	0.05	
ET	2	3,200	703	0	703	0.23 *	
ER	0	0	12	11	23	0.00	
WL	1	1,500	36	34	70	0.05 *	
WT	2	3,200	228	0	228	0.08	
WR	0	0	39	0	39	0.00	
Yellow Time						0.10 *	
					ICU=	0.51	
					LOS=	A	

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURSTWAY/KERRY ST.

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	46	0	46	0.00 *	
NT	1	1,600	49	0	49	0.14	
NR	0	0	133	0	133	0.00	
SL	0	0	327	0	327	0.00	
ST	1	1,600	50	0	50	0.29 *	
SR	0	0	89	0	89	0.00	
EL	1	1,500	159	0	159	0.11 *	
ET	2	3,200	894	0	894	0.29	
ER	0	0	29	0	29	0.00	
WL	1	1,500	17	0	17	0.05	
WT	2	3,200	910	0	910	0.31 *	
WR	0	0	66	0	66	0.00	
Yellow Time						0.10 *	
					ICU=	0.80	
					LOS=	D	

Notes:

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

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

City of: GARDEN GROVE

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

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A. M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

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

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: AM PEAK PERIOD

Proposed Modification: None (Existing Conditions)

Mvmt.	Lanes	Cap.	Base Pk. Hr. Vol.	Project Pk. Hr. Vol.	Total Pk. Hr. Vol.	% Grn. Time Req'd	Notes
NL	0	0	0	0	0	0.00 *	
NT	3	4,800	1,210	0	1,210	0.25	
NR	0	0	0	0	0	0.00	
SL	0	0	1	0	1	0.00	
ST	3	4,800	1,338	0	1,338	0.30 *	
SR	0	0	117	0	117	0.00	
EL	0	0	92	0	92	0.00	
ET	1	1,600	1	0	1	0.06 *	
ER	0	0	0	0	0	0.00	
WL	0	0	0	0	0	0.00 *	
WT	1	1,600	0	0	0	0.00	
WR	0	0	0	0	0	0.00	
Yellow Time						0.10 *	
					ICU=	0.46	
					LQS=	A	

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: BROOKHURST STREET

E/W Street: BROOKHURSTWAY

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 A.M. PEAK PERIOD

Proposed Modification: None (Existing Conditions)

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

Notes:

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

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

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

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

Proposed Modification: None (Existing Conditions)

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

Notes:

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

INTERSECTION CAPACITY ANALYSIS

City of: GARDEN GROVE

N/S Street: GILBERT STREET

E/W Street: GARDEN GROVE BOULEVARD

Traffic Volume Conditions: 1988 P.M. PEAK PERIOD

Proposed Modifications: None (Existing Conditions)

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

Notes:

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

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: BROOKHURST WAY

TIME 7:00-8:00 A DATE 02-05-97

```

-----
| 115 | 11012 | 1 | Total
|-----|-----|-----|
| 27 | 271 | 0 | 1st
|-----|-----|-----|
| 22 | 225 | 0 | 2nd
|-----|-----|-----|
| 25 | 250 | 1 | 3rd
|-----|-----|-----|
| 11 | 350 | 0 | 4th
|-----|-----|-----|

```

```

-----
| Rt. | 01 | 01 | 01 | 01 | 0
|-----|-----|-----|-----|
| Total | 01 | 01 | 01 | 01 | 0
|-----|-----|-----|-----|
| Lt. | 01 | 01 | 01 | 01 | 0
|-----|-----|-----|-----|
| 1st | 2nd | 3rd | 4th | Total

```

```

Total 1st 2nd 3rd 4th
Rt. 01 01 01 01 0
-----
| 01 | 01 | 01 | 01 | 0 | Rt.
|-----|-----|-----|-----|

```

```

-----
| Lt. | 1 | Rt. | | |
|---|---|---|---|---|
| 1st | 0 | 255 | 1 | 0 |
|-----|-----|
| 2nd | 0 | 225 | 1 | 0 |
|-----|-----|
| 3rd | 0 | 218 | 1 | 0 |
|-----|-----|
| 4th | 0 | 318 | 1 | 0 |
|-----|-----|
| Total | 0 | 1182 | 1 | 0 |
|-----|-----|

```

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA

NORTH-SOUTH STREET: BROOKHURST ST
 EAST-WEST STREET: BROOKHURST WAY
 TIME: 8:00-9:00 A DATE: 08-05-87

107	1195	0	Total
99	000	0	1st
35	229	0	2nd
37	244	0	3rd
37	259	0	4th
Rt		Lt	

Rt	01	02	03	04	05
---	01	01	01	01	01
---	01	01	01	01	01
1st	2nd	3rd	4th	Total	

Total	1st	2nd	3rd	4th	
01	10	10	20	20	20
01	01	01	01	01	01
01	01	01	01	01	01

1st	0	297	0
2nd	0	299	0
3rd	0	244	0
4th	0	259	0
Total	0	1097	0

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: BROOKHURST WAY

TIME 4:00-5:00 P DATE 08-08-67

```

=====
0 005 11000 0 0 Total
=====
0 01 001 0 0 011
=====
0 00 000 0 0 000
=====
0 00 000 0 0 000
=====
0 00 000 0 0 000
=====
0 00 000 0 0 000
=====

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```

=====
0 00 000 0 0 000
=====
0 00 000 0 0 000
=====
0 00 000 0 0 000
=====
0 00 000 0 0 000
=====
0 00 000 0 0 000
=====

```

Time	Left	Thru	Right	Opp	Total
0:00	01	00	00	00	01
0:05	00	00	00	00	00
0:10	00	00	00	00	00
0:15	00	00	00	00	00
0:20	00	00	00	00	00
0:25	00	00	00	00	00
0:30	00	00	00	00	00
0:35	00	00	00	00	00
0:40	00	00	00	00	00
0:45	00	00	00	00	00
0:50	00	00	00	00	00
0:55	00	00	00	00	00
Total	01	00	00	00	01

Time	Left	Thru	Right	Opp	Total
1:00	00	00	00	00	00
1:05	00	00	00	00	00
1:10	00	00	00	00	00
1:15	00	00	00	00	00
1:20	00	00	00	00	00
1:25	00	00	00	00	00
1:30	00	00	00	00	00
1:35	00	00	00	00	00
1:40	00	00	00	00	00
1:45	00	00	00	00	00
1:50	00	00	00	00	00
1:55	00	00	00	00	00
Total	00	00	00	00	00

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

NORTH-SOUTH STREET. BROOKHURST WAY

EAST-WEST STREET. GARDEN GROVE BLVD

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

	95	99	001	Total
1st	19	12	45	184
2nd	24	9	74	185
3rd	17	8	52	310
4th	21	10	98	418
Rt			Lt.	

	1st	2nd	3rd	4th	Total
Rt	151	211	177	101	710
Lt.	110	100	147	111	608
Total	261	311	324	212	1318

	1st	2nd	3rd	4th	Total
1700	60	60	50	40	210
2000	120	100	120	150	510
300	100	100	50	50	350
Rt					

	95	99	001	Total
1st	12	14	25	51
2nd	17	10	30	57
3rd	26	7	28	61
4th	18	12	41	71
Total	73	43	124	240

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

NORTH-SOUTH STREET BROOKHURST WAY

EAST-WEST STREET GARDEN GROVE BLVD

TIME: 5:00-6:00 P DATE: 03-05-89

97	49	321	Total
15	15	93	1st
21	9	97	2nd
32	13	72	3rd
16	14	68	4th

Rt. Lt.
M

Rt.	201	121	151	191	25
Lt.	237	208	250	197	193
Total	438	329	401	388	118

Total	1st	2nd	3rd	4th	Lt
151	41	40	38	39	11
374	178	200	200	202	11
281	61	51	61	71	11

	Lt	Rt.
1st	15	39
2nd	9	34
3rd	11	27
4th	10	24
Total	45	130

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES- NEWPORT BEACH, CA

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

TIME 9:00-9:00 A DATE 08-05-80

	90	24	78	Total
1st	24	7	10	41
2nd	24	5	22	51
3rd	12	12	17	41
4th	21	6	20	47
RT			LT	

RT	LT	RT	LT	Total
50	70	110	110	400
50	62	50	50	212
10	11	7	6	34
1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th
700	18	17	20	15
670	110	118	122	111
200	6	4	5	3

	LT	RT
1st	3	10
2nd	1	4
3rd	4	4
4th	3	6
Total	11	24

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: ERCONNURST ST

EAST-WEST STREET: GARDEN GROVE BLVE

TIME: 7:00-8:00 A DATE 03-35-87

```

=====
10 11084 1 045 1 Total:
=====
7 1 274 1 24 1 1st
=====
5 1 321 1 02 1 2nd
=====
2 1 344 1 48 1 3rd
=====
4 1 297 1 38 1 4th
=====

```

Et 1 24
V

```

=====
Rt 1 101 1 141 1 101 1 127 1 501
=====
Total 151 311 301 201 1001
=====
1st 2nd 3rd 4th Total

```

```

Total 1st 2nd 3rd 4th
=====
0000 00 00 00 00 00 Et
=====
0000 00 10 00 00 00 Et
=====
0000 00 10 00 00 00 Et
=====

```

```

Et 1 24
=====
1st 1 15 1 285 1 30 1
=====
2nd 1 15 1 280 1 34 1
=====
3rd 1 29 1 250 1 47 1
=====
4th 1 01 1 300 1 48 1
=====
Total 1 101 1 1102 1 162 1
=====

```

INTERSECTION TURNING COUNT
 NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA

NORTH-SOUTH STREET BROOKHURST ST
 EAST-WEST STREET GARDEN GROVE BLVD
 TIME: 8:00-9:00 A DATE 08-05-97

NORTH-SOUTH STREET		BROOKHURST ST	
From	To	From	To
17	10000	149	Total
7	258	34	1st
1	279	61	2nd
3	248	38	3rd
0	241	34	4th

Et Lt
 V

EAST-WEST STREET		GARDEN GROVE BLVD	
From	To	From	To
211	221	21	21
51	207	55	207
271	401	207	207
1st	2nd	3rd	4th
Total	Total	Total	Total

Total	1st	2nd	3rd	4th
1891	147	17	101	101
1891	147	17	101	101
1891	147	17	101	101

	Et	Lt	Total
1st	27	195	58
2nd	40	251	61
3rd	30	200	64
4th	31	211	38
Total	150	1004	181

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA

NORTH-SOUTH STREET - BROOKHURST ST

EAST-WEST STREET - GARDEN GROVE BLVD

TIME 4:00 - 5:00 P DATE 03-09-87

```

=====
|  37 | 1174 | 140 | Total
|-----|-----|-----|
|  11 | 257 |  39 | 1st
|-----|-----|-----|
|  10 | 225 |  40 | 2nd
|-----|-----|-----|
|   5 | 257 |  39 | 3rd
|-----|-----|-----|
|   5 | 245 |  47 | 4th
|-----|-----|-----|
|  RT  |  LT  |  RT  |
|-----|-----|-----|
|      |      |      |
|-----|-----|-----|

```

```

=====
|  RT  |  LT  |  RT  |  30th |  30th |
|-----|-----|-----|-----|
|  11  |  21  |  39  |  140  |  210  |
|-----|-----|-----|-----|
|  10  |  20  |  40  |  140  |  200  |
|-----|-----|-----|-----|
|  5   |  25  |  39  |  140  |  154  |
|-----|-----|-----|-----|
|  5   |  24  |  47  |  140  |  156  |
|-----|-----|-----|-----|
|  1st |  2nd |  3rd |  4th | Total
|-----|-----|-----|-----|

```

```

=====
| Total | 1st | 2nd | 3rd | 4th |
|-----|-----|-----|-----|
|  37  |  11 |  10 |   5 |   5 |
|-----|-----|-----|-----|
| 1174 |  257 |  225 |  257 |  245 |
|-----|-----|-----|-----|
|  140 |   39 |   40 |   39 |   47 |
|-----|-----|-----|-----|

```

```

=====
|      |  RT  |  LT  | |
|---|---|---|---|
|  1st |  50  |  290 |  35  |
|-----|-----|-----|
|  2nd |  40  |  300 |  40  |
|-----|-----|-----|
|  3rd |  50  |  227 |  52  |
|-----|-----|-----|
|  4th |  45  |  270 |  25  |
|-----|-----|-----|
| Total |  185 | 1287 |  153 |
|-----|-----|-----|

```

INTERSECTION TURNING COUNT

NEWPORT TRAFFIC STUDIES - NEWPORT BEACH, CA.

NORTH-SOUTH STREET: BROOKHURST ST

EAST-WEST STREET: GARDEN GROVE BLVD

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

39	11298	192	Total
11	275	46	1st
9	240	49	2nd
10	299	42	3rd
7	225	41	4th
			LA

39	11298	192	Total
11	275	46	1st
9	240	49	2nd
10	299	42	3rd
7	225	41	4th
			Total

110	240	210	4th
100	200	200	3rd
100	210	200	2nd
100	210	200	1st
			Total

47	259	30	1st
50	256	39	2nd
46	295	41	3rd
44	315	36	4th
			Total

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

NORTH-SOUTH STREET: BROOKHURST WAY

EAST-WEST STREET: GARDEN GROVE BLVD

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

95	30	32	Total
23	4	12	1st
22	4	20	2nd
21	9	21	3rd
24	11	18	4th

Rt Lt
 W

Rt	95	41	121	1411	88
Lt	511	421	551	5011	230
Lt	71	51	61	1711	85
	1st	2nd	3rd	4th	Total

Total	1st	2nd	3rd	4th	
641	121	171	181	201	Lt
4891	1201	2121	2331	1911	
1011	61	21	91	41	Rt

	Lt		Rt
1st	2	1	0
2nd	2	5	12
3rd	1	3	0
4th	3	4	7
Total	8	15	22

City of Garden Grove
VEHICULAR TURNING MOVEMENT COUNT SUMMARY

North/South Street: GILBERT

East/West Street: GARDEN GROVE BLVD

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

PERIOD													15	30	
	ML	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	Vol	Min	
BEGINNING															
7:00	1	20	2	15	29	15	5	101	4	0	83	12	287	594	
7:15	1	18	2	13	31	7	14	148	2	0	67	4	307	625	
7:30	1	19	2	14	30	7	11	131	2	0	74	7	319	641	
7:45	1	18	3	18	25	19	25	188	1	1	108	1	393	753	
8:00	1	28	0	10	35	14	10	140	3	0	101	8	360	749	
8:15	1	24	4	11	25	13	24	148	1	2	131	4	389	750	
8:30	2	23	2	13	26	6	18	136	3	0	129	3	361	707	
8:45	1	26	3	14	24	12	10	131	2	0	118	5	346	N/A	
Pk.30 Min. Vol.	6	57	3	28	60	33	35	308	4	1	209	9		753	
DHV	10	110	10	60	120	70	70	620	10	0	420	20			

Noon Day: THUR Date: 5/08/86

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

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

PERIOD													15	30
	ML	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	Vol	Min
BEGINNING														
4:00	8	49	10	16	21	27	27	196	10	10	182	24	580	1128
4:15	13	41	9	19	19	19	40	178	7	10	173	20	548	1139
4:30	11	44	8	16	30	25	42	189	6	14	188	18	591	1218
4:45	13	42	10	26	24	40	34	198	4	17	188	34	627	1300
5:00	15	45	11	27	39	39	34	185	11	14	240	22	673	1287
5:15	10	40	10	26	39	32	35	171	7	20	202	24	614	1255
5:30	14	44	11	20	45	37	28	175	8	18	223	25	641	1265
5:45	6	44	9	24	32	28	37	177	10	22	211	24	624	N/A
Pk.30 Min. Vol.	12	87	23	53	63	79	68	383	17	31	428	56		1300
DHV	20	170	50	110	130	160	140	770	30	60	860	110		

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

LEVEL OF SERVICE DESCRIPTIONS

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

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

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

300—Lodging

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

310 Hotel

320 Motel

330 Resort Hotel.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUMMARY OF TRIP GENERATION RATES

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

			Average Trip Rate	Maximum Rate	Minimum Rate	Correlation Coefficient	Number of Studies	Average Size of Independent Variable/Study
Average Weekday Vehicle Trip Ends			10.5	13.4	9.1		5	191
Peak Hour of Adjacent Street Traffic	A.M.	Enter	0.58				2	475
		Exit	0.29				2	475
		Total	0.85	1.18	0.61		6	300
	P.M.	Enter	0.36				2	475
		Exit	0.37				2	475
		Total	0.73	1.04	0.47		7	269
Peak Hour of Generator	A.M.	Enter						
		Exit						
		Total	0.90				6	234
	P.M.	Enter						
		Exit						
		Total	0.87				9	245
Saturday Vehicle Trip Ends			8.1	11.8	5.8		4	234
Peak Hour of Generator	Enter							
	Exit							
	Total		0.67	1.34	0.37		4	234
Sunday Vehicle Trip Ends			8.8	13.2	5.4		4	198
Peak Hour of Generator	Enter							
	Exit							
	Total		0.61	1.06	0.42		3	182

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

ITE Technical Committee 6A-6—Trip Generation Rates
 Date: 1975

SUMMARY OF TRIP GENERATION RATES

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

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

Source Numbers 12, 13, 55

ITE Technical Committee 6A-6—Trip Generation Rates

Date: 1975

END NOTES

1. Article 1X Part 9-C-2, Code of Ordinances of the City of Garden Grove, California, as amended July 1986, pp9-80, 81.
2. One page Hand Out - Table 1, Recommended Roadway Capacities for Use In Orange County, November 1985.
3. Extract from Sheet 37 of 46 - Construction Plans for Traffic Signal Modification, City of Garden Grove, California.
4. Traffic Impact Study for the Proposed Horizon Park Apartments at Ninth Street and College Avenue, Garden Grove, California by ASL Consulting Engineers, February 1987, Table 1.
5. Institute of Transportation Engineers, Trip Generation, 3rd Edition 1982.
 - a) ITE Code 310
6. Ibid 5
7. San Diego Association of Governments, Brief Guide of Vehicular Traffic Generation Rates for the San Diego Regions, July 1986.

RESOLUTION NO. 4286

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

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

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

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

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.24.030 and 9.12.020, are as follows:

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

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT:

FACTS:

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

Hotels often have health clubs for their guests.

The hotel is permitted various ancillary uses.

FINDINGS AND REASONS:

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

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

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

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

CONDITIONS OF APPROVAL:

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

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

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

CEQA - NEGATIVE DECLARATION

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

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

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

CONDITIONAL USE PERMIT NO. CUP-111-92

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


 /s/ PRISCILLA STIERSTORFER
 SECRETARY

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

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

FOR
CONSIDERATION: MINOR MODIFICATION TO PLANNED UNIT DEVELOPMENT
NO. PUD-101-87
APPLICANT: YOUNG HOON CHO (RAMADA INN)
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST
STREET
DATE: OCTOBER 12, 1989

Chairman Margolin announced that the request is to eliminate Condition of Approval "O" of Planning Commission Resolution No. 3685 pertaining to the Phase II portion of the project.

Chairman Margolin noted that his wife is the General Manager for Ramada Inn and advised that he would abstain from voting on this item.

Vice Chairman Nuessle assumed the chair.

Staff report was reviewed noting that at the time of approval a Conditions was placed that the applicant attempt to purchase the adjoining property. Staff commented that the applicant has contacted the owners and they are unwilling to sell the property. Staff recommended that Condition "O" be deleted inasmuch as the applicant did attempt to comply.

Vice Chairman Nuessle commented that the Condition stated that the applicant try to acquire the property. Staff advised that was correct.

Commissioner Blakesley moved, seconded by Commissioner Anderson, to approve the Minor Modification to Planned Unit Development No. PUD-101-87. The motion carried with the following vote:

AYES: COMMISSIONERS: ANDERSON, BLAKESLEY, BUTTERFIELD,
KILLINGBECK, MARSHALL, NUESSLE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: MARGOLIN

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC
HEARING:
APPLICANT
LOCATION
DATE

GENERAL PLAN AMENDMENT NO. GPA-2-89(A)
CITY OF GARDEN GROVE
CITYWIDE
NOVEMBER 9, 1989

Chairman Margolin announced that the request is for approval of the newly updated and revised Housing Element of the Garden Grove General Plan. The Housing Element covering the entire City will be considered.

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

Staff stated that the matter had been properly advertised and no correspondence was received relative to the case. Commissioner Marshall questioned why the Housing Element was being considered at this time if it is updated every five years and it could wait until the figures from the 1990 Census could be included. Staff commented that there are not a lot of major revisions to the document. Staff noted that the current revision cycle will be in 1994 and will take into account the 1990 Census.

Commissioner Marshall commented that the Element would be four years behind. Staff noted that most of the information from the 1990 Census will not be available until 1991 or 1992. Staff further noted that the State requires that each City update their Housing Element in different years.

Commissioner Marshall noted that the homeless is an issue that could cause a big change after the 1990 Census. Staff commented that there is a section in the report which identifies the programs that the City is supporting for the homeless.

Chairman Margolin opened the public hearing to received testimony in favor of or in opposition to the request.

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

Commissioner Blakesley commented that this is a document that has taken a great deal of time for staff to put together. He noted he read the draft and the final revision has gone one step further. He felt that staff should be complimented on the Housing Element.

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

Commissioner Blakesley moved, seconded by Commissioner Butterfield, to approve the determination that a Negative Declaration was appropriate for this project per California Environmental Quality Act guidelines. The motion carried with the following vote:

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

Commissioner Blakesley moved, seconded by Commissioner Butterfield, that General Plan Amendment No. GPA-2-89(A) be approved pursuant to the facts and reasons as stated in the Resolution, and authorize the Chairman to execute the Resolution. The motion carried by the following vote.

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

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

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

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

Staff report was reviewed.

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

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

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

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

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

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

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

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

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

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

Commissioner Anderson commented that her motion includes no window signage.

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

The foregoing motion died for lack of a second.

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

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

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

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

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

RESOLUTION NO. 4217

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

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

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

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

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

FACTS:

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

The proposed uses are permitted in the commercial zone; and

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

REASONS:

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

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

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

FACTS:

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

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

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

REASONS:

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

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

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

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

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

- 6. Auto rental agency - no storage or display of vehicles
 - 7. Barber, beauty salon and sales
- B. No additional signage shall be permitted without Planning Commission approval.

ADOPTED this 12th day of December, 1991.

/s/ BART E. BLAKESLEY
CHAIRMAN

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

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

/s/ PRISCILLA STIERSTORFER
SECRETARY

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

RESOLUTION NO. 4093

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

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

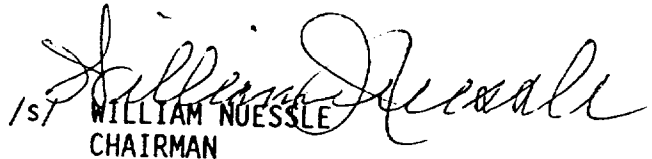
WHEREAS, the applicant, Ramada Inn, requested a minor modification to PUD-101-87 as follows:

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby deny the requested modification to Planned Unit Development No. PUD-101-87 as other alternative signage would best fit the intent of the PUD.

ADOPTED this 28th day of June, 1990.


/s/ WILLIAM NUESSELE
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 June 28, 1990, and carried by the following votes:

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

/s/ PRISCILLA STIERSTORFER
SECRETARY

PLEASE NOTE: A 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).

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in "RETURN TO" Space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge)

<p>3. Article Addressed to:</p> <p>Yong Hoon Cho 10022 Garden Grove Blvd. Garden Grove, CA 92644</p>	<p>4. Article Number P 674 150 398</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature -- Addressee X <i>[Signature]</i></p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature -- Agent X</p>	
<p>7. Date of Delivery 11-1-91</p>	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

P 674 150 398

Certified Mail Receipt
 No Insurance Coverage Provided
 Do not use for International Mail
 (See Reverse)

Yong Hoon Cho
 10022 Garden Grove Blvd.
 Garden Grove, CA 92644

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Address of Delivery	
TOTAL Postage & Fees	\$
Postmark or Date	10/31/91

PS Form 3800, June 1990

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

APPLICATION CHECKLIST AND CASE PROGRESS LOG

mm to PUD-101-87
 Case Identification No. mm-117-91 Case Planner Paul
 Date Filed 9/25 Application Det. Complete 9 Hearing Date 11/14 Hearing Body PC
 * * * * *
 Applicant Yong Hwan Cho Owner Same
 Address 10022 GG Blvd Address "
 Phone (23) 534-1818 Phone () "
 * * * * *
 Site Address 10022 GG Blvd Assessor Parcel No(s) 51507054
 Site Location S/S GG Blvd E/O Kerry General Plan Com
 City Map Coordinate M-13 Current Zone PUD-101-87
 Zone Map Coordinate N/A Proposed Zone N/C
 * * * * *

PROCESSING INFORMATION

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

HEARING BODY ACTIONS

Zoning Administrator

Decision No. Admin. Action No. Approved Denied Continued To

Planning Commission

Resolution No. Approved Denied Continued to

City Council

Resolution No. Ordinance No. Approved Denied Continued To

Agency for Community Development

Resolution No. Ordinance No. Approved Denied Continued To

* * * * *

MINOR MODIFICATIONS

Type (Describe) ~~PC~~ modification to approved Planned Unit Development
No PUD-101-87 to allow ancillary retail uses and
the use of temporary signs and banners.

Hearing Body PC Date 11/14/91 Decision _____
Case Planner Paul



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 5.a.
HEARING DATE December 12, 1991
CASE NO. Minor Modification to
PUD-101-87 (MM-117-91)
APPLICANT Yong Hoon Cho

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

REQUEST

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

BACKGROUND

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

DISCUSSION

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

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

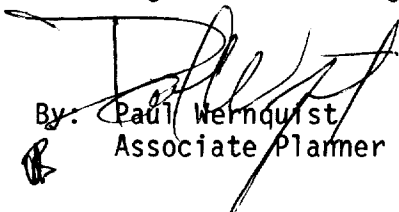
Each of these uses would be conducted in the spaces designated in the proposed retail areas. As these spaces are less than 500 square feet, the proposed uses would remain ancillary to the hotel and restaurant.

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

RECOMMENDATION


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

MILLIE J. SUMMERLIN 
Planning Services Manager


By: Paul Wernquist
Associate Planner

6865T/2198A

APPROVED FOR AGENDA LISTING


FRANK A. SCHUMA, Director
Development Services Department



CITY OF GARDEN GROVE, CALIFORNIA

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

file
809-191-87

January 14, 1991

Honorable Commissioners:

SUBJECT: RAMADA INN SIGNAGE

The concerns expressed regarding the signage at the Ramada Inn centered on the sign face change to the monument sign and the addition of a neon sign in the second story window.

Originally, the applicant submitted plans for a pole sign. The pole sign was not allowed and the applicant was directed to submit plans indicating a monument sign sitting on a solid pedestal which was architecturally compatible with the proposed building. Additionally, the condition of approval indicated that any "changes to style, type and design of contents shall be approved by the Planning Commission." A sign plan was submitted and approved by staff. In the summer of 1990, the applicant returned to the Planning Commission and requested approval to construct a wall sign for the restaurant. A channel letter wall sign was approved. Subsequently, the applicant has changed the sign face on the monument sign and added a neon sign in the window. These actions were done without benefit of permit. (As a matter of interpretation of the Uniform Sign Code, the City has not required permits for the changing of a sign face. The proposed sign section of the revised Title IX will, however, require permits for all face changes.)

Staff has reviewed the PUD requirements and the actual site conditions and has determined that these changes would require Planning Commission approval. This most likely would be done as a minor modification to the PUD. The neon sign also would require your approval as it is a change in style, type and design. Staff will be working with the applicant to resolve the problems and have this matter reviewed in the near future.

Respectfully,

FRANK A. SCHUMA, Director
Development Services Department

By: Paul Wernquist
Development Services Analyst

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

I. APPLICANT'S REQUEST AS ADVERTISED

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

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

II. GENERAL INFORMATION

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

General Plan

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

Land Use/Zoning

Description of Subject Property

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

Surrounding Use/Zoning

North

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



GARDEN GROVE

Paul

CITY OF GARDEN GROVE, CALIFORNIA

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

December 6, 1991

CERTIFIED MAIL

Yong Hoon Cho
10022 Garden Grove Blvd.
Garden Grove, CA 92644

SUBJECT: Case No. MM to PUD-117-87 (MM-117-91)
Hearing before the Planning Commission
Date and Time: December 12, 1991 - 7 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 connection with the subject Public Hearing.

If you have any questions concerning this report, please contact the Planning Division of Development Services Department at (714) 541-5312.

Respectfully,

Frank A. Schuma, Director
Development Services Department

Enclosure

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge)
 2. Restricted Delivery (Extra charge)

3. Article Addressed to:
 Yong Hoon Cho
 10022 Garden Grove Blvd.
 Garden Grove, CA 92644

4. Article Number
 P 446 676 861

Type of Service:
 Registered Insured
 Certified COD
 Express Mail Return Receipt for Merchandise

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5. Signature - Addressee
 X *[Signature]*

6. Signature - Agent
 X *[Signature]*

7. Date of Delivery
 12/11/91

8. Addressee's Address (ONLY if requested)
RECEIVED
DEC 11 1991
DEVELOPMENT SERVICES

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-220-015 DOMESTIC RETURN RECEIPT

P 446 676 861

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
 FOR INTERNATIONAL MAIL

Yong Hoon Cho
 10022 Garden Grove Blvd.
 Garden Grove, CA 92644

U.S.G.P.O. 1989-220-015

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

Postmark or Date
 MM
 PUD-101-87

PS Form 3800, June 1985

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

CITY OF GARDEN GROVE
DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR MINOR MODIFICATION

X Conditions of Approval (~~500~~) 500 1/2 current cost Modification to Approved Plans (1/2 original cost)

Validation

Name YONG HOON CHO

Address 10022 Garden Grove Blvd

City/Zip Garden Grove 92644 Phone # 714-534-1818 (213-735-3534)

Signature of Applicant [Signature]

Case # Property Address 10022 Garden Grove Blvd

Request Minor Modification to allow support retail for the hotel and restaurants

Reason for Request To allow the hotel to provide support retail uses for the convenience of the hotel guests.

Analyst [Signature] Date Rec'd

Z. A. Action # Approval Denial Date

Uses

Arts & Crafts Retail
Travel Agent / Ticket Agency
Books, Magazines, Newstand
Gifts & Souvenirs
Jewelry & Cameras
Bakery
Auto Rental Agency
Barber Beauty & Supplies

Signs

Allow Temporary Banner as stated m.c.

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

FOR
CONSIDERATION: MINOR MODIFICATION - PLANNED UNIT DEVELOPMENT NO. PUD-101-87
APPLICANT: RAMADA INN
10022 GARDEN GROVE BOULEVARD
DATE: JULY 12, 1990

Chairman Nuessle announced that the request is a modification to permit a restaurant sign on the north building elevation of the hotel. This matter was continued from June 28, 1990.

Staff report was reviewed noting that they have met with the owner and the sign company representatives. Staff noted that the changes have been made to the original submittal. Staff felt that the new proposal is the best alternative for the site.

Chairman Nuessle questioned what the colors will be. Staff noted that the letters will be green and the back light will create a halo. Staff noted that it will be one color.

Commissioner Margolin felt that it is a much better sign than the original one. He commented that the sign should have been considered a long time ago. He noted that it is important for the applicant to work with the City before doing the work and then requesting approval. He noted that he is in favor of the new sign.

Commissioner Killingbeck commented that he thought the building looks nice as it is and that the additional sign will make it look cluttered. He noted he would vote against the sign request.

Commissioner Butterfield felt that it was an improvement over the original sign. She commented that the back light softens the color and is very effective.

Chairman Nuessle commented that the sign should not have been a problem for the Commission to solve. He felt it should have been discussed between the tenant and the owner.

Commissioner Blakesley moved, seconded by Commissioner Margolin, to approve the Minor Modification to Planned Unit Development No. PUD-101-87 and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	NUESSLE, ANDERSON, BLAKESLEY, BUTTERFIELD, MARGOLIN,
NOES:	COMMISSIONERS:	KILLINGBECK, MARSHALL
ABSENT:	COMMISSIONERS:	NONE