

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.:	SITE LOCATION: West side of Harbor Boulevard, south of Chapman Avenue
HEARING DATE: August 5, 1998	GENERAL PLAN: Mixed Use
CASE NOS.: PUD-122-98, SP-223-98, CUP-408-98, CUP-409-98, PM-96-196, V-234-98, & Development Agreements	ZONE: HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B"), R-3 (Multiple Family Residential) and C-2 (Community Commercial)
APPLICANTS: Landmark Hospitality LLC, Chapman Suites LLC, OHI Resort Hotel LLC, Chapman Restaurants LLC, and the Garden Grove Agency for Community Development	CEQA DETERMINATION: Recognize previously adopted Mitigated Negative Declaration

REQUEST:

Approval of a site plan to construct three hotels: Homewood Suites, Renaissance Hotel, and Crowne Plaza Hotel, and future free-standing restaurants; a variance to deviate from the required number of parking spaces; a parcel map to subdivide the site into four parcels; a change of zone to Planned Unit Development; and conditional use permits for a Type "47" license, one CUP for the Renaissance Hotel, and one CUP for the Crowne Plaza Hotel. Development Agreements are also proposed.

CODE SECTIONS:

The following code sections apply to this project:

1. 9.24.030.D.3 - Site Plans
2. 9.24.030.D.4 - Conditional Use Permits
3. 9.24.030.D.6 - Variances
4. 9.32.010 - Tentative Maps
5. 9.12.020 - Planned Unit Developments
6. Government Code Section 65864 - Development Agreements

<u>PROJECT CRITERIA</u>	<u>ACTUAL</u>	<u>MEETS CODE</u>	<u>DOES NOT MEET CODE</u>	<u>VARIANCE REQUEST</u>	<u>CONDITION OF APPROVAL</u>
<u>LOT SIZE (TOTAL):</u>	18.25 acres	x			
Parcel 1: (Fut. Rests.)	1.8 acres				
Parcel 2: (Renaiss)	6.0 acres				
Parcel 3: (Homewd)	3.45 acres				
Parcel 4: (Crwn Plz)	7.0 acres				

<u>PROJECT CRITERIA</u>	<u>ACTUAL</u>	<u>MEETS</u>	<u>DOES NOT</u>	<u>VARIANCE</u>	<u>CONDITION</u>
-------------------------	---------------	--------------	-----------------	-----------------	------------------

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

		<u>CODE</u>	<u>MEET CODE</u>	<u>REQUEST</u>	<u>OF APPROVAL</u>
<u>BUILDING HEIGHT:</u>		x			
Homewood	7 stories 82' 11"				
Renaissance	14 stories 180'-0"				
Crowne Plaza	9 stories 112'-0"				
Future Restaurants	1 story (est.) 20' (est.)				
<u>BUILDING SETBACKS: (N,S,E,W)*</u>		x			
Homewood	78, 15, 65, 140 ft				
Renaissance	33, 2, 455, 5 to 335 ft				
Crowne Plaza	71, 20, 185, 65 ft				
Future Restaurants	15, 45, 7 to 15, 15 ft (est.)				
<u>PARKING:</u>				x	
Standard	809				
Handicap	26				
Compact	416 (33.2%)				
Total	1,250				
<u>LANDSCAPING:</u>		x			
Parking lot area	67,264 sf (10.2%)				
<u>Landscaped Setbacks</u>					
Harbor Blvd.	7' to 15 ft				
North P/L	12 ft				
South P/L	10' to 15 ft				
West P/L	5' to 9 ft				

*estimated distance as measured from boundary lines of proposed parcels due configuration of each lot

BACKGROUND:

In August 1993, under the direction of the City Council, the City participated in a Regional/Urban Design Assistance Team (R/UDAT) design and planning study for the

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

Harbor Corridor. The purpose of the R/UDAT was to identify design and development opportunities within the Harbor Corridor in order to capitalize on the market potential of the existing resident and tourist population and the proposed expansion of Disneyland and the Anaheim Convention Center. The R/UDAT recommended that a hotel/resort oriented development node be established at the intersection of Harbor/Chapman. The R/UDAT concepts were endorsed by the City Council and incorporated into the recent update of the City's General Plan.

City staff conducted two neighborhood meetings regarding this project. The first meeting was held on February 19, 1998. Comments received at that meeting reflected concerns regarding landscape setbacks along the project's southerly boundary, visual intrusion from the hotels into the neighborhood immediately south of the site, traffic generated by the development, and placement/location of the high-rise hotels.

The second neighborhood meeting was held on July 8, 1998. At that meeting, the proposed project was presented to those residents, property owners, and business owners in attendance. Staff indicated that the proposed project addressed those issues and concerns raised by persons attending the first neighborhood meeting.

DISCUSSION:

Project Site

The project is located on the west side of Harbor Boulevard, south of Chapman Avenue and contains approximately 18.25 acres. The site is currently vacant. The site was previously improved with retail stores, a restaurant and a mobile home park.

The site is located within a Redevelopment Project Area. Goals of the Redevelopment Plan include the elimination of physical blight and deterioration, upgrading of the project area, encouragement of private sector investment, and the promotion of the economic well-being of the area. The policies of the General Plan identify the Harbor Corridor as a target area for redevelopment and revitalization activities.

Surrounding Uses

The area to the north of the site, across Chapman Avenue, is the Hyatt Alacante Hotel and office complex, to the east, across Harbor Boulevard, is the Target retail center which includes a restaurant, drive-through pharmacy, drive-through dairy, and a car wash operation. The area to the south is improved with commercial businesses, apartments, and single family homes. The area to the west, across Buaro Street, is improved with a convalescent center, an office building, and apartments.

Planned Unit Development

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

A change in zone to Planned Unit Development (PUD) is necessary to accommodate the development of the project. The PUD establishes standards for the development and insures that the quality of the project achieved from this type of zoning is greater than could be achieved through the use of traditional zoning. The General Plan recognizes the use of PUD's as an overlay land use designation for "unique types" of development. The regulations for PUD's are intended to provide for a diversity of uses, land use relationships, and innovation in land planning and design. The change in zone to PUD is consistent with the goals and policies of the General Plan which support the retirement of specific plan zoning in existing specific plan areas.

Site Plan

The project consists of three hotels: Homewood Suites, Renaissance Hotel, and Crowne Plaza Hotel, and future free-standing restaurants. The design of the site locates the Renaissance Hotel in the center of the project on Parcel 2 of Tentative Parcel Map No. PM-96-196. The Homewood Suites is located along Chapman Avenue on Parcel 3 and Crowne Plaza Hotel is situated on the southern portion of the site on Parcel 4. The free-standing restaurants are located at the corner of Harbor Boulevard and Chapman Avenue on Parcel 1.

Primary access into the project site is provided by two main entrance points, one on Harbor Boulevard and one on Chapman Avenue. The main entrance from Harbor Boulevard is aligned with the signalized intersection for the Target retail center, and the main entrance from Chapman Avenue aligns with an entry point for the Hyatt Alacante Hotel. Secondary access is provided by one driveway located on Buaro Street.

The project is served by surface parking areas located throughout the site. Parking is balanced throughout the site and provides sufficient parking fields around each building. Pedestrian circulation paths are provided along the main drive aisles of the project allowing pedestrian movement between the hotel buildings and the free-standing restaurants.

Building Design

The Renaissance hotel is proposing to construct a 371-room, 14-story, full service hotel with conference facilities. The first floor area will contain a registration and lobby area, dining, kitchen and banquet kitchen facilities, deli/breakfast/bar area, small meeting rooms, conference facilities totaling 12,000 square feet, and other ancillary and support service areas. An outdoor pool area will be situated on the south side of the hotel. The guest rooms will be situated on the 2nd through 14th floor of the hotel. All guest rooms will be double or king suites. End units on floors 2 through 12 will have balconies. These balconies are oriented northward or eastward based on their location.

The exterior treatment of the Renaissance hotel will reflect a contemporary "metropolitan" look with extensive use of glass, polished granite and stucco. The first

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

floor level of the hotel, at the main entrance, will incorporate a colonnade and porte cochere and be treated in polished granite with pink/gray tones. This colonnade and porte cochere transforms into the Hotel's main architectural element which extends from ground level to the top of the building as a large round spire shape, with a metallic dome capping the top. Aside from this domed spire element, the balance of the exterior elevations for the second through fourteenth floors will be treated with a combination of glass, precast colored concrete, and stucco. Color tones will primarily be beige, gray, rust, and pink.

The Crowne Plaza hotel is proposing to construct a 384-room, 9-story, full service hotel with conference facilities. The first floor area will contain a registration and lobby area, dining, kitchen and banquet kitchen facilities, deli/breakfast/bar area, small meeting rooms, conference/banquet facilities totaling 14,570 square feet, and other ancillary and support service areas. An outdoor pool area will be situated on the south side of the hotel. The guest rooms will be situated on the 2nd through 9th floor of the hotel. All guest rooms will be one standard size.

The exterior treatment of the Crowne Plaza hotel will reflect a spanish-mediterranean theme with stucco walls and aluminum windows. The porte cochere will incorporate columns and arches with a clay tile roof. Building colors will be beige tones, light orange, and rust. The mansard roof and the roofs for the tower elements will be a clay roof tile.

The Homewood Suites is proposing to construct a 203-room, 7-story, limited service hotel. The first and second floor areas will contain a registration and lobby area, buffet area, two small meeting rooms, exercise room, guest rooms, and other ancillary and support service areas. An outdoor pool area with outdoor dining will be situated on the south side of the hotel. Additional guest rooms will be situated on the 2nd through 7th floor of the hotel. These guest rooms will consist of two types of suites.

The exterior treatment of the Homewood Suites hotel will reflect a contemporary theme with stucco walls, synthetic stone around the building's first two levels, and aluminum windows. The porte cochere and roof of the hotel are proposed with composition shingle. Staff has conditioned that a metal seam roof material be used. Building colors will be beige tones with a reddish-brown accent color.

Landscaping/Lighting Treatment

The project provides approximately 67,264 square feet of parking lot landscaping (10.2%). A seven (7) foot to 15 foot landscaped setback will be provided along Harbor Boulevard, and a twelve (12) foot landscaped setback will be provided along Chapman Avenue. The landscape setback along Buaro Street will vary from 5 feet to 9 feet. The street frontage setbacks are measured from the property line at the ultimate right-of-way. Additional landscaping will be provided within the public right-of-way along

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

with the sidewalk. Along the southerly property lines, the setback will vary from ten feet to fifteen feet. Planter islands are provided throughout the parking lot area.

The preliminary landscape plan for the project reflects a tropical theme and incorporate extensive use of palms and canopy type trees, shrubs and bushes, and various ground cover throughout the site. More specifically, trees and palms have been incorporated along the project's main drive aisles. Accent palms including pigmy date palms, fan palms, and queen palms are proposed adjacent to the hotel structures. All landscaped treatments in areas located adjacent to Harbor Boulevard are conditioned to be designed in accordance with the Harbor Boulevard Urban Design Plan. In addition, the project to the extent possible, proposes to retain the large pine trees along Chapman Avenue.

The lighting plan for the project will incorporate special lighting treatments, including palm and canopy tree uplighting to highlight the project's main entry aisles. In addition, the project is conditioned to incorporate similar lighting treatments on hotel building facades which face Harbor Boulevard and Chapman Avenue to highlight facade elements and achieve a dramatic nighttime effect.

General Circulation

Harbor Boulevard is classified as a six lane major arterial street and designated as a "Smart Street" in the Orange County Congestion Management Program highway system. This special street designation allows for the development of improvements that enhance the traffic carrying capacity of the roadway beyond its major arterial designation. Improvements include restriping, removal of on-street parking, bus turnouts, intersection and mid-block widening, and raised medians.

The layout of the Smart Street was recently modified to accommodate the proposed urban rail alternative. The street improvement design and the EIR for the Harbor Boulevard Smart Street are being prepared by Kimerly-Horn and Associates Inc. The City has applied for Measure M funds to fund these future street improvements.

The project provides thirteen (13) feet to 33 feet of additional street dedication along Harbor Boulevard to accommodate the ultimate Smart Street width and a deceleration lane into the project. This additional dedication will create a 26 foot wide area behind the relocated curb which will be dedicated to street, parkway, and sidewalk improvements per the HBUDP. The enhanced landscaped and hardscape treatment in this area will be in accordance with the Harbor Boulevard Urban Design Plan. In addition to dedication on Harbor Boulevard, the plan also calls for street dedication along Chapman Avenue for a right turn lane at the intersection of Harbor Boulevard and Chapman Avenue.

Harbor Boulevard Urban Design Study

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

The goals and policies of the City's General Plan include the preparation of an Urban Design Plan for Harbor Boulevard. David Evans and Associates was retained by the City to prepare a design plan for public improvements along Harbor Boulevard from the northerly City boundary to Garden Grove Boulevard. These improvements include signage, landscaping, street lights, street furniture, sidewalks, and intersection paving treatments. The goal of the study is to achieve a unified landscaping, signage, and lighting theme within the public right-of-way along Harbor Boulevard.

The theme of Harbor Boulevard will center around a "festive lights" concept which will incorporate extensive lighting elements within the street median, along public sidewalk areas, and within landscaped parkway areas. The plan will also contain recommendations for the incorporation of this theme into private landscaped areas and structures along Harbor Boulevard.

Signage

The site plan reflects a total of three (3) free-standing monument signs for the project identification. The signs will be located at the main entrances on Harbor Boulevard and Chapman Avenue, and one located at the corner of Harbor Boulevard and Chapman Avenue. The monument signs are conceptual and are required to be designed in accordance with Harbor Boulevard Urban Design Plan. Additional monument signs are proposed for the free-standing restaurants. The placement of the wall signs for each hotel is reflected on their respective building elevation plans. The wall sign location(s) for each free-standing restaurant is conditioned to be reviewed at the time of project submittal. All signage for the project is required to be approved by the Community Development Department - Planning Division prior to installation.

VARIANCE:

The applicants are requesting a parking variance from the requirements under Title 9. Under Title 9, the project is required to provide a total of 1,424 parking spaces.

Traffic Impact and Parking Study

A traffic impact and parking study was prepared for the project by Katz, Okitsu & Associates. The study evaluated twenty-one (21) intersections in the project vicinity including a detailed analysis of eleven (11) intersections that could be more significantly impacted by the project. The study determined that there would be no adverse impacts from the additional traffic generated by the project.

In reference to parking, the study evaluated parking demands of hotels in the Disneyland area and reviewed Urban Land Institute (ULI) standards. Based upon this review, the study determined that a parking ratio of 0.8 parking stalls per hotel room was sufficient to meet each hotel's respective parking demands. The study also

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

indicates that the additional parking, at a ratio of 1 space per 100 square feet of gross floor area for the free-standing restaurants and hotel conference facilities is sufficient.

The project meets the parking ratios, as identified in the parking study, and provides a total of 1,250 spaces for the project. The parking consists of 809 standard spaces, 26 handicap spaces, and 416 compact spaces (33.2%).

Project Design Mitigations

The site plan has been designed and conditions of approval have been applied to minimize possible impacts from the project on surrounding areas. Such mitigation measures include: 1) a 10 to 15 foot landscape setback along the project's southerly boundary. This landscape setback is conditioned to have trees and shrubs that are fast growing, so that the trees will act as a visual barrier between the project's hotels and the residential area to the south of the site; 2) an eight (8) foot high wall along the southerly boundary is also required in order to minimize noise and visual intrusion into the neighborhood south of the site; 3) light and glare from the hotel windows into the residential areas has been minimized by conditioning that all southerly or southwesterly facing building elevations not use mirrored or reflective glass; 4) further noise mitigation measures include no loud speakers or noise amplification of any type be allowed outside any enclosed building, and the pool areas within 100 feet of residential areas have restricted hours of use.

NOTE: The Code has been amended since 1998 when 35% of parking could be compact. The Code now allows for only 20% to be compact.

CONDITIONAL USE PERMIT:

Renaissance Hotel and Crowne Plaza Hotel are requesting approval of an Alcoholic Beverage Control Type "47" license (On-Sale General, Public Eating Place). The conditional use permit will apply to each hotel facility respectively, including the dining area, conference rooms, hotel rooms, and the outdoor pool area. Since the site is located in an area of high crime and undue concentration, the Planning Commission must make a finding that the issuance of the ABC licenses is warranted based on public convenience or necessity. The Police and Community Development Departments support the request subject to conditions of approval.

TENTATIVE PARCEL MAP:

The development includes the filing of a Tentative Parcel Map. The Garden Grove Agency for Community Development proposes to consolidate 6 existing lots into 4 parcels. Each hotel and the free-standing restaurants will be situated on their own individual parcel. All four parcels will be governed by a recorded Reciprocal Easement Agreement (REA), or similar agreement, which will provide for reciprocal access, parking, and maintenance. The REA will include provisions or covenants which provide access for each parcel to Harbor Boulevard, Chapman Avenue, and Buaro Street.

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

Parcel 1 (Future Restaurants) will be approximately 1.8 acres in size. Parcel 2 (Renaissance Hotel) will be approximately 6.0 acres. Parcels 3 (Homewood Suites) and 4 (Crowne Plaza) will be approximately 3.45 and 7.0 acres, respectively.

NEGATIVE DECLARATION:

On April 28, 1998, the City Council adopted a Mitigated Negative Declaration, in conjunction with the approval of Disposition and Development Agreements (DDA's), for the project. The Mitigated Negative Declaration considered the necessary entitlements for the project including site plan, parcel map, variance, zone change, and conditional use permit applications, therefore, no further environmental action is necessary.

A mitigation monitoring program, in accordance with CEQA Section 21081.6, was also adopted for the project. The mitigation monitoring program contains several mitigation measures which reduce the potentially significant effects of the projects to insignificant levels. These mitigation measures are incorporated by reference into the conditions of approval for the project, and are attached to this report.

DEVELOPMENT AGREEMENTS:

The developers are required to enter into development agreements with the City. The developers will be guaranteed that they will be able to construct the proposed development within the time frame specified in their DDA's and the City will receive a development impact payment not to exceed \$100,000 (Homewood Suites), \$290,000 (Renaissance), and \$230,000 (Crowne Plaza). The Development Agreements will be forwarded to the City Council for final action.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Approve Site Plan No. SP-223-98, Conditional Use Permit Nos. CUP-408-98 and CUP-409-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196, subject to the recommended conditions of approval; and
2. Recommend approval of Planned Unit Development No. PUD-122-98 and the Development Agreements to the City Council.

MILLIE J. SUMMERLIN
Planning Services Manager

CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98,
CUP-409-98, AND DEVELOPMENT AGREEMENTS

By: Karl Hill
Planner

s22398s

RESOLUTION NO. 4910

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. PUD-122-98 AND DEVELOPMENT AGREEMENTS FOR LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD SOUTH OF CHAPMAN AVENUE, PARCEL NOS. 231-481-01, 02, 03, 04, 05, AND 06

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 5, 1998, does hereby recognize the previously adopted Mitigated Negative Declaration and recommends approval of Planned Unit Development No. PUD-122-98 and Development Agreements.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-122-98 and Development Agreements, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chapman Suites LLC, Chapman Restaurants LLC, Landmark Hospitality LLC, and OHI Resort Hotel LLC.
2. The applicants request approval of a rezone of the site to the Planned Unit Development (PUD-122-98) zone and Development Agreements in order to construct three hotels and future free-standing restaurants on approximately 18.25 acres.
3. The previously adopted Mitigated Negative Declaration for the project considered the necessary entitlements for the project including zone change, site plan, parcel map, variance, and conditional use permit applications; therefore, no further environmental action is necessary.
4. The property has a General Plan Land Use designation of Mixed Use, and is currently zoned HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B") and R-3 (Multiple Residential), and C-2 (Community Commercial). The site is currently vacant.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 5, 1998, 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 August 5, 1998; and

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

FACTS:

The site was improved with various commercial and residential uses. These uses have since been removed from the site and therefore, the site is currently vacant.

The site is approximately 18.25 acres in area and the minimum site requirement for Planned Unit Development commercial development is 5 acres.

The site is located within a redevelopment project area.

Each developer is authorized to enter into a Development Agreement in compliance with Government Code Section 65864.

FINDINGS AND REASONS:

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

Response: The project is designed to be integrated with the existing developments in the area. The design of the project, in conjunction with the conditions of approval and mitigations contained in the Mitigated Negative Declaration, will insure a reasonable degree of compatibility with adjacent uses.

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

Response: A traffic study, which was prepared for the project, was reviewed and approved by the City's Traffic Engineering Section, and all appropriate conditions of approval and mitigation measures contained in the study have been incorporated to minimize any adverse impacts on surrounding streets.

3. The quality of the project achieved through the Planned Unit Development zoning is greater than could be achieved through traditional zoning.

Response: The project incorporates an innovative design, reflects the intent for tourist-based development contained in the R/UDAT study and the Harbor Corridor Specific Plan, and implements goals of the General Plan regarding creating enhanced opportunities for tourist-based development in the Harbor Corridor (Land Use, Planning Area Policies 1.2, 1.5, and Economic Development Policies 5.1, 5.2, and 5.3). The project will be developed in accordance with the conditions of approval, which will insure that the overall quality of the project will be comparable to projects that could be achieved through the Specific Plan and other Municipal Code provisions.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Planned Unit Development and the Development Agreements possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.12.020 (Planned Unit Development) and Government Code Section 65864 et. seq., provisions for Development Agreements.
2. The implementation provisions for Planned Unit Development No. PUD-122-98 are found under Planning Commission Resolution No. 4911 for Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196.

ADOPTED this 5th day of August 1998.

/s/ ERNEST WILKINS
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 August 5, 1998, by the following votes:

AYES:	COMMISSIONERS:	WILKINS, FREZE, BUTTERFIELD, HESKETT, HUTCHINSON, ROSEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	SCHILD

Resolution No. 4910

/s/ TERESA POMEROY
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is August 26, 1998.

RESOLUTION NO. 4911

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING SITE PLAN NO. SP-223-98, VARIANCE NO. V-234-98, AND TENTATIVE PARCEL MAP NO. PM-96-196 FOR LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD SOUTH OF CHAPMAN AVENUE, PARCEL NOS. 231-481-01, 02, 03, 04, 05, AND 06

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 5, 1998, does hereby recognize the previously adopted Mitigated Negative Declaration and approve Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196.

BE IT FURTHER RESOLVED that in the matter of Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chapman Suites LLC, Chapman Restaurants LLC, Landmark Hospitality LLC, OHI Resort Hotel LLC, and the Garden Grove Agency for Community Development.
2. The applicants request approval of a site plan in order to construct three hotels: Homewood Suites; Renaissance Hotel; and Crowne Plaza Hotel and future free-standing restaurants, a variance to deviate from the required number of parking spaces, and a parcel map to subdivide the site into four parcels. A change of zone to PUD-122-98, two Conditional Use Permits for a Type "47" license (one for the Renaissance Hotel, and one for the Crowne Plaza Hotel), and Development Agreements are also proposed.
3. The previously adopted Mitigated Negative Declaration for the project considered the necessary entitlements for the project including zone change, site plan, parcel map, variance, and conditional use permit applications, therefore, no further environmental action is necessary.
4. The property has a General Plan Land Use designation of Mixed Use, and is currently zoned HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B"), R-3 (Multiple Residential), and C-2 (Community Commercial). The site is currently vacant.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on August 5, 1998, 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 August 5, 1998; 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 9.32.060 are as follows:

FACTS:

The site was improved with various commercial and residential uses. These uses have since been removed from site and the site is currently vacant.

The site is approximately 18.25 acres in area.

The Site Plan, Variance, and Tentative Parcel Map are being processed in conjunction with a zone change request to Planned Unit Development.

The site is located within a redevelopment project area.

FINDINGS AND REASONS:

SITE PLAN:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of the Municipal Code and other applicable ordinances.

Response: The project site is located within a Redevelopment Project Area. Among the goals of the Redevelopment Plan are the elimination of physical blight and deterioration, upgrading of the project area, encouragement of private sector investment, and promotion of the economic well-being of the area. The policies of the General Plan identify the Harbor Corridor as a target area for redevelopment and revitalization activities.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

Response: The plan has been reviewed by the City's Traffic Engineering Section and all appropriate conditions of approval and mitigation measures, including

street dedication, will minimize any adverse impacts to surrounding streets. The development provides a sufficient number of on-site parking spaces to meet the minimum number of parking spaces required for the development. Additionally the project is designed with adequate pedestrian access into, and throughout, the development.

3. The development, as proposed, will not adversely effect essential public facilities such as streets and alleys, utilities and drainage channels, and will not adversely impact the public works department's ability to perform its required function.

Response: The streets in the area are adequate to accommodate the development provided the developer provides the additional dedication and improvements, including modifying the project's signalized intersection on Harbor Boulevard. Upgrades to the existing sewer and water utilities are required to accommodate the development. The proposed development is also required to provide for adequate on-site drainage.

4. The development does has a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

Response: The development is consistent with the surrounding area. The properties to the north, across Chapman Avenue, are improved with existing hotel and commercial retail development, the property to the south is developed with a multi-family residential and single family residential, and the property to the west is developed with a convalescent facility, an office building and multi-family residential. To the east, across Harbor Boulevard, the property is improved with retail commercial. The design of the proposed use will insure a reasonable degree of compatibility with adjacent uses.

5. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

Response: The project has been designed in accordance with City Code provisions for providing an adequate amount of public open space. Through the conditions of approval for the project, the necessary agreements for the protection and maintenance of areas reserved for public use will be achieved.

TENTATIVE PARCEL MAP:

1. The proposed map is consistent with the General Plan.

Response: The map is consistent with the provisions of the Harbor Corridor Specific Plan and the General Plan as they pertain to the creation of subdivisions for commercial development. The proposed parcels are of sufficient size to accommodate the proposed development and meet all applicable requirements, as identified under Title 9.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

Response: With the conditions of approval and the mitigation measures as recommended by staff, the design and improvement of the subject lots are consistent with the spirit and intent of the Harbor Corridor Specific Plan and General Plan provisions for location of lots, proximity to similar uses, lot width, and overall depth.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Harbor Corridor Specific Plan.

Response: The site is adequate in size and shape to accommodate the project, including facilities for parking, pedestrian and vehicular access, trash collection, and pedestrian and emergency access.

4. The requirements of the California Environmental Quality Act have been satisfied.

Response: A Mitigated Negative Declaration has been previously adopted for this project pursuant to CEQA guidelines. Mitigation measures, required as part of the Mitigated Negative Declaration, have been incorporated into the project.

5. The design of the project and the proposed improvements are not likely to cause serious public health problems.

Response: The conditions of approval for on- and off-site improvements, including access and modifying the project's signalized traffic intersection on Harbor Boulevard, will safeguard the public health.

6. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the project; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

Response: The project has been designed, to the greatest extent possible, to avoid development over existing easements. Where applicable, such easements will be relocated or abandoned to not create adverse impacts.

VARIANCE:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

Response: The project incorporates three hotels and free-standing restaurants with shared parking, access, and pedestrian links. In order to create this concept and achieve the density contemplated by the General Plan and the R/UDAT, it is necessary for the project to vary from parking requirements, as identified under Title 9. The project will provide sufficient parking as recommended in the approved traffic study.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.

Response: In order to achieve the project, as contemplated, it is necessary for the project to provided the on-site parking as recommended in the approved traffic study. If the on-site parking is provided per the traffic study, the property with the variance will provide sufficient parking and will be able to enjoy the same rights as other properties in the vicinity.

3. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

Response: The project is required to maintain reciprocal access and parking for on-site parking over the four parcels that make up the project site in order to insure that adequate parking is provided. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located provided all applicable conditions of approval and mitigations contained in the traffic study are complied with.

4. The granting of the Variance will not adversely affect the comprehensive General Plan.

Response: The granting of the variance will meet the spirit and intent of the General Plan. In addition, the conditions of approval for the project will insure a reasonable degree of compatibility with surrounding uses, in keeping with the goals of the General Plan.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Variance, and Tentative Parcel Map possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.24.030 (Site Plan, Variance), and 9.32.060 (Tentative Maps).
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 Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196:

CONDITIONS OF APPROVAL:

- A. All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicants, and proof of such recordation is required prior to the issuance of building permits for any building in the project. 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 by the Planning Commission.
- B. Approval of this Site Plan, Variance, and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- C. Modifications which do not change the intent of the project may be approved by the Community Development Director. If major modifications are made in the proposed development which result in the intensification of the project or create impacts that have not been previously addressed, a new Site Plan 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 adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all parking and drive areas at a minimum of two footcandles of light on the parking areas. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.

- E. The developers shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - 1. All on- and off-site utilities within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.

 - 2. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks, within the common areas, or any parking areas and shall be screened to the satisfaction of the Community Development 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 Community Development Department prior to the 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 ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.

- F. The following provisions of the Public Work's Engineering Division shall be complied with:
 - 1. The Parcel Map shall be recorded prior to the issuance of any permits. Field survey required.

 - 2. TIES TO HORIZONTAL CONTROL: Prior to the recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County

Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad Dwg format.

3. DIGITAL MAP SUBMISSION: Prior to the recordation of a final map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad Dwg format.
4. Right-of-way shall be dedicated on Harbor Boulevard and Chapman Avenue as shown on Tentative Parcel Map No. PM-96-196 to accommodate the ultimate Smart Street width and related improvements. Curb returns used at entry locations shall be constructed either within the public right-of-way or, if necessary, additional right-of-way at the entrances shall be dedicated.
5. The required additional right-of-way for street widening shall be shown on the final parcel map and dedicated to the City of Garden Grove.
6. All new utilities shall be placed underground in the public right-of-way and on-site.
7. Grading, water and sewer, street improvement, and approved utility plans are required. Plans to be prepared by a registered Civil Engineer. Grease traps, if necessary, shall be installed on sewer laterals for restaurants and hotels. Utility plans shall be approved prior to on-site water system construction. Improvements in Harbor Boulevard to be approved by the City of Garden Grove.
8. Provide hydrology with scaled map and calculations and hydrology calculations to size parkway culvert(s) or storm drain(s) per OCEMA Standards. Parkway culverts to be constructed per OCEMA Standard Plan 1309 (Type B). The development shall drain to Harbor Boulevard as feasible.
9. All on-site improvements shall be removed prior to start of new construction.

10. Driveway approaches shall be constructed per City Standard B-120. Minimum radius for curb returns at entry ways shall be 25 feet. Separate street permit is required for work within the public right-of-way.
11. Wheelchair ramps to be constructed in landings per City Standard Plan B-108.
12. Blanket easement is required for all public water systems on private property and shall be provided on the final Parcel Map.
13. Property owner shall dedicate all rights to underground water without the right to subsurface enter.
14. Access rights to adjacent roadways shall be restricted to approved access locations. Access restrictions and dedication statement on the Final Map is required.
15. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.
16. Any new or required block walls and/or retaining walls and trash enclosures shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a professional engineer registered in the State of California. In addition, the developers shall provide the following:
 - a. An 8 (eight) foot high decorative block wall, as measured from highest minimum grade, shall be constructed along the south property line.
 - b. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.
17. The developers shall comply with all 1972 Clean Water Act and NPDES requirements. The submittal of plans shall incorporate Best Management Practices plan and erosion control in conformance with NPDES permit. Notice of Intent shall be submitted to the Regional Water Quality Control Board prior to the issuance of any grading permit.
18. The water system shall be sized to accommodate domestic and fire protection requirements.

19. Sanitary sewers shall be constructed as recommended in the Sanitary Sewer Study prepared by Norris Repke, Inc. and as required by Garden Grove Sanitary District. Plans shall be prepared per Garden Grove Sanitary District Standards.
 20. Developers shall comply with the Transportation Demand Management (TDM) and Congestion Management Plan (CMP) ordinances, if required.
 21. Off-site improvements for the project, as required, may be phased subject to approval by the Engineering Services Division.
 22. Environmental site clearance or an approved remediation plan shall be submitted prior to utility release.
 23. Separate improvement plans prepared by a Registered Civil Engineer shall be required for all public improvements on or site.
 24. An encroachment permit is required for work performed within the public right-of-way.
 25. Surface drainage shall be directed to Harbor Boulevard, Buaro Street, Chapman Avenue. Drainage towards any streets south of the site shall be minimized.
 26. Concrete right turn lanes/deceleration lanes shall be required for eastbound Chapman Avenue and southbound Harbor Boulevard.
- G. The following provisions of the Public Works' Traffic Engineering Division shall be complied with:
1. Modify the traffic signal as necessary for the main drive aisle entrance on Harbor Boulevard. Provide easements and related signal improvements for a future signal at the main drive aisle entrance on Chapman Avenue.
 2. Medians on Harbor Boulevard and Chapman Avenue shall be modified/constructed as necessary. The final design shall be subject to the approval of the City Traffic Engineer.
 3. The driveway located on Buaro Street shall be design to restrict exiting vehicles to right turn only.

4. The City Traffic Engineer shall approve the final designs of all joint access drives.
 5. The developers shall pay the appropriate Traffic Mitigation Fees.
- H. The following requirements of the Public Works, Water Operations Division shall be met:
1. New water service installations shall be made at developer's expense. Installation shall be by the City upon payments of applicable fees unless otherwise noted. Fire Services and larger water services (3 inch and larger) shall be installed by contractor per City standards. Fire Services shall have double check valve assembly per City standards.
 2. Water meters and Fire Services shall be located within the City right-of-way or within dedicated waterline easement(s). Fire Services and large water services (3 inch and larger) shall be installed by contractor with class A or C-34 license per City water standards and inspected by a public works inspector.
 3. Backflow prevention device(s) shall be required on all domestic water lateral(s) and fire service lines. Installations shall be per City standards and shall be inspected by a cross connection specialist after installation. Fire Service(s) shall have above ground backflow device(s) with a double check valve assembly. Device(s) to be tested immediately after installation and once a year by a certified backflow device tester and the results shall be submitted to the cross connection specialist.
 4. Required public/private water systems to be constructed by developer which may require bonding.
 5. Water services to have RPPD (Reduced Pressure Principal Devices) per City standards. On-site water system to looped with water mains on Harbor Boulevard, Chapman Avenue, and Buaro Street.
- I. The following provisions of the Garden Grove Fire Department and the Uniform Fire Code shall be met:
1. Fire sprinkler system(s) per the National Fire Protection Association (NFPA) Standard 13, City Code, and UBC Chapter 9, shall be provided in all buildings and plans approved prior to the issuance of building permits. System(s) shall be designed to utilize not more than 90% of the available

- water as indicated on a submittal graph sheet as required by NFPA, Standard 13, Chapter 7. Fire sprinkler riser(s) shall be located inside the each building in a room with a door accessible from the outside of the building.
2. Fire sprinkler system(s) and all control valves shall be supervised to an approved central alarm station.
 3. All buildings constructed at a height of 55 feet or more, as measured from the floor of the highest inhabitable floor to the fire department entrance, shall contain high rise provisions in the California Building Code, Chapter 4.
 4. Standpipes shall be provided in accordance with the California Building Code (class I standpipe system) in all buildings four (4) stories or more.
 5. A manual and auto fire alarm system shall be provided in all buildings in accordance with the Uniform Fire Code, Article 10, and the California Electrical Code.
 6. Address numbers shall be visible from the street in contrasting colors.
 7. Fire lanes shall be marked in accordance with the Garden Grove Fire Department specifications and requirements.
 8. Fire Hydrants shall be provided. The number and location (both on- and off-site) to be determined by the Fire Department. All on-site fire hydrants shall be operable prior to delivery of combustible material on site. Access roads shall be maintained during all phases of construction.
 9. Fire extinguishers shall be provided. Location and rating of each extinguisher shall be determined by the fire inspector.
 10. All overhangs or canopies over fire department access lanes shall be a minimum of 13'-6" feet high.
 11. Signage requirements for the Emergency Planning and Information Plan as required in C.C.R. Title 19, Section 3.09, shall be provided.
- J. 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., and N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and

sound transmission control requirements. Fire protection of exterior walls and openings in exterior walls shall comply with Table 5-A of the 1994 U.B.C.

K. The developers shall submit a final landscape plan governing the entire development. Said plan shall include type, size, location and quantity of all plant material. This includes enhanced landscaping and hardscape treatment along the areas located immediately adjacent to Harbor Boulevard in accordance with the Harbor Boulevard Urban Design Plan. The plan shall include irrigation 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. 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, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy or other variety as approved shall be used.
3. The developers shall be responsible for installation and maintenance of all landscaping on the property and public parkway. This condition may be satisfied if the developers enter into a maintenance agreement with the Garden Grove Agency for Community Development.
4. Trees planted within ten feet (10') of any public right of way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance.
5. The landscape areas located immediately adjacent to the project entry drives shall incorporate decorative landscape treatments such as color annuals, flowering groundcover, and shrubs. These materials shall be compatible with the Harbor Boulevard Urban Design Plan.
6. Trees located along the project's main entry drives shall incorporate special lighting treatments, including the use of uplighting, as shown on the approved lighting plan.

7. The pine trees along Chapman Avenue shall be, to the extent possible, retain. The southerly perimeter shall be planted with fast growing trees and bushes. In the event that the plant material along the southerly perimeter is not sufficient to screen the project from the residential area to the south of the site, then additional trees will be required to be installed.

- L. The portion of the medians in Harbor Boulevard along the project frontage shall be landscaped in accordance with the Harbor Corridor Urban Design Plan, subject to the approval by the Community Development and Public Works Departments.

- M. The developers shall provide a decorative pavement treatment at the project entry drives. The color, material, and pattern shall be compatible with the Harbor Boulevard Urban Design Plan. The plan shall be approved by the Community Development Department - Planning Division, and shown on the grading plans.

- N. 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.

- O. 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 the 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.

- P. The developers shall enter into binding Development Agreements with the City of Garden Grove. This includes the payment of a Development Impact Mitigation Payment in accordance with City Council Resolution.

- Q. Prior to the issuance of any certificates of occupancy, a security plan for the project shall be approved by the Police Chief. The security plan shall include provisions for security personnel, patrol, alarms, video cameras, lighting of pedestrian pathways, and employee protection.

- R. Hotel elevations, which face Harbor Boulevard and Chapman Avenue, shall incorporate lighting treatments, such as uplighting, to highlight building facades and achieve a dramatic nighttime effect, in accordance with the Harbor Boulevard Urban Design Plan.

- S. Approval of Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196 shall not become effective until Planned Unit Development No. PUD-122-98 is in effect.
- T. The developer shall comply with all mitigation measures contained in the adopted Mitigation Monitoring Program for the project, attached herein as Attachment "A".
- U. Pedestrian pathways in the project shall visually identified through the use of thematic lighting, planting, and paving treatments.
- V. Motorcycle and bicycle parking shall be provided as required by code.
- W. The developers shall enter into a Reciprocal Access Agreement (REA), or other similar agreement, to ensure reciprocal vehicular access, parking, and maintenance of the site area governed by Site Plan No. SP-223-98. This agreement shall be reviewed and approved by the City Attorney and recorded prior to granting of any certificate of occupancy for the project.
- X. The developers shall construct and maintain the trash enclosure areas, as indicated on the site plan, per City standard. Trash enclosure doors shall be kept closed and secured except during trash disposal or pickup. Trash pickups and automated parking lot cleaning/sweeping, shall occur between the hours of 7 a.m. and 6 p.m. Trash pickups shall occur a minimum of three (3) trash pickup per week.
- Y. No satellite dish antennas shall be installed on said premises unless and until plans have been submitted to and approved by the Community Development Department, Planning Division.
- Z. The service doors of all buildings shall be kept closed at all times during hours of operation except in case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City code requirements.
- AA. Hotels shall be subject to all applicable provisions of the Municipal Code including Chapter 8.70 (Public Lodgings).
- BB. All lighting on the project site shall be enclosed in vandal-resistant fixtures. The fixtures shall be maintained and replaced as needed.

- CC. Prior to the start of construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet in height with locking, gated access, and shall remain through the duration of construction.
- DD. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developers' name, address, and a 24-hour emergency telephone number.
- EE. No kitchen facilities shall be provided within individual hotel rooms or suites, with the exception of microwave ovens and small refrigerators. The Homewood Suites hotel, however, may have kitchenettes.
- FF. Prior to the issuance of building permits, a computer generated, point by point, lighting plan shall be approved by the Engineering and Planning Divisions. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height, and method of shielding.
- GG. The development of the free-standing restaurant pads shall require separate site plan approval by the Planning Commission, including approval of floor plans and elevations. Sales of alcoholic beverages, if any, shall require approval of a conditional use permit.
- HH. Hotel occupancies shall not exceed thirty consecutive days nor shall any nonconsecutive occupancy exceed 30 days in 45 consecutive days.
- II. The developers shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. 96-196 and their agreement with all conditions of approval.
- JJ. Litter shall be removed daily from the project site including adjacent public sidewalks and all parking areas under the control of the developers. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
- KK. Graffiti shall be removed from the project site and all parking lots under the control of the developers within 120 hours of application.
- LL. Signage for the project site shall be as follows:

1. The project site shall be permitted to have a total of three free-standing monument signs for identifying the overall development. One monument sign shall be permitted at each of the main drive aisle entrances on Harbor Boulevard and Chapman Avenue, and one monument sign shall be permitted at the corner of Chapman Avenue and Harbor Boulevard, as shown on the approved site plan. In addition, each of the free standing restaurants will be allowed one monument sign, respectively.
 2. Monument signs shall be designed in accordance with the Harbor Boulevard Urban Design Plan.
 3. Wall signs shall be permitted for each hotel at the locations shown on the approved building elevation plans. Wall sign locations for the free-standing restaurants shall reviewed at the time of project submittal.
 4. All signs require separate permit and shall be approved by the Community Development Department - Planning Division prior to installation.
- MM. The roof material on the Homewood Suites and porte cochere shall be a standing metal seam roof. The porte cochere shall be redesigned in order to enlarge the structure and be a continuous extension of the roof line of the hotel.
- NN. Mirrored or reflective glass shall not be used on the exterior elevations of the south or southwest facing elevations of the Renaissance and Crowne Plaza hotels.
- OO. The proposed monument sign and fountain at the southwest corner of Harbor Boulevard and Chapman Avenue shall be reviewed and approved by Community Development Department, Planning Division prior to installation.
- PP. No amplification systems shall be permitted outside of a fully enclosed building. The sound emitted from any loud speakers shall not extend beyond the walls of the building.

QQ. All pool areas, within 100-feet of residentially zoned or used property, shall be closed to all patrons between the hours of 10 p.m. and 8 a.m.

ADOPTED this 5th day of August 1998.

/s/ ERNEST WILKINS
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 August 5, 1998, by the following votes:

AYES:	COMMISSIONERS:	WILKINS, FREZE, BUTTERFIELD, HESKETT, HUTCHINSON, ROSEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	SCHILD

/s/ TERESA POMEROY
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is August 5, 1998.

RESOLUTION NO. 4912

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING CONDITIONAL USE PERMIT NO. CUP-408-98 ON LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD SOUTH OF CHAPMAN AVENUE, PARCEL NOS. 231-481-01, 02, 03, 04, 05, AND 06

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 5, 1998, does hereby recognize the previously adopted Mitigated Negative Declaration and approve Conditional Use Permit No. CUP-408-98.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-408-98, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by OHI Resort Hotel LLC (Crowne Plaza Hotel).
2. The applicant requests approval of a Conditional Use Permit to allow Crowne Plaza hotel to operate under a State ABC License Type "47" (On-Sale General, Public Eating Place).
3. The previously adopted Mitigated Negative Declaration for the project considered the necessary entitlements for the project including zone change, site plan, parcel map, variance, and conditional use permit applications; therefore, no further environmental action is necessary.
4. The property has a General Plan Land Use designation of Mixed Use, and is zoned HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B"), R-3 (Multiple Residential), and C-2 (Community Commercial). The site is currently vacant.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject site have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 5, 1998, 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 August 5, 1998; and

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

FACTS:

The Crowne Plaza hotel site (Parcel 4) is approximately 7 acres.

In order to operate under a State Alcoholic Beverage Control (ABC) License Type "47" (On-Sale General, Public Eating Place), the applicant is required to apply for a Conditional Use Permit.

Section 23958.4 of the Business and Professions Codes states that the City is required to make findings that the public convenience or necessity warrant the issuance of an ABC license where there is an undue concentration of on-sale licenses or there is a high crime count in the district.

City Council Policy No. 500-05 (Conditional Use Permit and Alcoholic Beverages Sale Application Review) allows the Police Department to protest the issuance of an ABC license in areas of either high crime or undue concentration. This site is located within a high crime area and an undue concentration of ABC licenses.

The subject site is located in crime reporting District No. 143.

The crime count for the District in which the subject site is located is 184.

Average crime count per District in the City is 115.

The subject district exceeds the City-wide average by 60 percent.

A district is considered to be a high crime area when the crime count exceeds the City-wide average by more than 20 percent.

The subject site is in Alcoholic Beverage Control (ABC) Census Reporting District 884.02.

ABC Census Reporting District No. 884.02 allows six (6) On-Sale Licenses within this district. There are currently 6 (six) On-Sale Licenses within this district.

Due to high crime and undue concentration of ABC licenses, the Commission must make a finding that the issuance of an ABC license is warranted based on public convenience or necessity.

FINDINGS AND REASONS:

1. The use is consistent with the goals and objectives of the General Plan. The selling of alcoholic beverages in conjunction with the hotel facility is an integral part of a full-service hotel and meets the General Plan goal of capturing the benefits of the tourist trade generated by Disneyland and the Anaheim Convention Center. Additionally, through the recommended conditions of approval, the selling of alcoholic beverages in conjunction with the hotel facility will comply with all applicable code provisions, thus making it consistent with the General Plan and Redevelopment Plan.
2. The hotel facility with an ABC license will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project.
3. The hotel facility with an ABC license will not unreasonably interfere with the use, enjoyment or valuation of property of other persons located within the vicinity of the site provided the conditions of approval are adhered to for the life of the project. The use will be compatible with the surrounding area.
4. The hotel facility will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare. The conditions of approval for the use will ensure the public health, safety, and welfare.

FINDING FOR PUBLIC CONVENIENCE OR NECESSITY:

The proposed use complies with all applicable code provisions. Furthermore, conditions of approval contained herein will ensure that a reasonable degree of compatibility is maintained between the hotel facility and neighboring uses, and the on-site sales of alcoholic beverages as part of the hotel operation would provide a convenience to the guests of the establishment. Therefore, the on-site sales at this location is warranted since the public convenience will be served.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.D.4 (Conditional Use Permit).
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 Conditional Use Permit No. CUP-408-98:

CONDITIONS OF APPROVAL:

Crowne Plaza Hotel (Parcel 4 of Tentative Parcel Map No. PM-96-196)

- 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 ABC license. 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 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. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan without the approval of the Community Development Department. Any change in the approved floor plan which has the effect of expanding or intensifying the use shall require a new Conditional Use Permit.
- D. Litter shall be removed daily from the premises including adjacent public and private sidewalks and all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
- E. The applicant shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-408-98, and his/her agreement with all conditions of the approval.
- F. Graffiti shall be removed from the premises and all parking lots under the control of the licensee and/or the property owner within 120 hours of application.

- G. The applicant shall apply for a review of this Conditional Use Permit in three (3) years from date of this Resolution's approval and conditions may be added and/or modified at that time.
- H. Any adult merchandise (books, magazines, videos) shall be kept under the control of the management behind the cashiers counter and shall be segregated and screened from minors.
- I. The applicant, at his/her own expense, shall provide a uniformed security guard(s) on the premises during the operation of the establishment, at the request of the Police Department, in the event security problems occur.
- J. There shall be no gaming tables or gaming machines as outlined in City Code Section 8.20.010 and 8.20.050 on the premises at any time.
- K. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
- L. A copy of the resolution approving Conditional Use Permit No. CUP-408-98 shall be kept on the premises at all times.
- M. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign shall be determined by the Department of Alcoholic Beverage Control.
- N. This approval shall permit the hotel facility to operate under an ABC Type "47" license, or comparable general license as required by the ABC.

ADOPTED this 5th day of August 1998.

/s/ ERNEST WILKINS
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 August 5, 1998, by the following votes:

AYES:	COMMISSIONERS:	WILKINS, FREZE, BUTTERFIELD, HESKETT, HUTCHINSON, ROSEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	SCHILD

/s/ TERESA POMEROY
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is August 26, 1998.

RESOLUTION NO. 4913

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING CONDITIONAL USE PERMIT NO. CUP-409-98 ON LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD SOUTH OF CHAPMAN AVENUE, PARCEL NOS. 231-481-01, 02, 03, 04, 05, AND 06

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 5, 1998, does hereby recognize the previously adopted Mitigated Negative Declaration and approve Conditional Use Permit No. CUP-409-98.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-409-98, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Landmark Companies LLC (Renaissance Hotel).
2. The applicant requests approval of a Conditional Use Permit to allow Renaissance hotel to operate under a State ABC License Type "47" (On-Sale General, Public Eating Place).
3. The previously adopted Mitigated Negative Declaration for the project considered the necessary entitlements for the project including zone change, site plan, parcel map, variance, and conditional use permit applications; therefore, no further environmental action is necessary.
4. The property has a General Plan Land Use designation of Mixed Use, and is zoned HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B"), R-3 (Multiple Residential), and C-2 (Community Commercial). The site is currently vacant.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject site have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 5, 1998, 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 August 5, 1998; and

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

FACTS:

The Renaissance hotel site (Parcel 2) is approximately 6 acres.

In order to operate under a State Alcoholic Beverage Control (ABC) License Type "47" (On-Sale General, Public Eating Place), the applicant is required to apply for a Conditional Use Permit.

Section 23958.4 of the Business and Professions Codes states that the City is required to make findings that the public convenience or necessity warrant the issuance of an ABC license where there is an undue concentration of on-sale licenses or there is a high crime count in the district.

City Council Policy No. 500-05 (Conditional Use Permit and Alcoholic Beverages Sale Application Review) allows the Police Department to protest the issuance of an ABC license in areas of either high crime or undue concentration. This site is located within a high crime area and an undue concentration of ABC licenses.

The subject site is located in crime reporting District No. 143.

The crime count for the District in which the subject site is located is 184.

Average crime count per District in the City is 115.

The subject district exceeds the City-wide average by 60 percent.

A district is considered to be a high crime area when the crime count exceeds the City-wide average by more than 20 percent.

The subject site is in Alcoholic Beverage Control (ABC) Census Reporting District 884.02.

ABC Census Reporting District No. 884.02 allows six (6) On-Sale Licenses within this district. There are currently 6 (six) On-Sale Licenses within this district.

Due to high crime and an undue concentration of ABC licenses, the Commission must make a finding that the issuance of an ABC license is warranted based on public convenience or necessity.

FINDINGS AND REASONS:

1. The use is consistent with the goals and objectives of the General Plan. The selling of alcoholic beverages in conjunction with the hotel facility is an integral part of a full-service hotel and meets the General Plan goal of capturing the benefits of the tourist trade generated by Disneyland and the Anaheim Convention Center. Additionally, through the recommended conditions of approval, the selling of alcoholic beverages in conjunction with the hotel facility will comply with all applicable code provisions, thus making it consistent with the General Plan and Redevelopment Plan.
2. The hotel facility with an ABC license will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project.
3. The hotel facility with an ABC license will not unreasonably interfere with the use, enjoyment or valuation of property of other persons located within the vicinity of the site provided the conditions of approval are adhered to for the life of the project. The use will be compatible with the surrounding area.
4. The hotel facility will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare. The conditions of approval for the use will ensure the public health, safety, and welfare.

FINDING FOR PUBLIC CONVENIENCE OR NECESSITY:

The proposed use complies with all applicable code provisions. Furthermore, conditions of approval contained herein will ensure that a reasonable degree of compatibility is maintained between the hotel facility and neighboring uses, and the on-site sales of alcoholic beverages as part of the hotel operation would provide a convenience to the guests of the establishment. Therefore, the on-site sales at this location is warranted since the public convenience will be served.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.D.4 (Conditional Use Permit).
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 Conditional Use Permit No. CUP-409-98:

CONDITIONS OF APPROVAL:

Renaissance Hotel (Parcel 2 of Tentative Parcel Map No. PM-96-196)

- 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 ABC license. 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 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. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan without the approval of the Community Development Department. Any change in the approved floor plan which has the effect of expanding or intensifying the use shall require a new Conditional Use Permit.
- D. Litter shall be removed daily from the premises including adjacent public and private sidewalks and all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
- E. The applicant shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-409-98, and his/her agreement with all conditions of the approval.
- F. Graffiti shall be removed from the premises and all parking lots under the control of the licensee and/or the property owner within 120 hours of application.

- G. The applicant shall apply for a review of this Conditional Use Permit in three (3) years from date of this Resolution's approval and conditions may be added and/or modified at that time.
- H. Any adult merchandise (books, magazines, videos) shall be kept under the control of the management behind the cashiers counter and shall be segregated and screened from minors.
- I. The applicant, at his/her own expense, shall provide a uniformed security guard(s) on the premises during the operation of the establishment, at the request of the Police Department, in the event security problems occur.
- J. There shall be no gaming tables or gaming machines as outlined in City Code Section 8.20.010 and 8.20.050 on the premises at any time.
- K. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
- L. A copy of the resolution approving Conditional Use Permit No. CUP-409-98 shall be kept on the premises at all times.
- M. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign shall be determined by the Department of Alcoholic Beverage Control.
- N. This approval shall permit the hotel facility to operate under an ABC Type "47" license, or comparable general license as required by the ABC.

ADOPTED this 5th day of August 1998.

/s/ ERNEST WILKINS
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 August 5, 1998, by the following votes:

AYES:	COMMISSIONERS:	WILKINS, FREZE, BUTTERFIELD, HESKETT, HUTCHINSON, ROSEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	SCHILD

/s/ TERESA POMEROY
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is August 26, 1998.

Site Plan Submittal Documents For:

GARDEN GROVE - SITE B

GARDEN GROVE, CALIFORNIA

Prepared for:

Chapman Suites LLC
 10730 East Bethany Drive, Suite 209
 Denver, Colorado 80014
 (Homewood Suites)

Landmark Companies LLC
 450 Newport Center Drive, Suite 480
 Newport Beach, California 92660
 (Marriott Renaissance Suites)

OHI Resort Hotels LLC
 2532 Dupont Drive
 Irvine, California 92612
 (Crown Plaza)

ABBREVIATIONS:

A-1 through A-5: Architectural
 C-1 through C-5: Civil
 E-1 through E-5: Electrical
 L-1 through L-5: Landscape
 M-1 through M-5: Mechanical
 P-1 through P-5: Plumbing
 S-1 through S-5: Structural
 T-1 through T-5: Traffic
 U-1 through U-5: Utility
 V-1 through V-5: Vertical
 W-1 through W-5: Water
 X-1 through X-5: Other
 Y-1 through Y-5: Other
 Z-1 through Z-5: Other

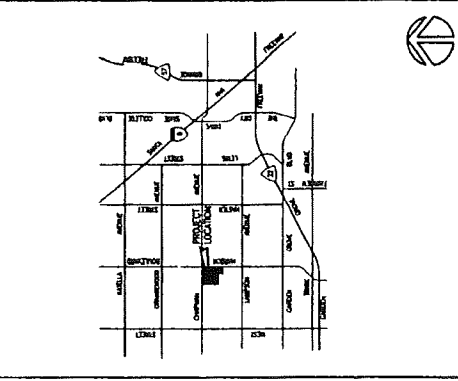
CONSULTANT TEAM:

City of Garden Grove:
 City Engineer: [Name]
 City Planner: [Name]
Chapman Suites LLC:
 10730 East Bethany Drive
 Denver, CO 80014
Landmark Companies LLC:
 450 Newport Center Drive
 Newport Beach, CA 92660
OHI Resort Hotels LLC:
 2532 Dupont Drive
 Irvine, CA 92612
Architect (Chapman Suites):
 [Firm Name]
 [Address]
 [City, State, Zip]
Architect (Landmark Suites):
 [Firm Name]
 [Address]
 [City, State, Zip]
Architect (Crown Plaza):
 [Firm Name]
 [Address]
 [City, State, Zip]

SHEET INDEX:

Sheet L-0: Cover Sheet
 Sheet L-1: Plot Plan
HOMWOOD SUITES:
 Sheet A10: Ground & 1st Floor Plans
 Sheet A101: Second & Third Floor Plans
 Sheet A102: Fourth & Fifth Floor Plans
 Sheet A103: Sixth & Seventh Floor Plans
 Sheet A104: Roof Plan
 Sheet A105: Exterior Elevations
 Sheet A106: Exterior Divisions
MARRIOTT RENAISSANCE SUITES:
 Sheet A21: Schematic 1st Floor Plan
 Sheet A22: Schematic Second Floor Plan
 Sheet A23: Schematic Third Floor Plan
 Sheet A24: Schematic Fourth Floor Plan
 Sheet A25: Schematic Fifth Floor Plan
 Sheet A26: Schematic Sixth Floor Plan
 Sheet A27: Schematic Seventh Floor Plan
 Sheet A28: Schematic North Elevation
 Sheet A29: Schematic South Elevation
 Sheet A30: Schematic West Elevation
 Sheet A31: Schematic East Elevation
CROWN PLAZA:
 Sheet A-1: First Floor and Mezzanine Floor Plans
 Sheet A-2: Second Floor Plans
 Sheet A-3: Third Floor Plans
 Sheet A-4: North West Elevation
 Sheet A-5: South Elevation
 Sheet L-2: Landscape Plan
 Sheet L-3: Sign Programs Plan
 Sheet L-4: Site Lighting Plan

VICINITY MAP:



GARDEN GROVE
 SITE B

COVER SHEET

Project No.	77000000
Sheet No.	77000000
Contract No.	
Sheet No.	01

L-0

GARDEN GROVE
 SITE B
 COVER SHEET
 L-0

EDAW
 ENGINEERING DESIGN ARCHITECTURE WASHINGTON
 1400 K STREET, N.W.
 WASHINGTON, D.C. 20004
 TEL: (202) 462-6000
 FAX: (202) 462-6001
 WWW.EDAW.COM

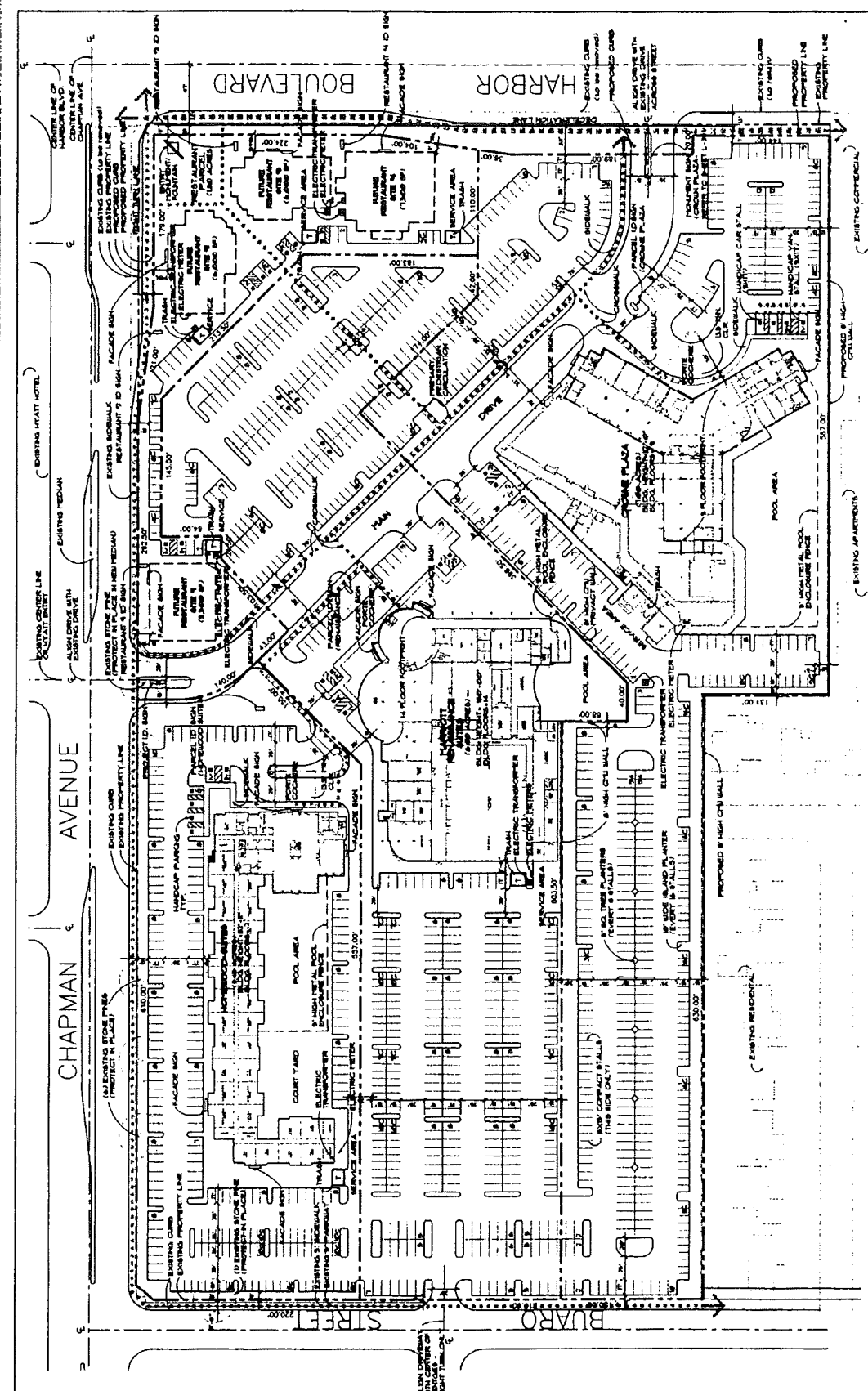
Prepared By	JANIS T. ROSS
Checked By	JANIS T. ROSS
Date	7/18/77
Project No.	77038
Client	F&W

GARDEN GR SITE B

PLOT PLAN

Project No.	77038
Client	F&W
Date	7/18/77
Checked By	JANIS T. ROSS
Prepared By	JANIS T. ROSS

L-1



Notes:
 1. This plan has been prepared by J.T. Ross and Associates, Inc.
 2. Refer to the Site Program Plan on sheet L-1 for additional information.
 3. Sheet L-1 for additional information.

PERMITTED & HIGH CLEARANCE
 417' x 33' main island per § 8.101(a) of L.U.C. code in special conditions of Clearway Plaza District
 Submittals to P.U. 1/25/77
 Parking to P.U. 2/1/77
 1/25' Parking Drive Area Dimensions: 25' x 25' and 32' area area.
 Main Entry Drive Dimensions: 25' x 25' and 32' area area.

PERMITTED & HIGH CLEARANCE
 417' x 33' main island per § 8.101(a) of L.U.C. code in special conditions of Clearway Plaza District
 Submittals to P.U. 1/25/77
 Parking to P.U. 2/1/77
 1/25' Parking Drive Area Dimensions: 25' x 25' and 32' area area.
 Main Entry Drive Dimensions: 25' x 25' and 32' area area.

PERMITTED & HIGH CLEARANCE
 417' x 33' main island per § 8.101(a) of L.U.C. code in special conditions of Clearway Plaza District
 Submittals to P.U. 1/25/77
 Parking to P.U. 2/1/77
 1/25' Parking Drive Area Dimensions: 25' x 25' and 32' area area.
 Main Entry Drive Dimensions: 25' x 25' and 32' area area.

PERMITTED & HIGH CLEARANCE
 417' x 33' main island per § 8.101(a) of L.U.C. code in special conditions of Clearway Plaza District
 Submittals to P.U. 1/25/77
 Parking to P.U. 2/1/77
 1/25' Parking Drive Area Dimensions: 25' x 25' and 32' area area.
 Main Entry Drive Dimensions: 25' x 25' and 32' area area.

PERMITTED & HIGH CLEARANCE
 417' x 33' main island per § 8.101(a) of L.U.C. code in special conditions of Clearway Plaza District
 Submittals to P.U. 1/25/77
 Parking to P.U. 2/1/77
 1/25' Parking Drive Area Dimensions: 25' x 25' and 32' area area.
 Main Entry Drive Dimensions: 25' x 25' and 32' area area.

PERMITTED & HIGH CLEARANCE
 417' x 33' main island per § 8.101(a) of L.U.C. code in special conditions of Clearway Plaza District
 Submittals to P.U. 1/25/77
 Parking to P.U. 2/1/77
 1/25' Parking Drive Area Dimensions: 25' x 25' and 32' area area.
 Main Entry Drive Dimensions: 25' x 25' and 32' area area.

SITE STATISTICS:

Avg. Size of Parcel	7.46 acres
Parcel 1 (Retail Restaurant)	7.46 acres
Parcel 2 (Retail Restaurant)	7.46 acres
Parcel 3 (Retail Restaurant)	7.46 acres
Parcel 4 (Retail Restaurant)	7.46 acres
Parcel 5 (Retail Restaurant)	7.46 acres
Parcel 6 (Retail Restaurant)	7.46 acres
Parcel 7 (Retail Restaurant)	7.46 acres
Parcel 8 (Retail Restaurant)	7.46 acres
Parcel 9 (Retail Restaurant)	7.46 acres
Parcel 10 (Retail Restaurant)	7.46 acres
Parcel 11 (Retail Restaurant)	7.46 acres
Parcel 12 (Retail Restaurant)	7.46 acres
Parcel 13 (Retail Restaurant)	7.46 acres
Parcel 14 (Retail Restaurant)	7.46 acres
Parcel 15 (Retail Restaurant)	7.46 acres
Parcel 16 (Retail Restaurant)	7.46 acres
Parcel 17 (Retail Restaurant)	7.46 acres
Parcel 18 (Retail Restaurant)	7.46 acres
Parcel 19 (Retail Restaurant)	7.46 acres
Parcel 20 (Retail Restaurant)	7.46 acres
Parcel 21 (Retail Restaurant)	7.46 acres
Parcel 22 (Retail Restaurant)	7.46 acres
Parcel 23 (Retail Restaurant)	7.46 acres
Parcel 24 (Retail Restaurant)	7.46 acres
Parcel 25 (Retail Restaurant)	7.46 acres
Parcel 26 (Retail Restaurant)	7.46 acres
Parcel 27 (Retail Restaurant)	7.46 acres
Parcel 28 (Retail Restaurant)	7.46 acres
Parcel 29 (Retail Restaurant)	7.46 acres
Parcel 30 (Retail Restaurant)	7.46 acres

E D A W

Landscape Architecture
 Planning
 Urban Design
 Environmental Analysis
 Site Preparation
 Graphic Design

17875 Von Karman Ave, Suite 400
 Irvine, CA 92614
 714 960 8044
 FAX 714 960 1066



Edaw - Edaw - Edaw
 Architects / Planners

16001 Via Arroyo
 Suite 300
 San Diego, CA 92128
 619 594 3333
 A Professional Corporation

No.	DATE	REVISION

GARDEN GROVE
 HOMEWOOD
 SUITES
 HOTEL

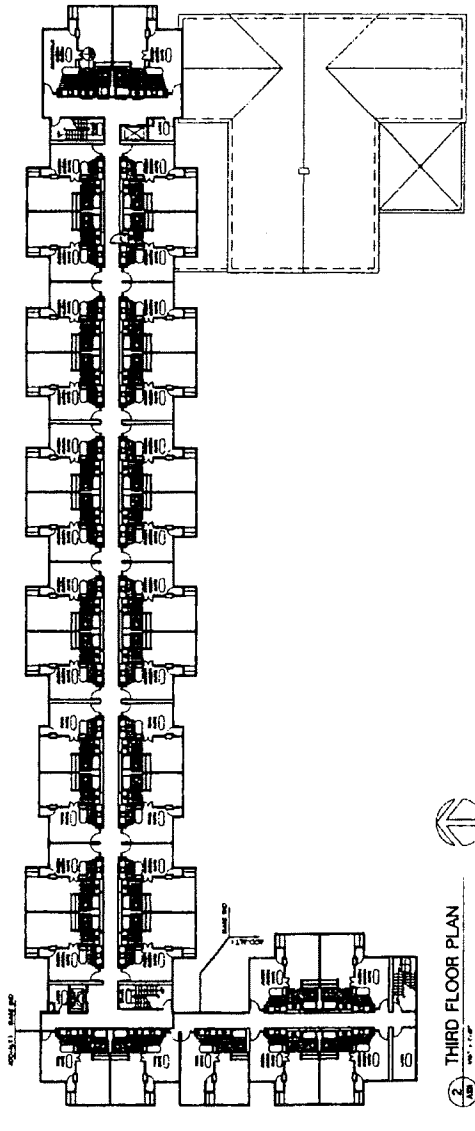
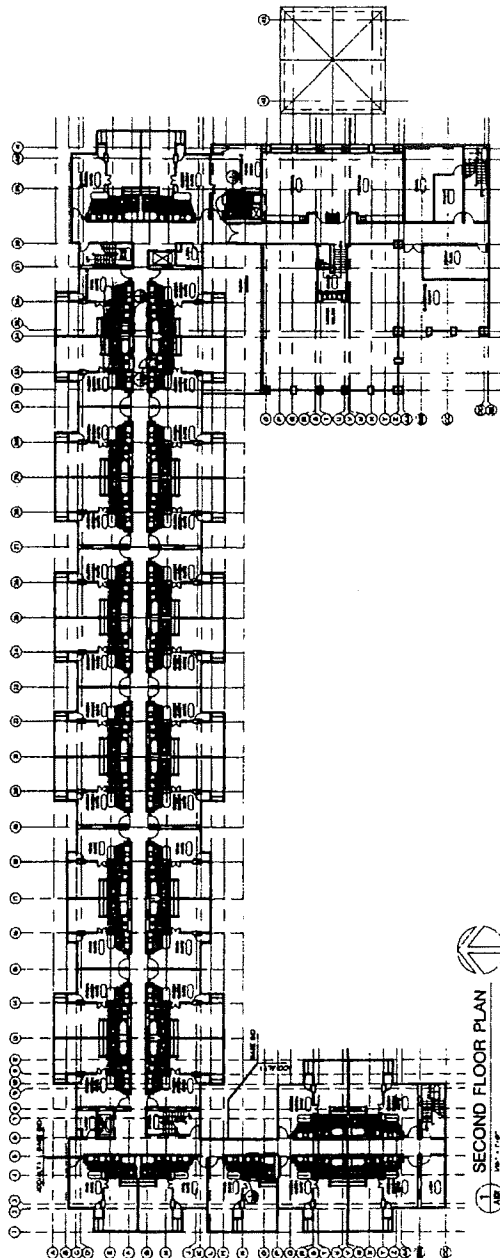
Scale:

North:

Project No. 96003
 Date JULY 21, 1996
 CAD File 5D-A101-96003
 Sheet Title:

SECOND & THIRD
 FLOOR PLAN

Sheet No. A101



EDAW

Landscape Architecture
 Planning
 Urban Design
 Environmental Analysis
 Site Engineering
 Graphic Design
 17675 Von Karman Ave, Suite 400
 Irvine, CA 92614
 714.660.8044
 FAX 714.660.1046



Paul - Pak - Pak
 Architecture / Interiors
 VERIFICATION SEAL
 100% FULLY LICENSED
 ARCHITECTS & INTERIORS
 4390 EAST 50TH STREET
 SUITE 200, TUCUMCUM, AZ 85710
 480-826-2000/8071022
 A Professional Corporation

No.	Date	Revision

GARDEN GROVE
 HOMEWOOD
 SUITES
 HOTEL

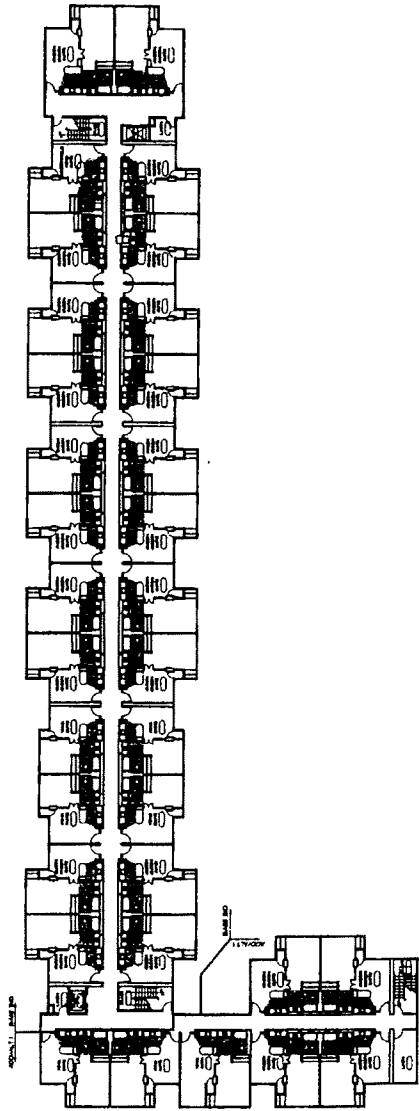
Scale

North

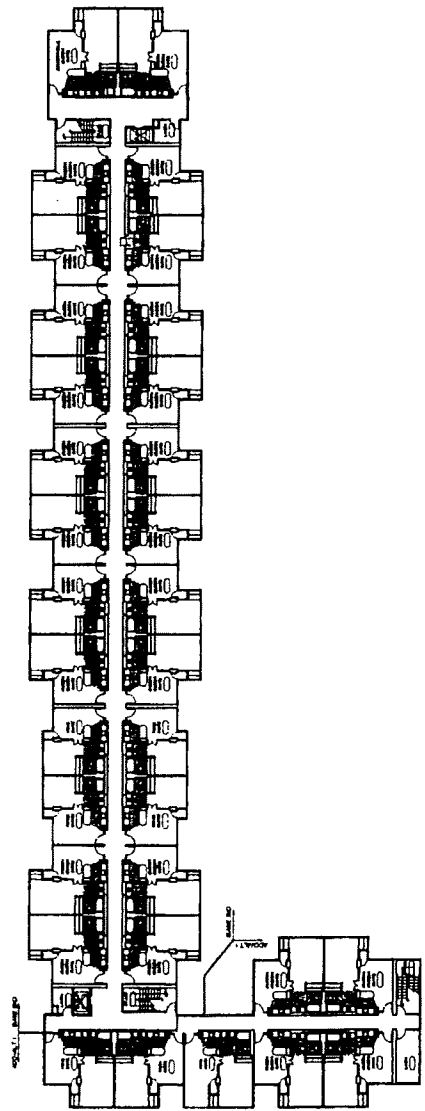
Project No. 96003
 Date JULY 21, 1995
 CAD File SD-A102-96003
 Sheet Title

FOURTH & FIFTH FLOOR PLANS

Sheet No. A102



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

E D A W

Landscape Architecture
 Planning
 Site Design
 Environmental Analysis
 Site Engineering
 Graphic Design

17875 Von Karman Ave., Suite 400
 Irvine, CA 92614
 714 640-2044
 FAX 714 650-1046



PAK - PAK - PAK
 Architects / Planners
 10010 Wilshire Blvd., Suite 200
 Los Angeles, CA 90024
 Telephone: (213) 947-1111
 A Professional Corporation

No.	Date	Revision

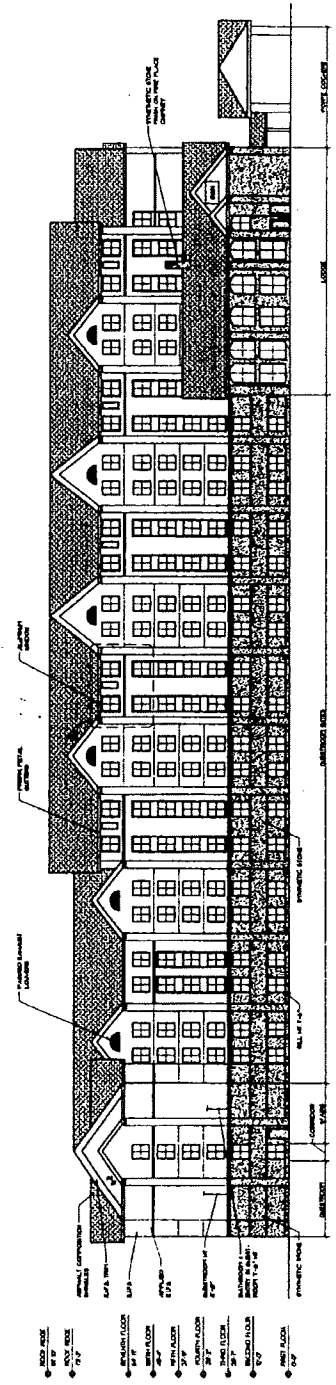
GARDEN GROVE
 HOMEWOOD
 SUITES
 HOTEL

Scale:
 North

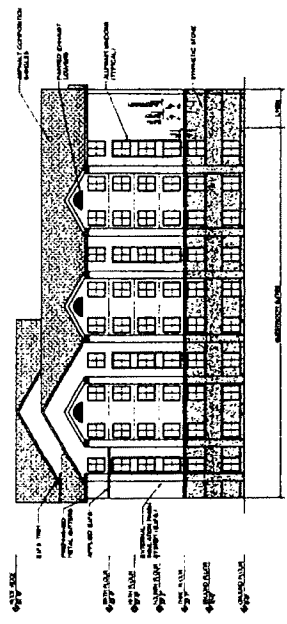
Project No. 98003
 Date: JULY 27, 1998
 Drawing File: 3D-A301-89003
 Sheet Title:

EXTERIOR
 ELEVATIONS

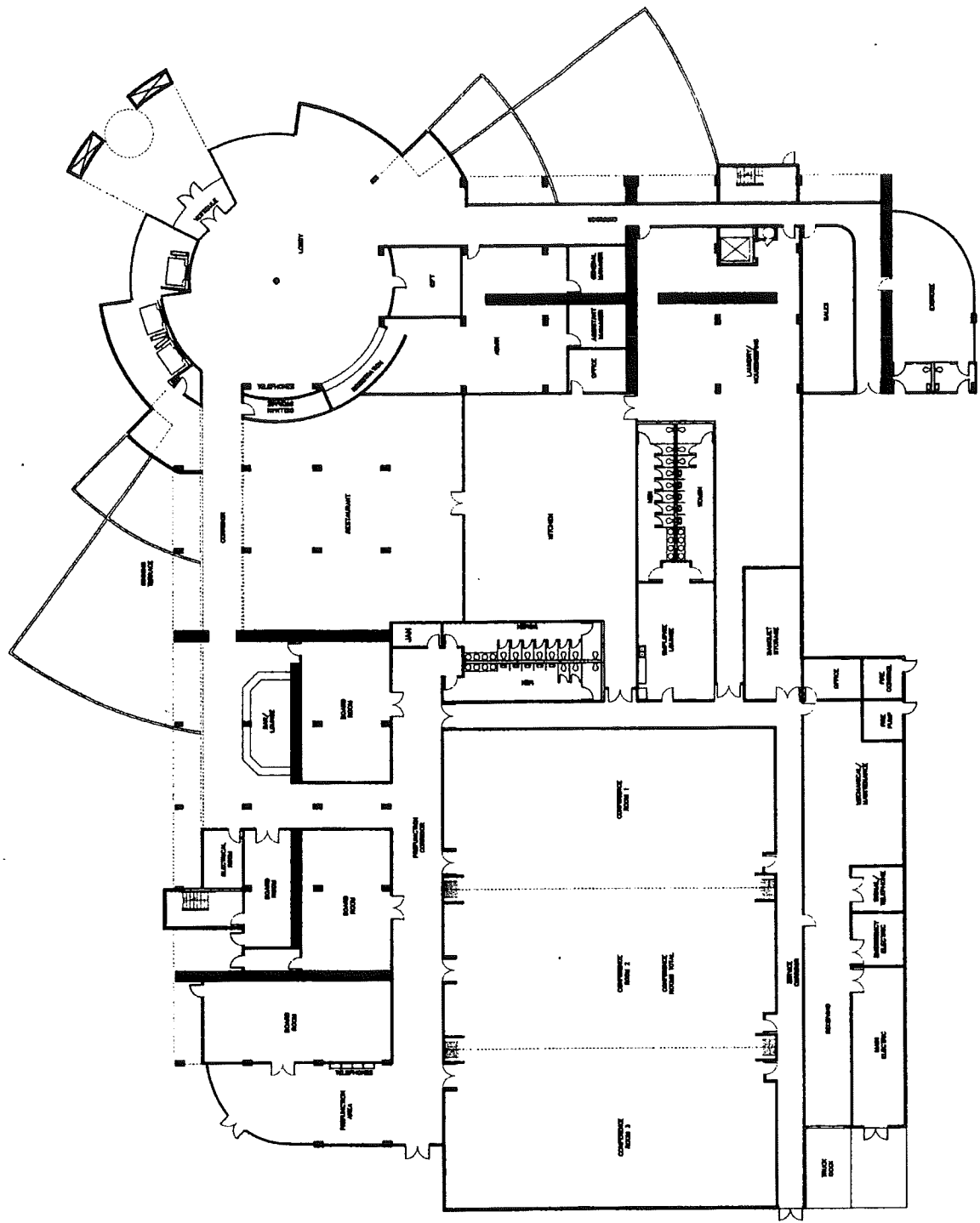
Sheet No.
 A301



HOMEWOOD SUITES - SOUTH ELEVATION
 Stonebridge Companies
 Garden Grove, California



HOMEWOOD SUITES - WEST ELEVATION
 Stonebridge Companies
 Garden Grove, California



SCHMATIC FIRST FLOOR PLAN

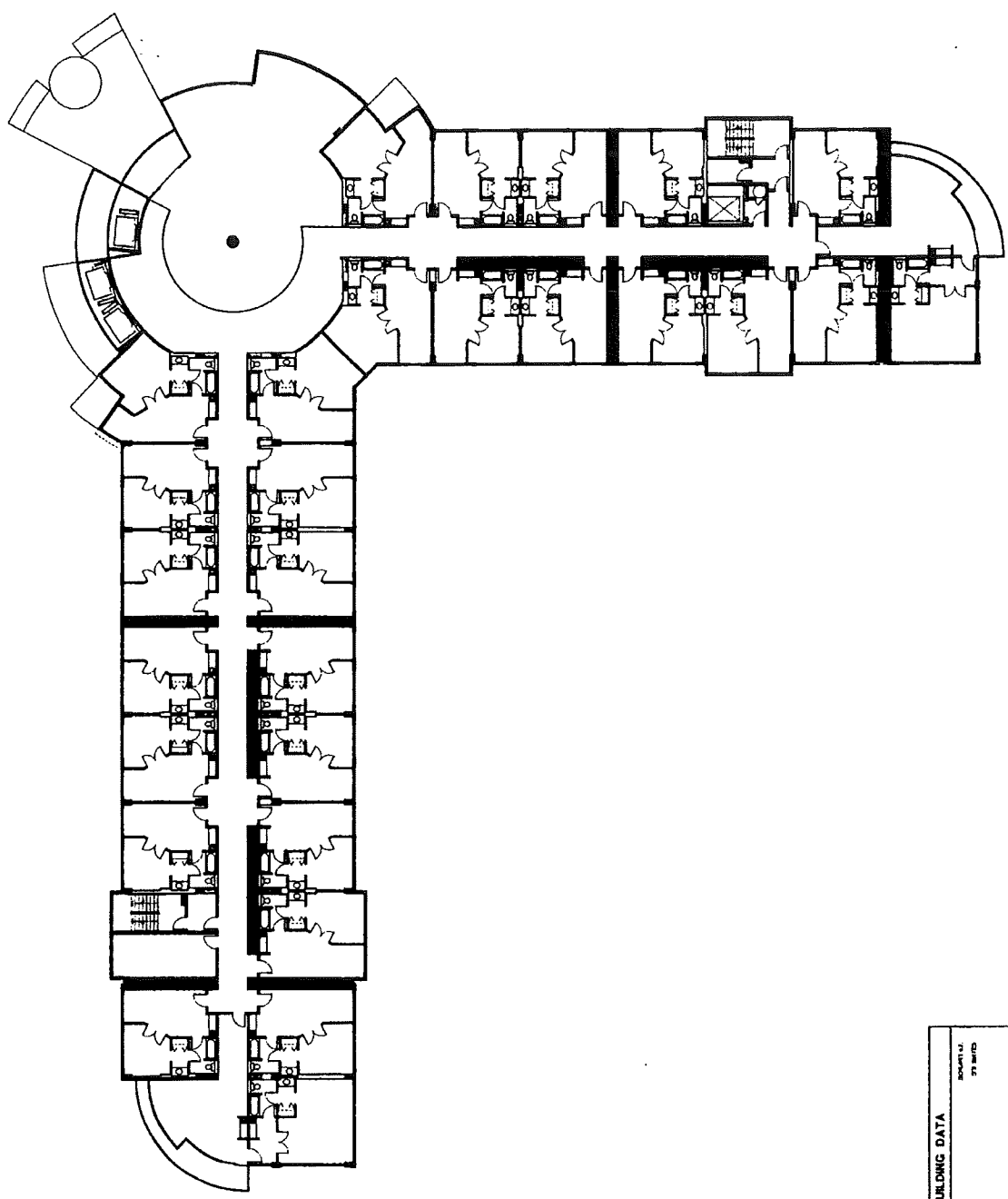
COMSTOCK ASSOCIATES, INC.
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

1000 GARDEN GROVE, CALIFORNIA

MARRIOTT RENAISSANCE SUITES
 GARDEN GROVE - SITE B

DATE	12-15-04
BY	W.P.
CHECKED BY	W.P.
PROJECT NUMBER	04-001
DATE	12-15-04
BY	W.P.
CHECKED BY	W.P.
PROJECT NUMBER	04-001

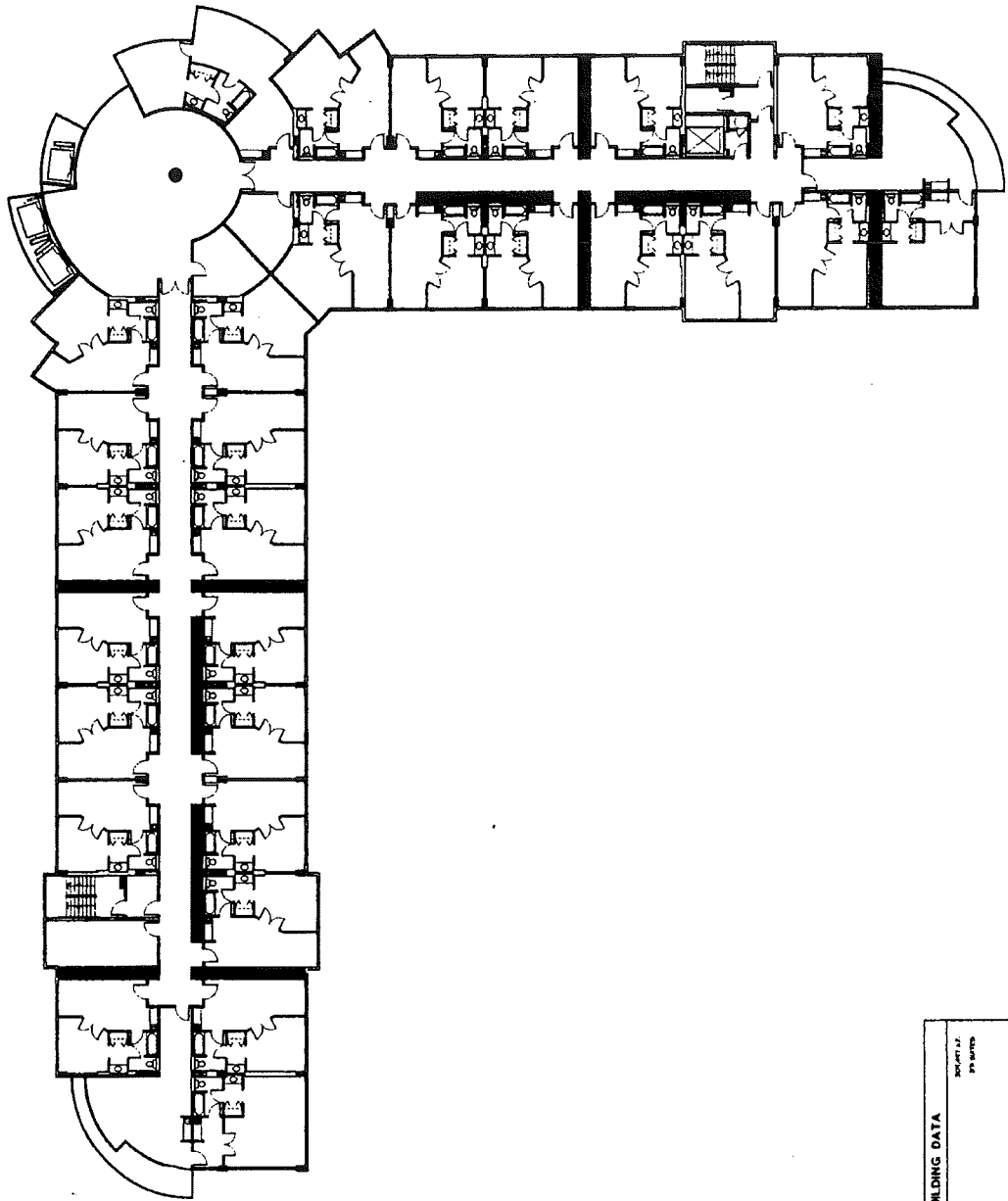
A22



SCHEMATIC BUILDING DATA	
TOTAL BUILDING AREA	373,000 SQ. FT.
TOTAL ROOM COUNT	373 SUITES

SCHEMATIC - SECOND FLOOR PLAN





SCHEMATIC BUILDING DATA

TOTAL BUILDING AREA	30,000 SQ. FT.
TOTAL ROOMS COUNT	100 ROOMS



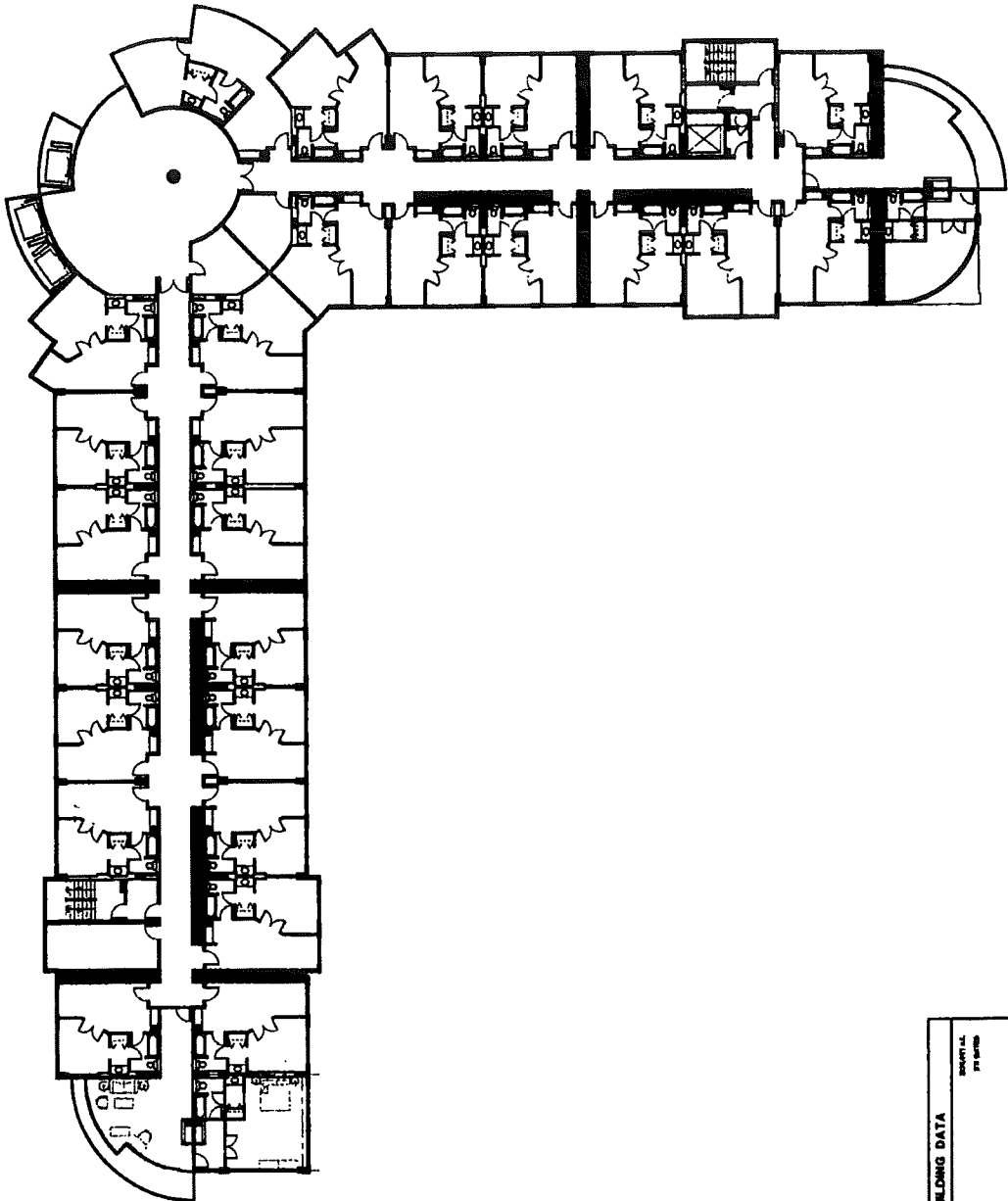
SCHEMATIC THIRD / TWELVETH FLOOR PLAN

COMSTOCK ASSOCIATES, INC.
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

MARRIOTT RENAISSANCE SUITES
GARDEN GROVE - SITE B

DATE	DESCRIPTION
12/14/04	REVISED BY
12/14/04	DESIGNED BY
12/14/04	DATE
12/14/04	PROJECT NO.

A212



SCHEMATIC BUILDING DATA	
PROJECT NO.	12/14/04
DATE	12/14/04
PROJECT NAME	MARRIOTT RENAISSANCE SUITES
PROJECT LOCATION	GARDEN GROVE, CALIFORNIA

SCHEMATIC THIRTEENTH FLOOR PLAN

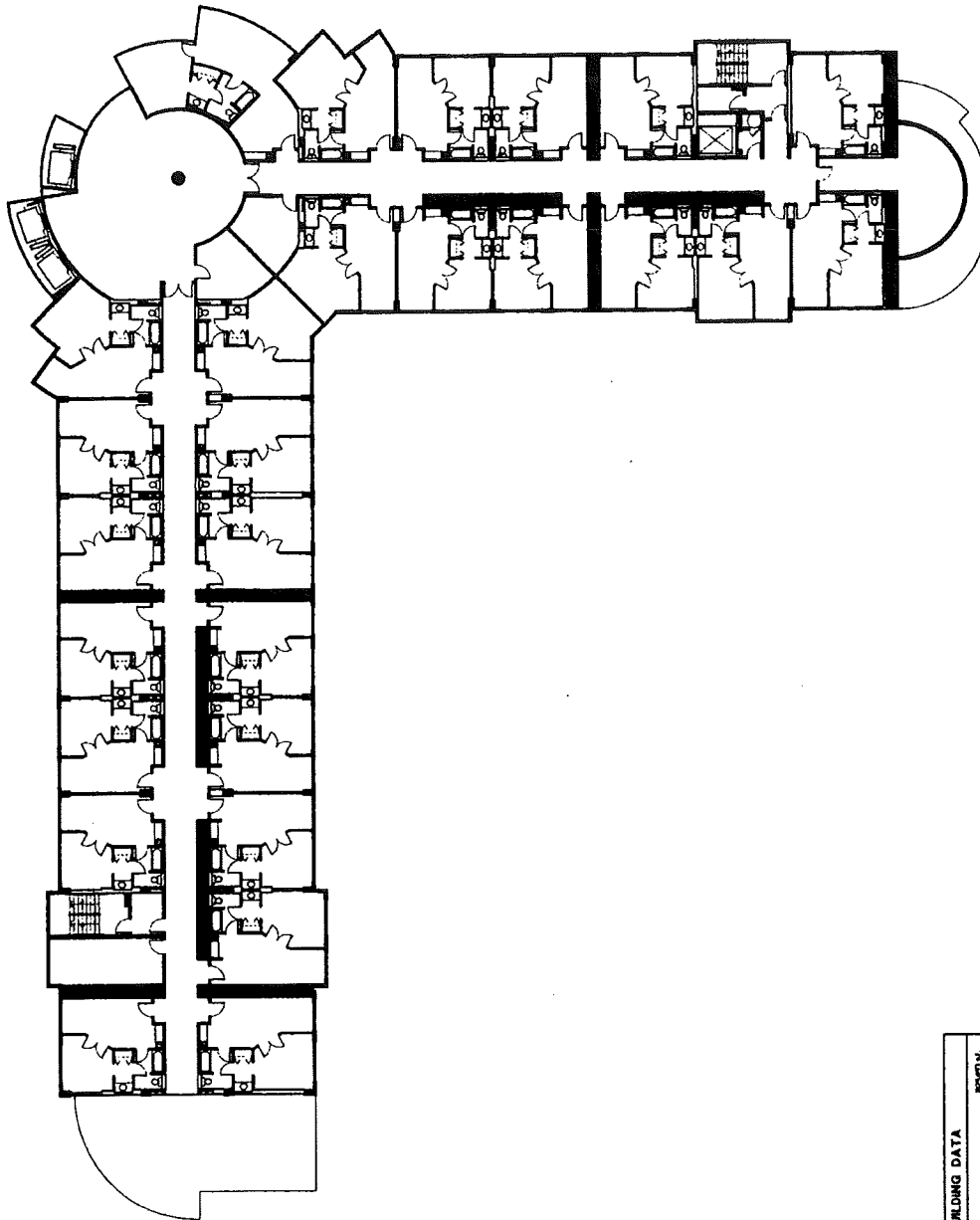


COMSTOCK ASSOCIATES, INC.
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

MARIOTT RENAISSANCE SUITES
 GARDEN GROVE • SITE B
 ROSE GROVE, CALIFORNIA

DATE: 11/11/03		SCALE: AS SHOWN	
PROJECT: MARIOTT RENAISSANCE SUITES		SHEET: 13 OF 13	
DRAWN BY: J. HARRIS		CHECKED BY: J. HARRIS	
DESIGNED BY: J. HARRIS		DATE: 11/11/03	
SHEET TITLE: SCHEMATIC FLOOR PLAN			

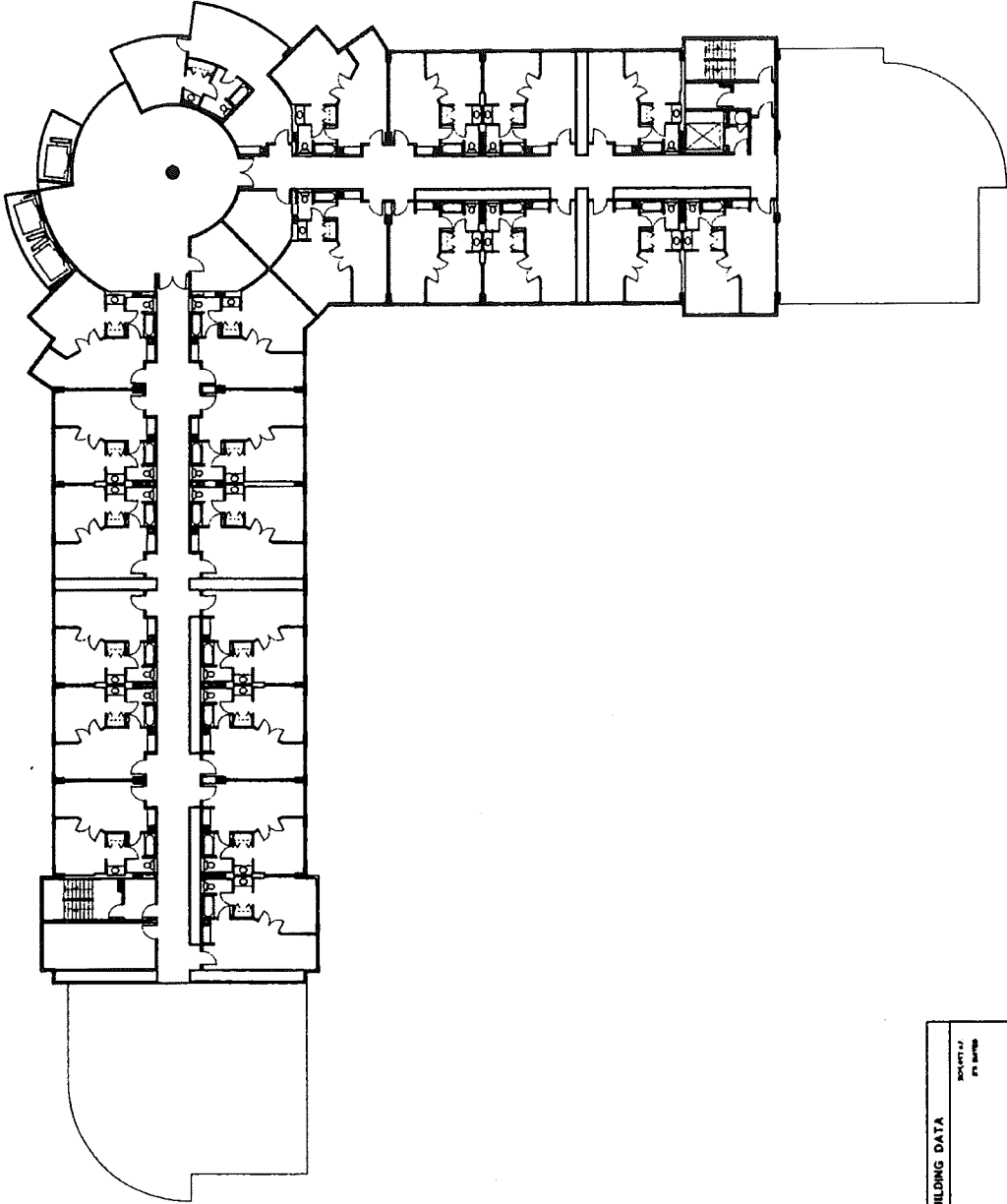
A2.13



SCHEMATIC BUILDING DATA	
TOTAL BUILDING AREA:	10,000 SQ. FT.
TOTAL ROOM COUNT:	100

SCHEMATIC THIRTEENTH FLOOR PLAN

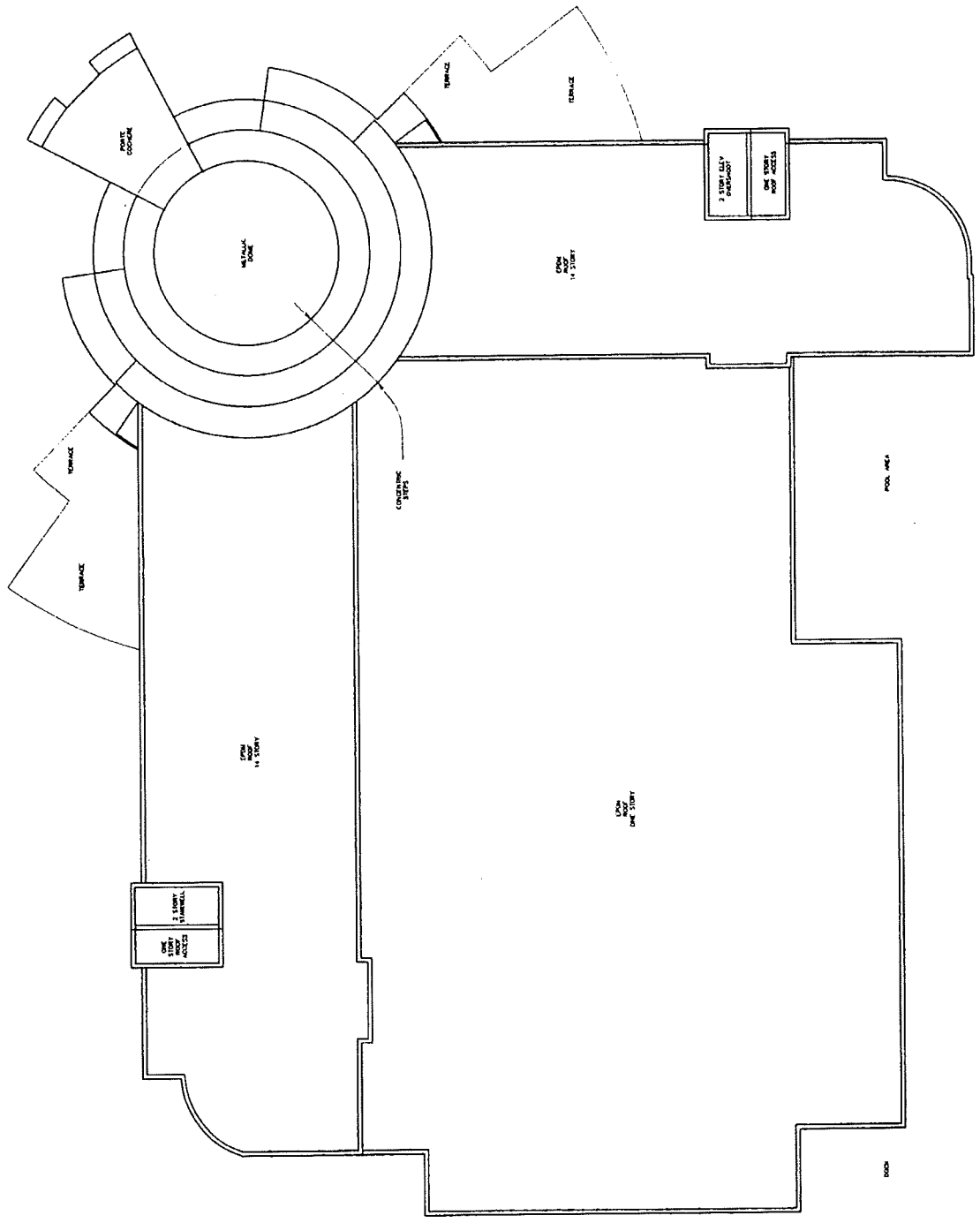




SCHEMATIC BUILDING DATA

TOTAL BUILDING AREA:	20,000 SQ. FT.
TOTAL ROOM COUNT:	100

SCHEMATIC, FOURTEENTH FLOOR PLAN



SCHEMATIC ROOF PLAN

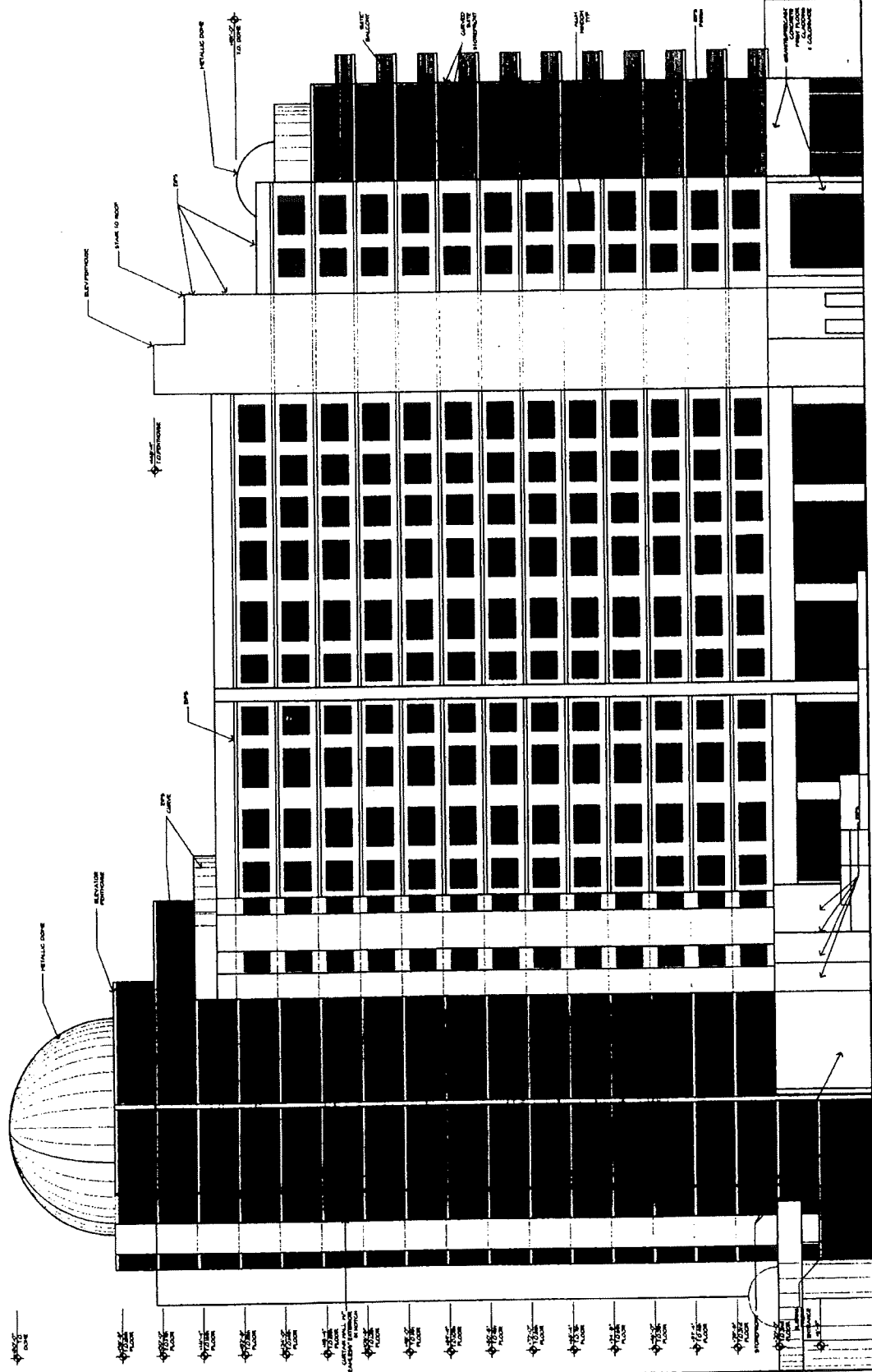
A32

SCHEMATIC NORTH ELEVATION

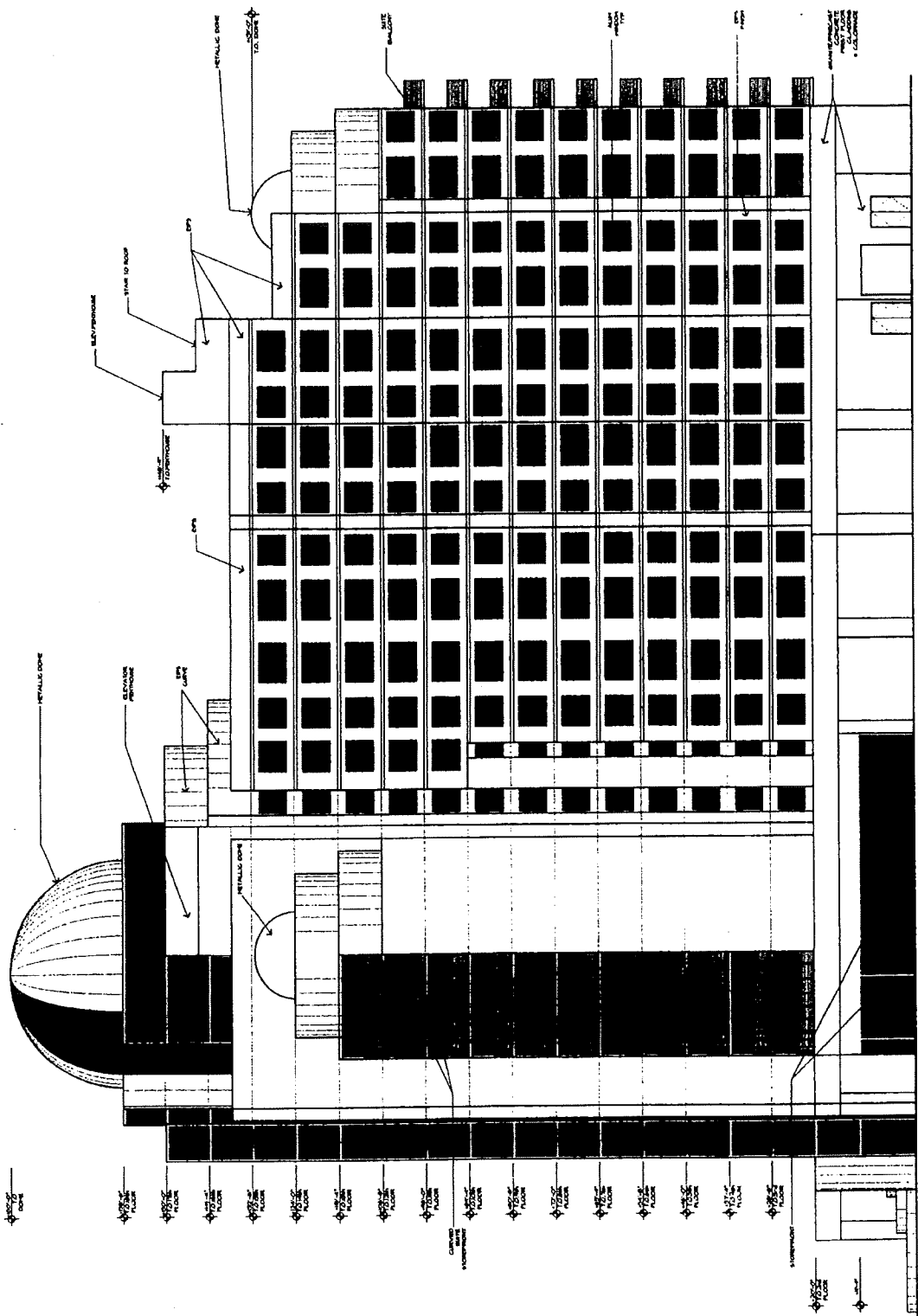
MARRIOTT RENAISSANCE SUITES
GARDEN GROVE - SITE B

ROSEN PROJEKTS, CALIFORNIA

COMSTOCK ASSOCIATES, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN



SCHEMATIC NORTH ELEVATION



SCHEMATIC WEST ELEVATION

A3.4

PROJECT NUMBER

SCHEMATIC SOUTH ELEVATION

DATE

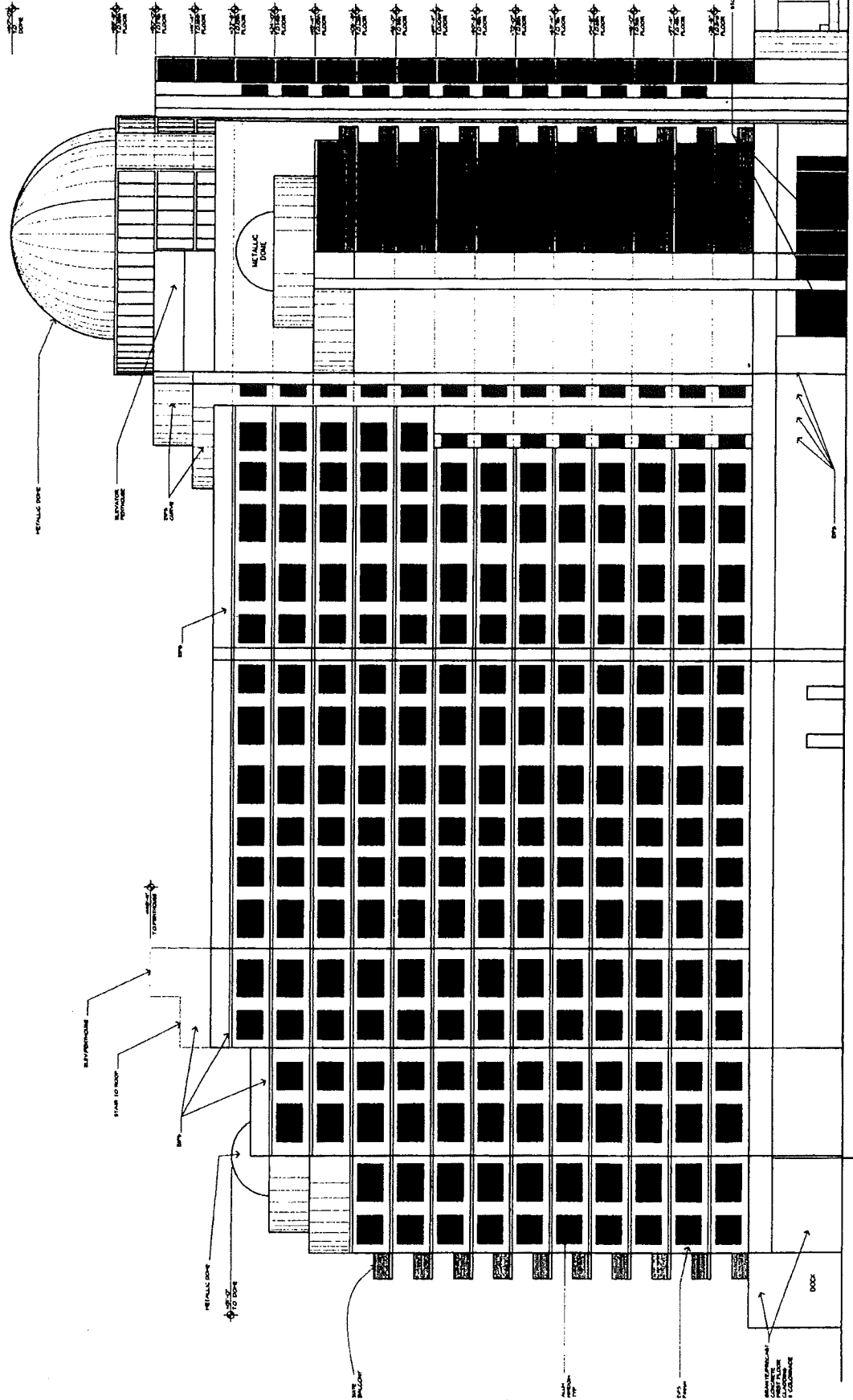
BY

REVISION

MARRIOTT RENAISSANCE SUITES
GARDEN GROVE - SITE B

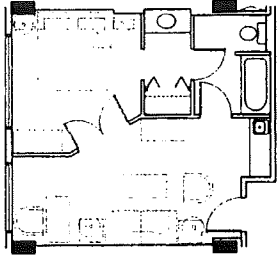
GARDEN GROVE, CALIFORNIA

COMSTOCK ASSOCIATES, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

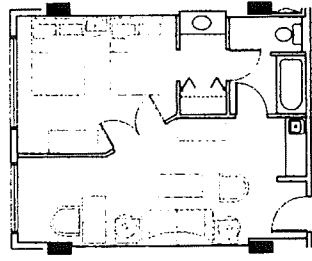


SCHEMATIC SOUTH ELEVATION

REVISIONS	DATE	BY	CHKD BY



1
 TYPICAL KING SUITE 1/4" = 1'-0"

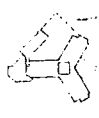


2
 TYPICAL DOUBLE DOUBLE SUITE 1/4" = 1'-0"



LEO A DALY
 ARCHITECTS
 1000 BROADWAY, SUITE 2000
 NEW YORK, NY 10018
 TEL: 212 677 1000
 FAX: 212 677 1001

NO.	DATE	REVISION



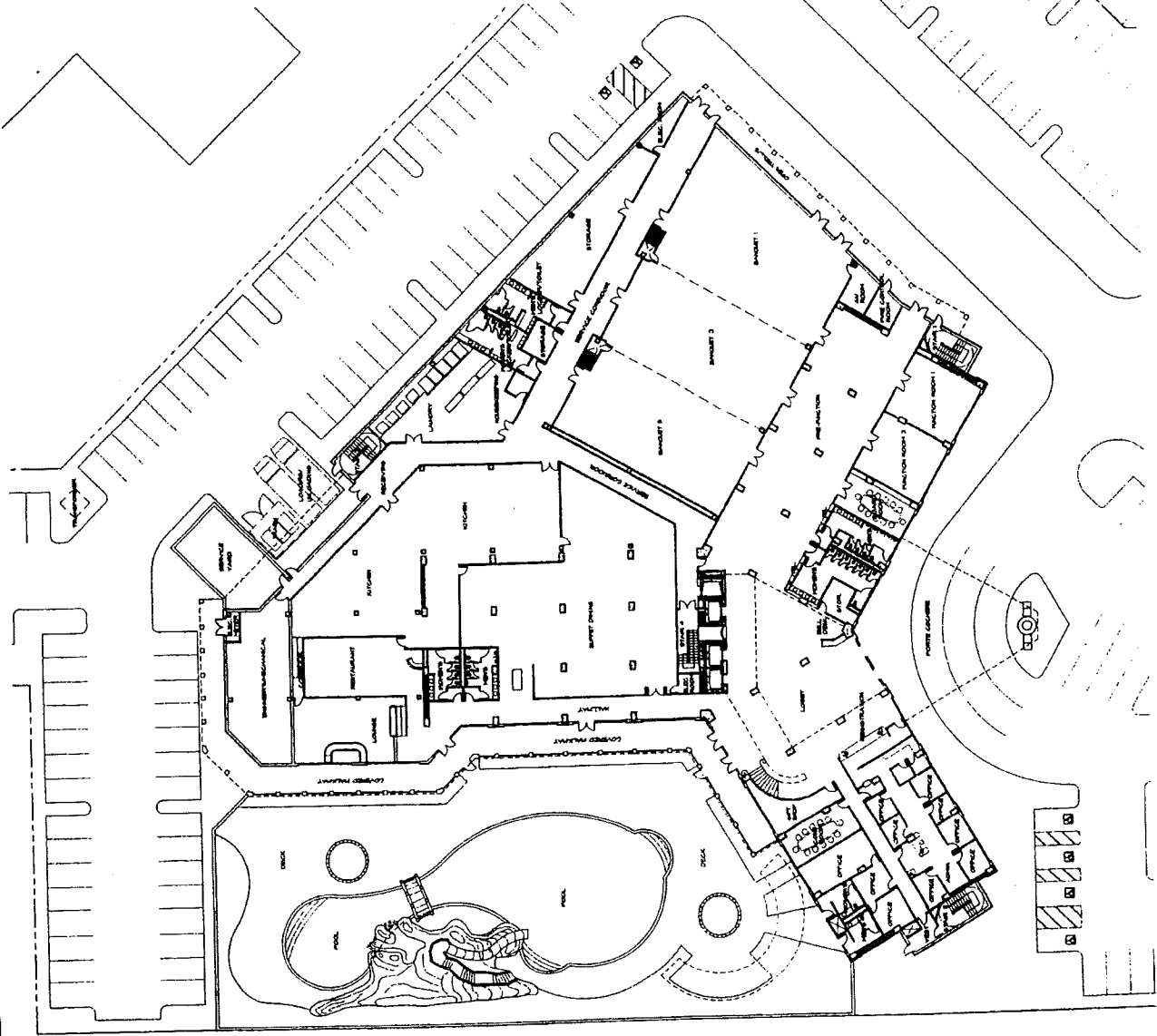
SET PLAN	DATE	BY

CROFTS PLAZA HOTEL
 OLD RESORT HOTELS, LLC
 CROFTS GROVE, CA
 PROJECT NUMBER: 012008.01

PROJECT TITLE
FIRST FLOOR AND MEZZANINE FLOOR PLANS
 GROUND FLOOR LOBBY
 A-1
 DATE: 8-1-08
 DRAWN BY: [Name]
 CHECKED BY: [Name]



Room No.	Room Name	Area (sq. ft.)	Notes
101	RECEPTION	1,200	
102	LOBBY	2,500	
103	CONFERENCE	1,500	
104	MEETING	1,000	
105	RESTAURANT	3,000	
106	BAR	1,000	
107	OFFICE	1,500	
108	OFFICE	1,500	
109	OFFICE	1,500	
110	OFFICE	1,500	
111	OFFICE	1,500	
112	OFFICE	1,500	
113	OFFICE	1,500	
114	OFFICE	1,500	
115	OFFICE	1,500	
116	OFFICE	1,500	
117	OFFICE	1,500	
118	OFFICE	1,500	
119	OFFICE	1,500	
120	OFFICE	1,500	
121	OFFICE	1,500	
122	OFFICE	1,500	
123	OFFICE	1,500	
124	OFFICE	1,500	
125	OFFICE	1,500	
126	OFFICE	1,500	
127	OFFICE	1,500	
128	OFFICE	1,500	
129	OFFICE	1,500	
130	OFFICE	1,500	
131	OFFICE	1,500	
132	OFFICE	1,500	
133	OFFICE	1,500	
134	OFFICE	1,500	
135	OFFICE	1,500	
136	OFFICE	1,500	
137	OFFICE	1,500	
138	OFFICE	1,500	
139	OFFICE	1,500	
140	OFFICE	1,500	
141	OFFICE	1,500	
142	OFFICE	1,500	
143	OFFICE	1,500	
144	OFFICE	1,500	
145	OFFICE	1,500	
146	OFFICE	1,500	
147	OFFICE	1,500	
148	OFFICE	1,500	
149	OFFICE	1,500	
150	OFFICE	1,500	
151	OFFICE	1,500	
152	OFFICE	1,500	
153	OFFICE	1,500	
154	OFFICE	1,500	
155	OFFICE	1,500	
156	OFFICE	1,500	
157	OFFICE	1,500	
158	OFFICE	1,500	
159	OFFICE	1,500	
160	OFFICE	1,500	
161	OFFICE	1,500	
162	OFFICE	1,500	
163	OFFICE	1,500	
164	OFFICE	1,500	
165	OFFICE	1,500	
166	OFFICE	1,500	
167	OFFICE	1,500	
168	OFFICE	1,500	
169	OFFICE	1,500	
170	OFFICE	1,500	
171	OFFICE	1,500	
172	OFFICE	1,500	
173	OFFICE	1,500	
174	OFFICE	1,500	
175	OFFICE	1,500	
176	OFFICE	1,500	
177	OFFICE	1,500	
178	OFFICE	1,500	
179	OFFICE	1,500	
180	OFFICE	1,500	
181	OFFICE	1,500	
182	OFFICE	1,500	
183	OFFICE	1,500	
184	OFFICE	1,500	
185	OFFICE	1,500	
186	OFFICE	1,500	
187	OFFICE	1,500	
188	OFFICE	1,500	
189	OFFICE	1,500	
190	OFFICE	1,500	
191	OFFICE	1,500	
192	OFFICE	1,500	
193	OFFICE	1,500	
194	OFFICE	1,500	
195	OFFICE	1,500	
196	OFFICE	1,500	
197	OFFICE	1,500	
198	OFFICE	1,500	
199	OFFICE	1,500	
200	OFFICE	1,500	



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

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



LEO A DAY ARCHITECTS
 1500 BROADWAY, SUITE 1000
 NEW YORK, NY 10019
 TEL: (212) 677-1200 FAX: (212) 677-1201
 WWW.LEODAY.COM

DATE	DESCRIPTION
12/15/07	ISSUED FOR PERMIT
08/15/07	ISSUED FOR CONSTRUCTION
07/15/07	ISSUED FOR RFP
06/15/07	ISSUED FOR PRELIMINARY

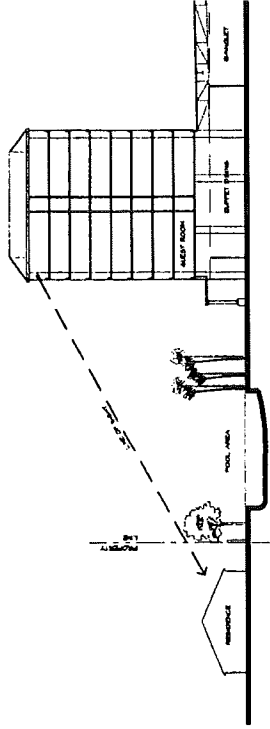


NO.	DATE	BY
1	12/15/07	LEO A DAY
2	08/15/07	LEO A DAY
3	07/15/07	LEO A DAY
4	06/15/07	LEO A DAY

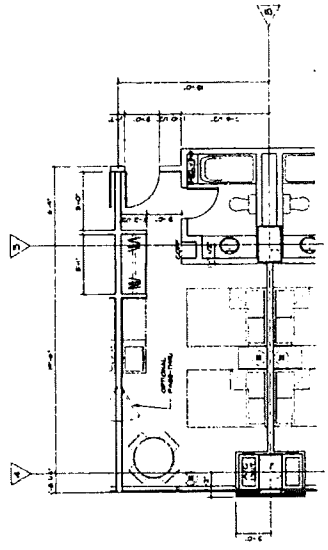
CROWNE PLAZA HOTEL
 ONE RESORT HOTELS, LLC
 CROWNE HOTEL, CA
 PROJECT NUMBER: 032108-01

TOWER TITLE
TYPICAL TOWER
2nd - 9th FLOOR PLAN
 A-2
 SHEET NUMBER

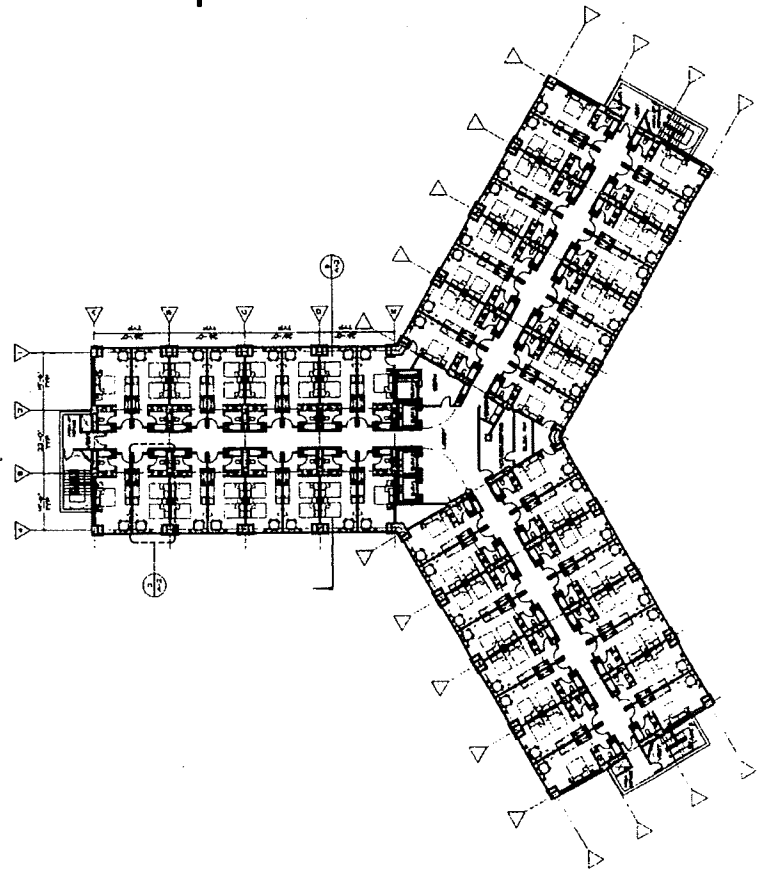
LEO A DAY



TOWER SIGHT-LINE DIAGRAM
 SCALE: 1" = 30'-0"



TYPICAL GUEST ROOM LAYOUT
 SCALE: 1/4" = 1'-0"



TYPICAL TOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

46 ROOMS/FLOOR x 9 FLOORS = 384 GUEST ROOMS
 9 FLOORS x 25323 SF/FLOOR AREA = 227907 SF
 TOTAL GUEST ROOM FLOOR AREA = 189,200 SQ. FT.



ARCHITECTS
 215 MARKET STREET, SUITE 300
 SAN FRANCISCO, CALIFORNIA 94102
 TEL: 415.774.1100 FAX: 415.774.1110

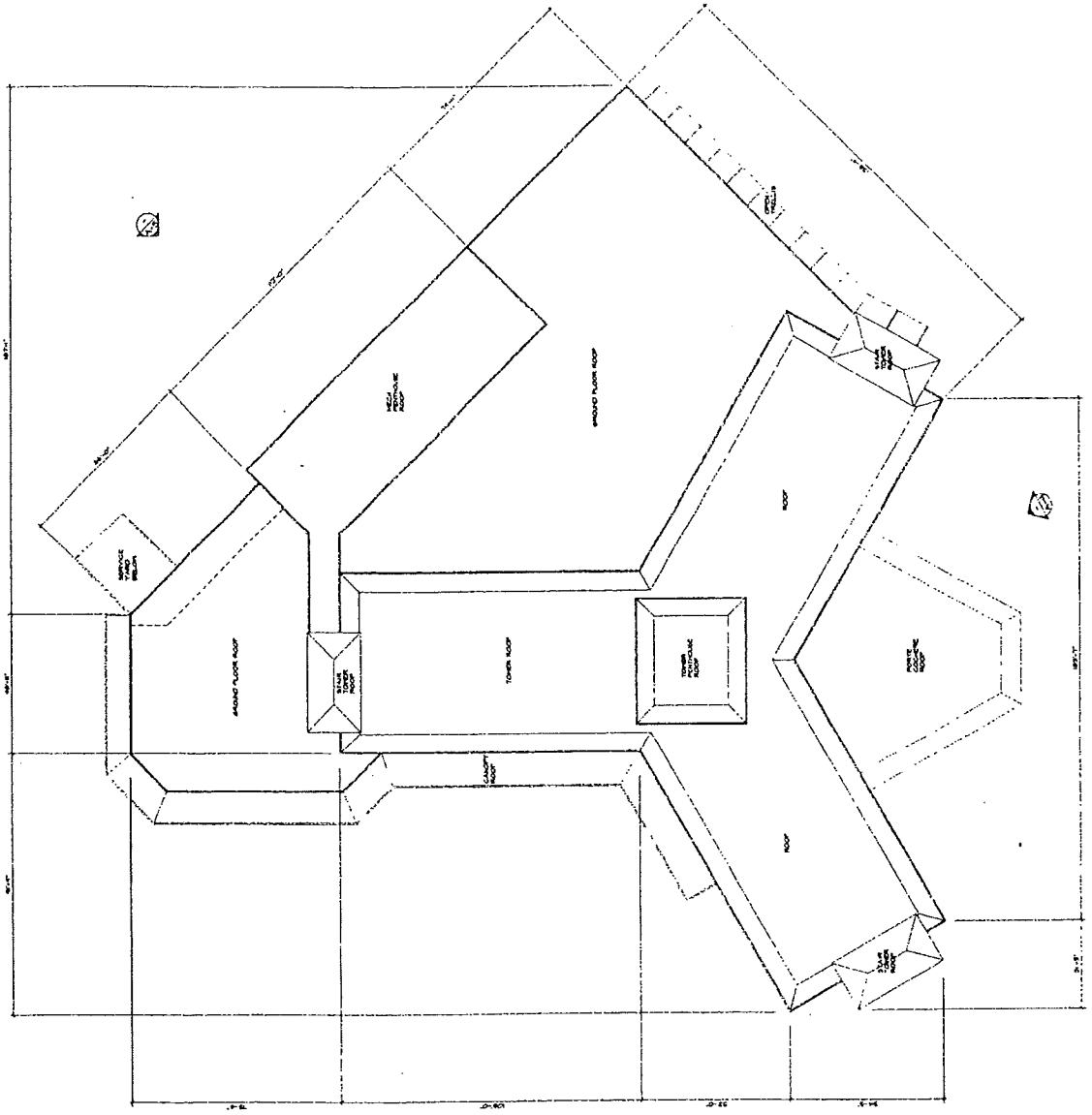
NO.	DATE	DESCRIPTION
1	11/15/01	ISSUE FOR PERMIT



NO.	DATE	DESCRIPTION
1	11/15/01	ISSUE FOR PERMIT

PROJECT TITLE
CROFTON PLAZA HOTEL
 OHI RESORT HOTELS, LLC
 GARDEN GROVE, CA
 PROJECT NUMBER 4112188 US

PROJECT TITLE
ROOF PLAN
 SHEET NUMBER
A-3

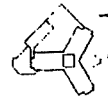


ROOF PLAN
 SCALE 1/8" = 1'-0"



LEO A DAY
 ARCHITECTS
 1000 BROADWAY
 NEW YORK, N.Y. 10018
 TEL: (212) 677-1000
 FAX: (212) 677-1001

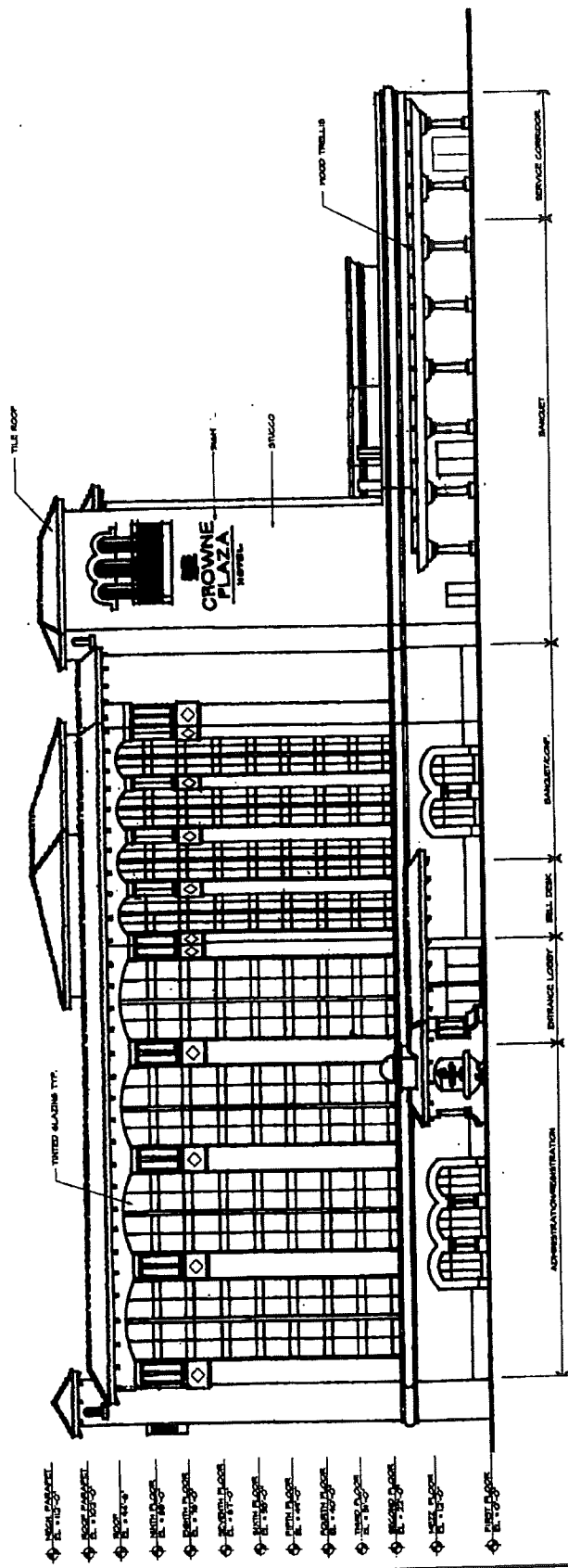
NO.	DATE	REVISION



NO.	DATE	REVISION

CROWNE PLAZA HOTEL
 ONE BROADWAY HOTEL, LLC
 LANDMARK CENTRE, CA
 PROJECT NUMBER: 1100000101

NORTH EAST ELEVATION
 SHEET NO. A-4
 NORTH EAST ELEVATION



NORTH EAST ELEVATION
 SCALE: 1/8" = 1'-0"



LEO A DALY ARCHITECTS
 1000 CALIFORNIA STREET, SUITE 1000
 SAN FRANCISCO, CALIFORNIA 94109
 TEL: 415.774.4500 FAX: 415.774.4501

REV	DATE	DESCRIPTION

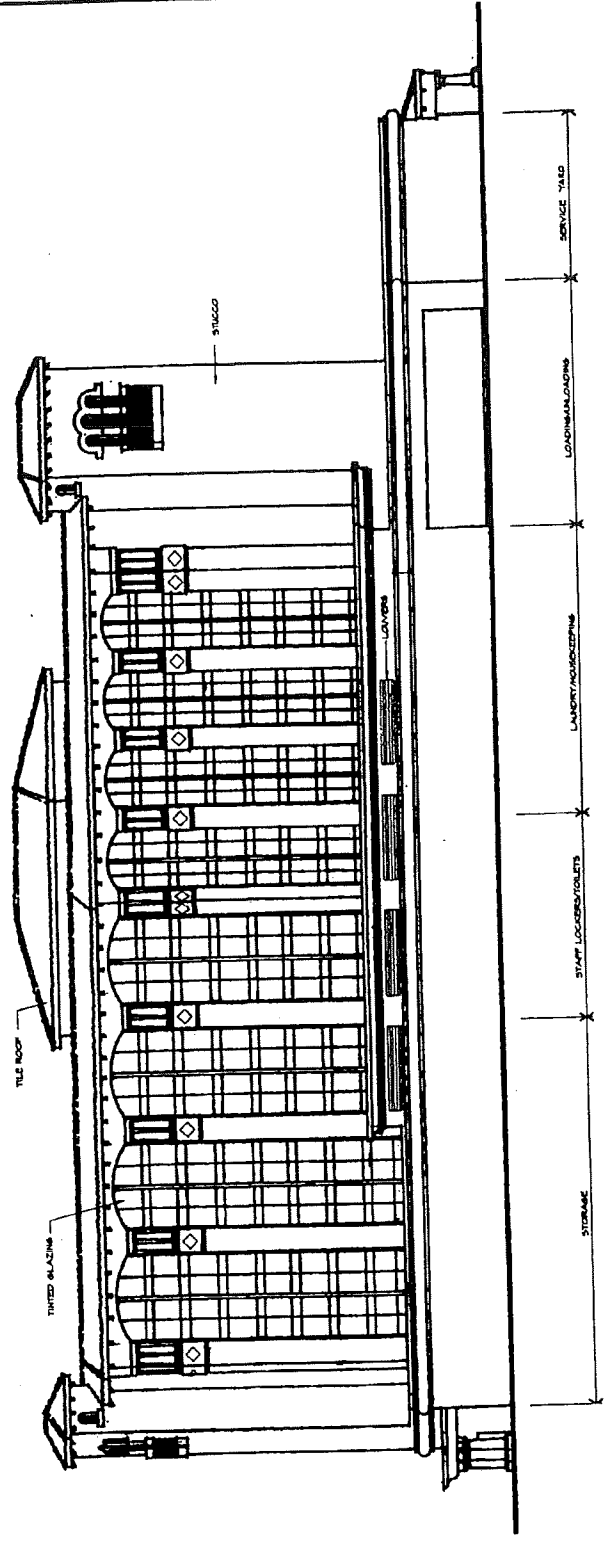


PROJECT TITLE
 DRAWN BY
 CHECKED BY
 DATE

CROVINE PLAZA HOTEL
 ONE RESORT HOTEL, LLC
 CROVINE GROVE, CA
 PROJECT NUMBER 412488 01

DATE ISSUED
 NORTH WEST ELEVATION
 SHEET NUMBER A-5

LEO A DALY



- ◆ LEVEL MARKER - 21.110
- ◆ LEVEL MARKER - 21.105
- ◆ LEVEL MARKER - 21.100
- ◆ LEVEL MARKER - 21.095
- ◆ LEVEL MARKER - 21.090
- ◆ LEVEL MARKER - 21.085
- ◆ LEVEL MARKER - 21.080
- ◆ LEVEL MARKER - 21.075
- ◆ LEVEL MARKER - 21.070
- ◆ LEVEL MARKER - 21.065
- ◆ LEVEL MARKER - 21.060
- ◆ LEVEL MARKER - 21.055
- ◆ LEVEL MARKER - 21.050
- ◆ LEVEL MARKER - 21.045
- ◆ LEVEL MARKER - 21.040
- ◆ LEVEL MARKER - 21.035
- ◆ LEVEL MARKER - 21.030
- ◆ LEVEL MARKER - 21.025
- ◆ LEVEL MARKER - 21.020
- ◆ LEVEL MARKER - 21.015
- ◆ LEVEL MARKER - 21.010
- ◆ LEVEL MARKER - 21.005
- ◆ LEVEL MARKER - 21.000

NORTH WEST ELEVATION
 SCALE: 3/32" = 1'-0"



LEO A DALY ARCHITECTS
1000 BAY STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94133
TELEPHONE (415) 774-2000
FACSIMILE (415) 774-2001

DATE	
BY	
NO.	
REV.	
DATE	
BY	
NO.	
REV.	

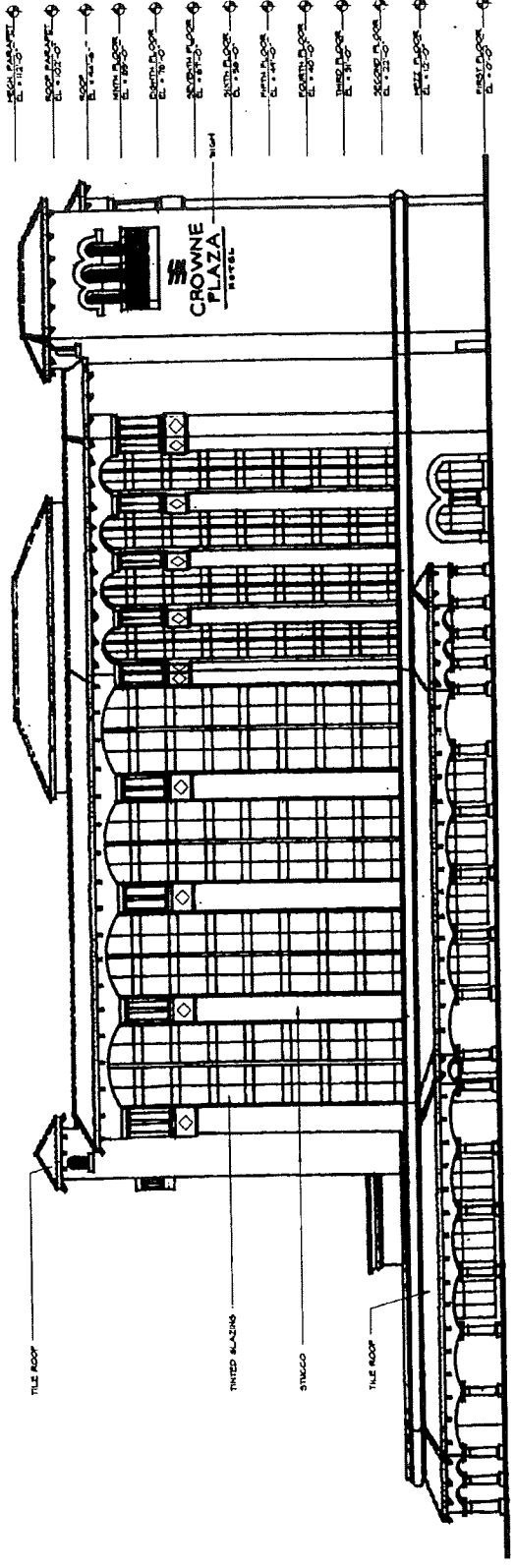


PROJECT TITLE	
OWNER	
ARCHITECT	
DATE	
NO.	
REV.	

CROWNE PLAZA HOTEL
OMNI RESORT HOTELS LLC
CARDEN CROFT, CA
PROJECT NUMBER 413188 01

DATE 1994
SOUTH ELEVATION
PAGE 9-108
A-6
SHEET NUMBER

LEO A DALY



SOUTH ELEVATION
SCALE 3/32" = 1'-0"

EDAW

PROJECT NO.	100-10000000000000000000
DATE	10/10/2010
SCALE	1" = 40'
PROJECT NAME	GARDEN GROVE SITE B
CLIENT	...
DESIGNER	...
CHECKER	...
DATE	...

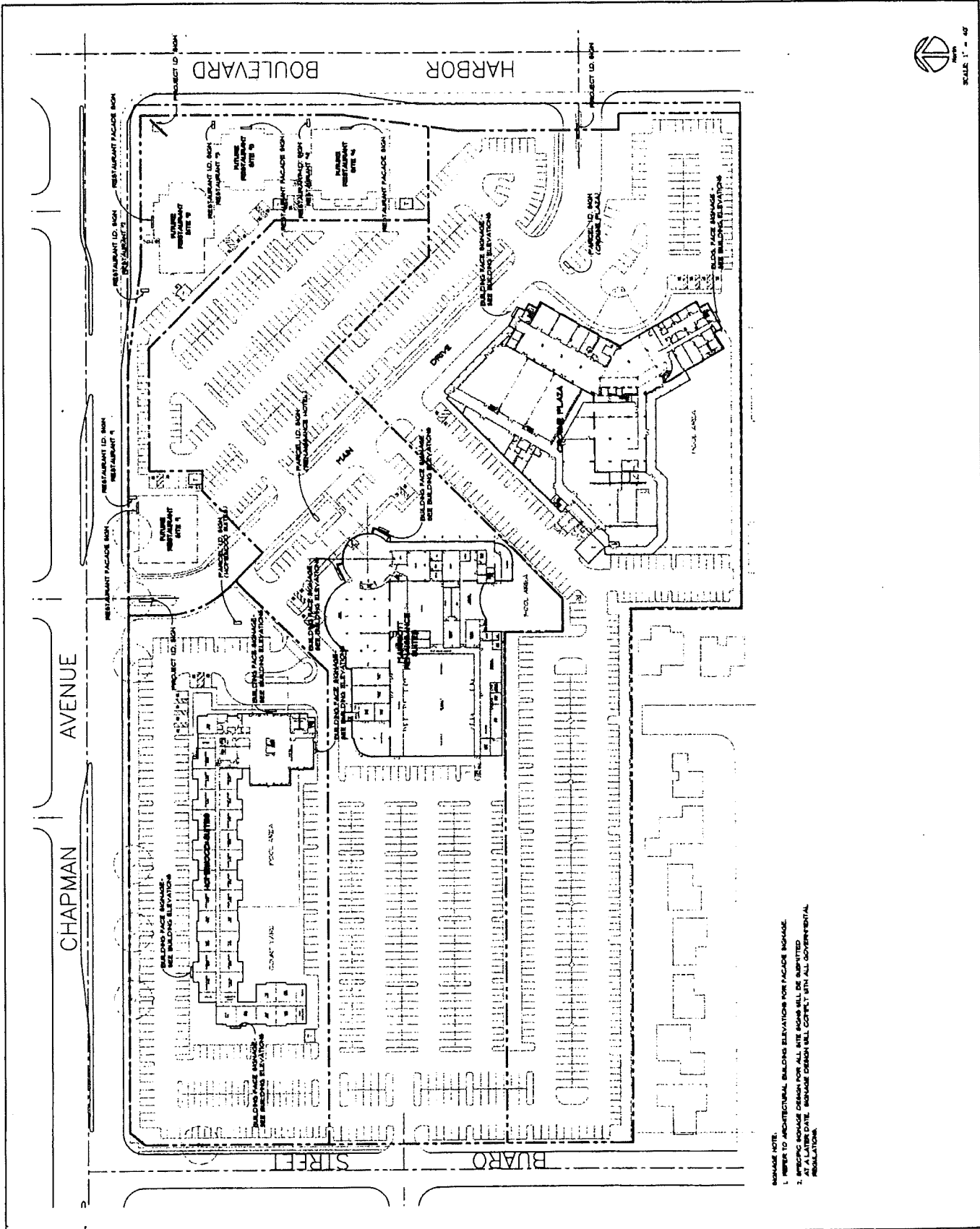
GARDEN GROVE
SITE B

SIGN
PROGRAM
PLAN

PROJECT NO.	100-10000000000000000000
DATE	10/10/2010
SCALE	1" = 40'
PROJECT NAME	GARDEN GROVE SITE B
CLIENT	...
DESIGNER	...
CHECKER	...
DATE	...

L-3

SCALE: 1" = 40'



MESSAGE NOTE:
 1. REFER TO ARCHITECTURAL BUILDING ELEVATIONS FOR FACADE SIGNAGE.
 2. REFER TO MESSAGE PROGRAM FOR ALL THE SIGNS WILL BE SUBMITTED.
 3. AT LATER DATE, MESSAGE DESIGN WILL CORRECT WITH ALL GOVERNMENTAL REGULATIONS.

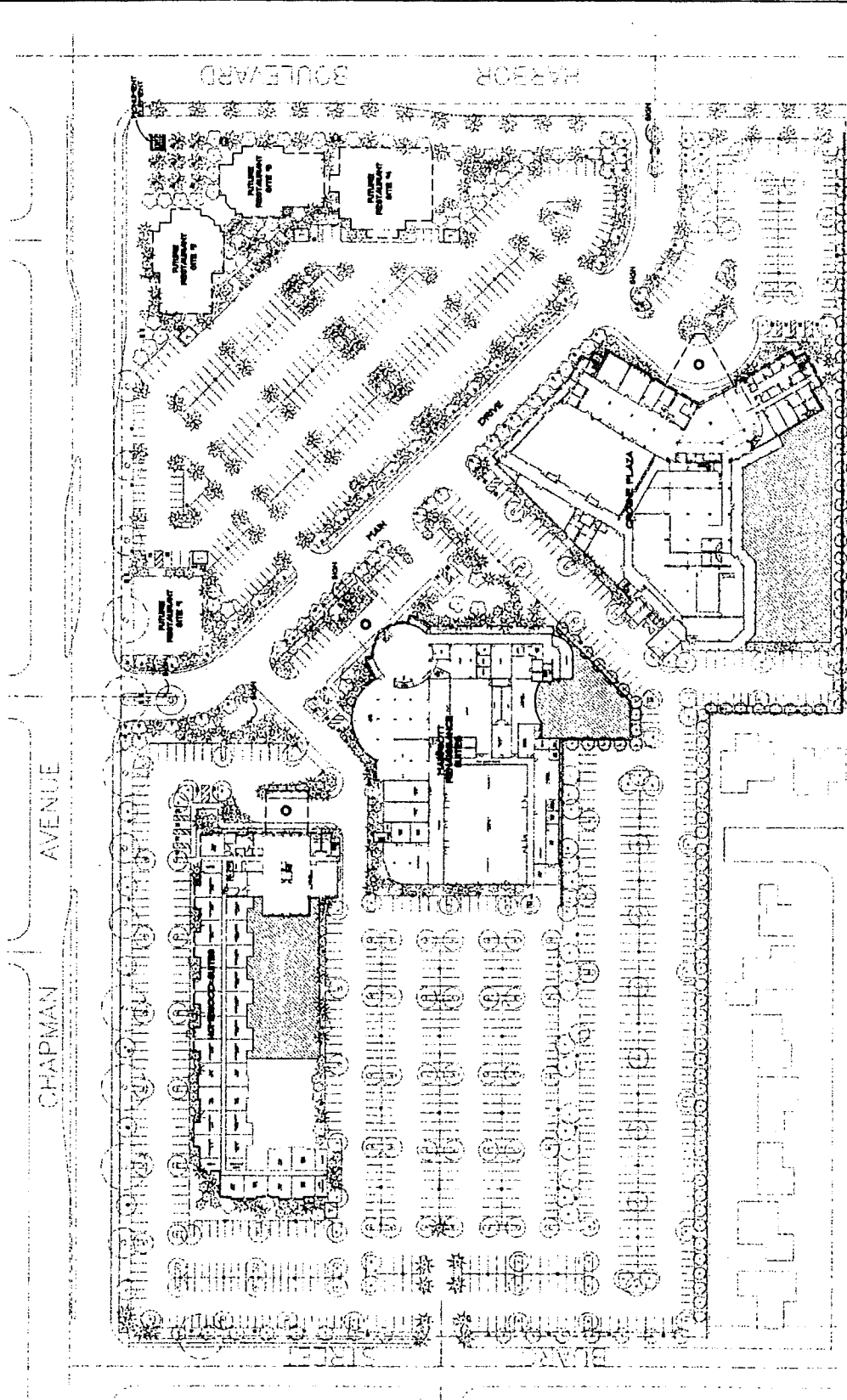
PROJECT: GARDEN GROVE SITE B
 CLIENT: CHAPMAN AVENUE
 DATE: 7/7/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 40'
 SHEET NO: L-4

GARDEN GROVE SITE B

SITE LIGHTING PLAN



SCALE: 1" = 40'



LIGHTING LEGEND:

- Building Footcandle Lighting (metal halide, wall/ceiling or possibly neon)
- Parking Lot Lighting (pole-mounted, high pressure sodium, approximately 100' high)
- Side Entry Street Lighting
- Main Tree / Freestanding Pole-mounted Light (metal halide)
- Tree Lighting (pole-mounted, metal halide)
- Signage Lighting (metal halide, fluorescent or neon)
- Metal Parts Cabinet Overlighting (metal halide in ceiling)
- Metal Panel Area Lighting (local, spot, path, and accent lighting)
- Monument Downcast Lighting (metal halide)

Note:
 1. The area is conceptual in nature. Specific lighting details will be addressed during preparation of construction documents.

TENTATIVE PARCEL MAP NO. 96-196

CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

JUNE 05, 1998

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 02, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

PREPARED BY:

SOUTHWEST 1740 E. Garry Ave.
Suite 112
Santa Ana, Ca 92705
CIVIL ENGINEERING and SURVEYING, Inc. (949) 852-8851

NOTES:

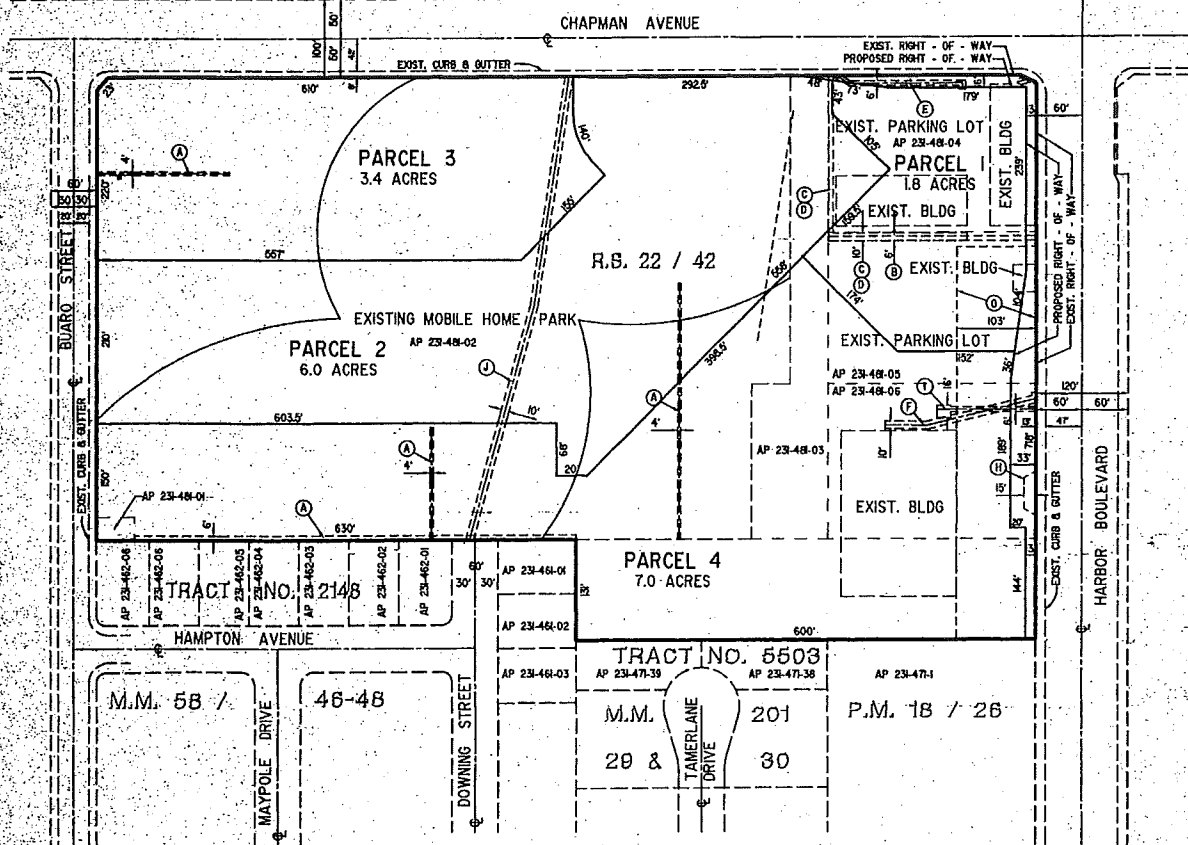
- TOTAL AREA = 18.2 ACRES - FOUR PARCELS.
- PRESENT USE = MOBILE HOME PARK, RESTAURANT, STORES AND PARKING LOT.
- PROPOSED USE = HOTELS AND RESTAURANTS.
- CHAPMAN AVENUE, BUARO STREET AND HARBOR BOULEVARD ARE PUBLIC STREETS.
- ALL EXISTING STRUCTURES LOCATED FROM AVAILABLE RECORDS.
- PARCEL: 1 = 1.8 ACRES
2 = 6.0 ACRES
3 = 3.4 ACRES
4 = 7.0 ACRES

OWNER/SUBDIVIDER:

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
11222 ACACIA PARKWAY
P.O. BOX 3070
GARDEN GROVE, CALIFORNIA 92642
(714) 741-5126

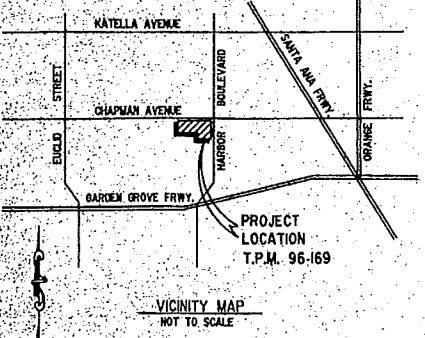
SCALE: 1" = 100'

TRACT NO. 12084
M.M. 250 / 7-12

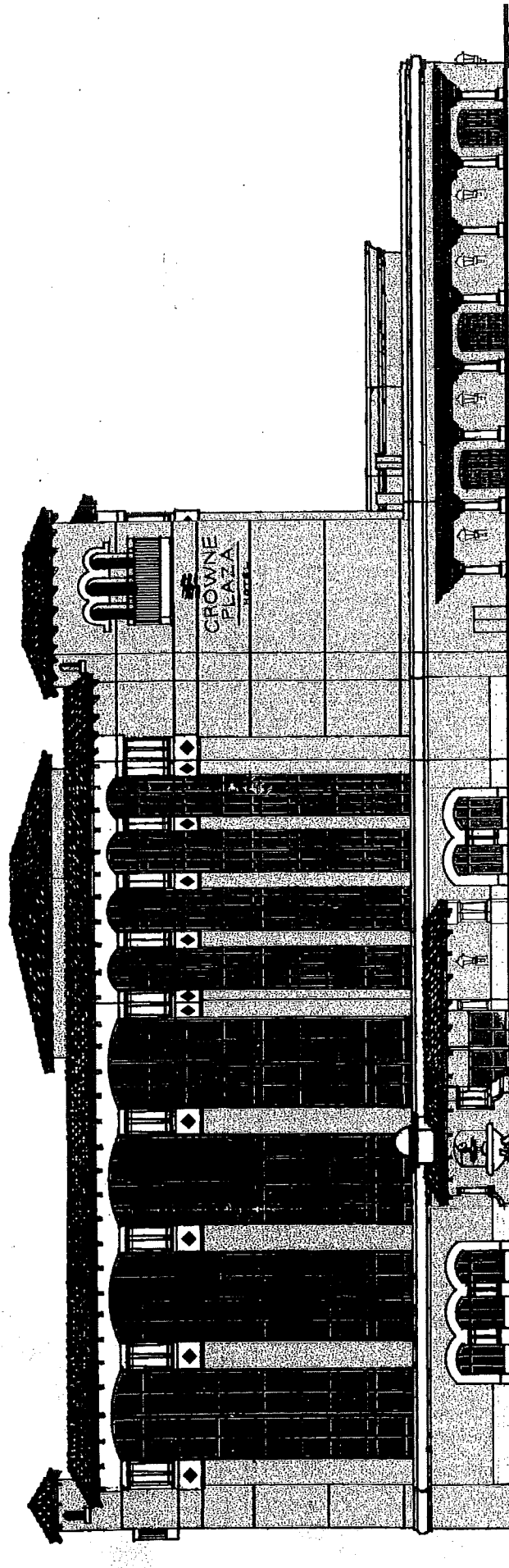


EASEMENT NOTES:

- (A) INDICATES SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUIT PURPOSES RECORDED IN BOOK 5695, PAGE 776 OF OFFICIAL RECORDS.
- (B) INDICATES SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR POLE LINES AND/OR CONDUIT PURPOSES RECORDED IN BOOK 5463, PAGE 141 OF OFFICIAL RECORDS.
- (C) INDICATES SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEM PURPOSES RECORDED IN BOOK 6389, PAGE 430 OF OFFICIAL RECORDS.
- (D) INDICATES THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURE PURPOSES RECORDED IN BOOK 8415, PAGE 779 OF OFFICIAL RECORDS.
- (E) INDICATES SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEM PURPOSES RECORDED IN BOOK 1056, PAGE 1341 OF OFFICIAL RECORDS.
- (F) INDICATES SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR POLE LINE PURPOSES RECORDED IN BOOK 3502, PAGE 385 OF OFFICIAL RECORDS.
- (G) INDICATES RASH MARKETS, FRED B. DODGE AND RUBY DODGE, AND WILLIAM O. McCLAM HOLDERS OF EASEMENTS FOR ENGRESS AND EGRESS AND FOR PARKING MOTOR VEHICLES RECORDED IN BOOK 3702, PAGE 308 AND AMENDED IN BOOK 8701, AOE 594 BOTH OF OFFICIAL RECORDS.
- (H) INDICATES CITY OF GARDEN GROVE HOLDER OF AN EASEMENT FOR TRAFFIC SIGNAL PURPOSES RECORDED IN BOOK 8786, PAGE 44 OF OFFICIAL RECORDS.
- (I) INDICATES SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEM PURPOSES RECORDED AS INSTRUMENT NO. 87-328007 OF OFFICIAL RECORDS.
- (J) INDICATES EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON ASSESSOR'S MAP, BOOK 23 PAGE 48, COUNTY OF ORANGE.



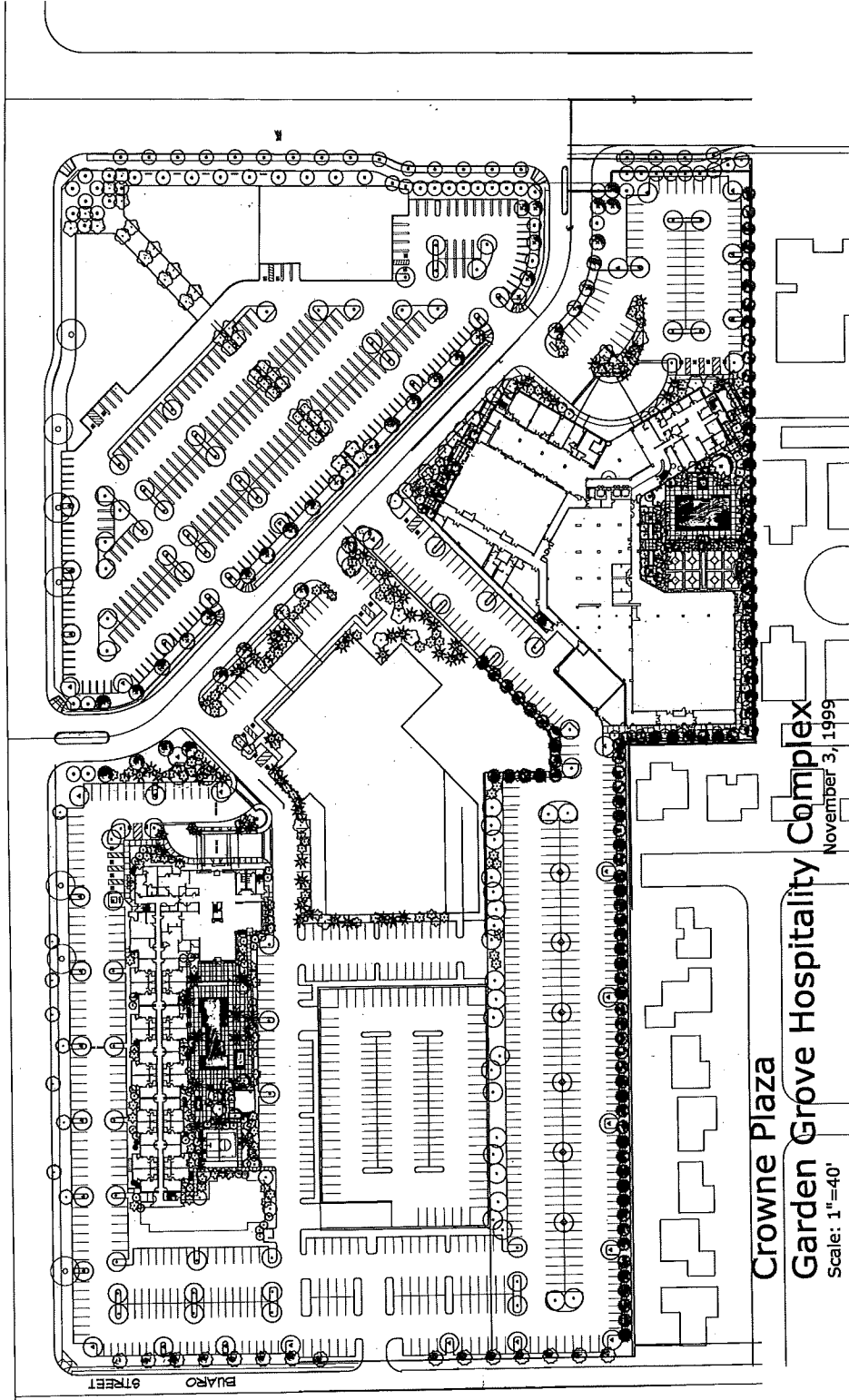
CASE NUMBER: _____



North East Elevation

LEO A DALY

SP-223-98



Crowne Plaza

Garden Grove Hospitality Complex
November 3, 1999

Scale: 1"=40'

SP-223-98

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: Southwest corner of Harbor Boulevard and Chapman Avenue, at 12005 Harbor Boulevard
HEARING DATE: March 1, 2000	GENERAL PLAN: Mixed Use
CASE NOS.: CUP-491-00	ZONE: Planned Unit Development No. PUD-122-98
APPLICANT: Chapman Suites, LLC	CEQA DETERMINATION: Recognize previously adopted Mitigated Negative Declaration

REQUEST:

The applicant is requesting Conditional Use Permit approval in order to operate the Homewood Suites Hotel with a State Alcoholic Beverage Control Type "70" (Restricted Service Lodging Establishment) License. Approval of the CUP would allow the applicant the ability to sell distilled spirits, in addition to beer and wine in the hotel rooms, while being able to serve a complimentary drink to arriving guests in the Hotel's lobby.

BACKGROUND:

On August 5, 1998, the Planning Commission approved Site Plan No. SP-223-98, Variance No. V-234-98, Conditional Use Permit Nos. CUP-408-98 and CUP-409-98, and Tentative Parcel Map No. PM-96-196, and also recommended that the City Council approve the Development Agreements and Planned Unit Development No. PUD-122-98. The proposal was for the entire 18.25 acre site located at the southwest corner of Harbor Boulevard and Chapman Avenue to be developed with three hotels, up to four restaurants, and related on- and off-site improvements.

City Council acted on the proposed PUD zone amendment and the development agreements for this project at their meeting of August 25, 1998 by approving these matters.

At the time of project approval for the 18.25 acre site, the two other hotels on this site requested and received Conditional Use Permit approval to operate in conjunction with a State ABC License.

DISCUSSION:

Project Site

The Homewood Suites Hotel site (Parcel 3 of Parcel Map No. PM-96-169) is approximately 3.45 acres. The site is located at the southwest corner of Harbor Boulevard and Chapman Avenue. The Hotel is under-construction and anticipates opening by the first of June 2000.

Conditional Use Permit:

In order to operate under a State Alcoholic Beverage Control (ABC) License Type "70" (Restricted Service Lodging Establishment), the applicant is required to apply for a Conditional Use Permit. The Type "70" License allows the Hotel to provide an in-room liquor cabinet and/or a refrigerator stocked with alcoholic beverages. In addition, under this license, the operator will be able to serve arriving guest a welcome drink or beverage in the Hotel lobby. However, the operator of the Hotel will not be permitted to setup a lounge or bar area in the lobby or elsewhere in the Hotel in order to serve alcoholic beverages to the public.

Section 23958.4 of the Business and Professions Codes states that the City is required to make findings that the public convenience or necessity warrant the issuance of an ABC license where there is an undue concentration of on-sale licenses or there is a high crime count in the district. This site is located within a high crime district which has an undue concentration of ABC licenses as indicated in the following:

- The subject site is located in crime reporting District No. 143.
- The crime count for the District, in which the subject site is located, is 157.
- Average crime count per District in the City is 112.
- The subject district exceeds the City-wide average by 40 percent.
- A district is considered to be a high crime area when the crime count exceeds the City-wide average by more than 20 percent.
- The subject site is in Alcoholic Beverage Control (ABC) Census Reporting District 884.02.
- ABC Census Reporting District No. 884.02 allows six (6) On-Sale Licenses within this district. There are currently 6 (six) On-Sale Licenses within this district.

Due to high crime and an undue concentration of ABC licenses, the Commission must make a finding that the issuance of an ABC license is warranted based on public convenience or necessity. Under this request, the finding for convenience or necessity can be made. The proposed use complies with all applicable code provisions. Furthermore, the conditions of approval will ensure that a reasonable degree of compatibility is maintained between the hotel facility and neighboring uses, and the on-site sales of alcoholic beverages as part of the hotel operation would provide a convenience to the guests of the establishment. Therefore, the on-site sales at this location is warranted since the public convenience will be served.

The Police and Community Development Departments support the request subject to conditions of approval.

Negative Declaration:

On April 28, 1998, the City Council adopted a Mitigated Negative Declaration, in conjunction with the approval of Disposition and Development Agreements (DDA's), for the entire 18.25 acre project site. The Mitigated Negative Declaration considered the necessary entitlements for the project including the overall site plan, which included three hotels, four restaurant pad sites, a parcel map, parking variance, a zone change to the Planned Unit Development, and Conditional Use Permit applications, therefore, no further environmental action is necessary.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Approve Conditional Use Permit No. CUP-491-00, subject to the recommended conditions of approval.

GLEN KRIEGER, 
Planning Services Manager


By: Karl Hill
Senior Planner

RESOLUTION NO. 5095

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING CONDITIONAL USE PERMIT NO. CUP-491-00 ON LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD SOUTH OF CHAPMAN AVENUE, AT 12005 HARBOR BOULEVARD, PARCEL NOS. 231-481-02, 03.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2000, does hereby recognize the previously adopted Mitigated Negative Declaration and approve Conditional Use Permit No. CUP-491-00.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-491-00, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chapman Suites LLC (Homewood Suites Hotel).
2. The applicant requests approval of a Conditional Use Permit to allow Homewood Suites hotel to operate under a State ABC License Type "70" (Restricted Service Lodging Establishment).
3. The previously adopted Mitigated Negative Declaration for the project considered the necessary entitlements for the project including zone change, site plan, parcel map, variance, and conditional use permit applications; therefore, no further environmental action is necessary.
4. The property has a General Plan Land Use designation of Mixed Use, and is zoned Planned Unit Development No. PUD-122-98. The proposed hotel is currently under construction.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject site have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 1, 2000, 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 March 1, 2000; and

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

FACTS:

The Homewood Suites Hotel site (Parcel 3 Parcel Map No. PM-96-169) is approximately 3.45 acres.

In order to operate under a State Alcoholic Beverage Control (ABC) License Type "70" (Restricted Service Lodging Establishment), the applicant is required to apply for a Conditional Use Permit.

Section 23958.4 of the Business and Professions Codes states that the City is required to make findings that the public convenience or necessity warrant the issuance of an ABC license where there is an undue concentration of on-sale licenses or there is a high crime count in the district.

City Council Policy No. 500-05 (Conditional Use Permit and Alcoholic Beverages Sale Application Review) allows the Police Department to protest the issuance of an ABC license in areas of either high crime or undue concentration. This site is located within a high crime district which has an undue concentration of ABC licenses.

The subject site is located in crime reporting District No. 143.

The crime count for the District in which the subject site is located is 157.

Average crime count per District in the City is 112.

The subject district exceeds the City-wide average by 40 percent.

A district is considered to be a high crime area when the crime count exceeds the City-wide average by more than 20 percent.

The subject site is in Alcoholic Beverage Control (ABC) Census Reporting District 884.02.

ABC Census Reporting District No. 884.02 allows six (6) On-Sale Licenses within this district. There are currently 6 (six) On-Sale Licenses within this district.

Due to high crime and an undue concentration of ABC licenses, the Commission must make a finding that the issuance of an ABC license is warranted based on public convenience or necessity.

FINDINGS AND REASONS:

1. The use is consistent with the goals and objectives of the General Plan. The selling of alcoholic beverages in conjunction with the hotel facility is an integral part of a hotel operation and meets the General Plan goal of capturing the benefits of the tourist trade generated by Disneyland and the Anaheim Convention Center. Additionally, through the recommended conditions of approval, the selling of alcoholic beverages, in conjunction with the hotel facility, will comply with all applicable code provisions, thus making it consistent with the General Plan and Redevelopment Plan.
2. The hotel facility, with an ABC license, will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project.
3. The hotel facility, with an ABC license, will not unreasonably interfere with the use, enjoyment or valuation of property of other persons located within the vicinity of the site provided the conditions of approval are adhered to for the life of the project. The use will be compatible with the surrounding area.
4. The hotel facility will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare. The conditions of approval for the use will ensure the public health, safety, and welfare.

FINDING FOR PUBLIC CONVENIENCE OR NECESSITY:

The proposed use complies with all applicable code provisions. Furthermore, conditions of approval contained herein will ensure that a reasonable degree of compatibility is maintained between the hotel facility and neighboring uses, and the on-site sales of alcoholic beverages as part of the hotel operation would provide a convenience to the guests of the establishment. Therefore, the on-site sales at this location is warranted since the public convenience will be served.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

Resolution No. 5095

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.D.4 (Conditional Use Permit).
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 Conditional Use Permit No. CUP-491-00:

CONDITIONS OF APPROVAL:

Homewood Suites Hotel (Parcel 3 of Parcel Map No. PM-96-169)

- 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 an ABC license. 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 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. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan without the approval of the Community Development Department. Any change in the approved floor plan which has the effect of expanding or intensifying the use shall require a new Conditional Use Permit.
- D. Litter shall be removed daily from the premises including adjacent public and private sidewalks and all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
- E. The applicant shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-491-00, and his/her agreement with all conditions of approval.

- F. Graffiti shall be removed from the premises and all parking lots under the control of the licensee and/or the property owner within 120 hours of application.
- G. The Conditional Use Permit shall be reviewed three (3) years from the date of this Resolution's approval in order to determine if the business is operating in compliance.
- H. Any adult merchandise (books, magazines, videos) shall be kept under the control of the management behind the cashiers counter and shall be segregated and screened from minors.
- I. The applicant, at his/her own expense, shall provide a uniformed security guard(s) on the premises during the operation of the establishment, at the request of the Police Department, in the event security problems occur.
- J. There shall be no gaming tables or gaming machines as outlined in City Code Section 8.20.010 and 8.20.050 on the premises at any time.
- K. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
- L. A copy of the resolution approving Conditional Use Permit No. CUP-491-00 shall be kept on the premises at all times.
- M. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign shall be determined by the Department of Alcoholic Beverage Control.
- N. This approval shall permit the hotel facility to operate under an ABC Type "70" License only.

ADOPTED this 15th day of March 2000.

/s/ LEE BUTTERFIELD
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 March 15, 2000, by the following votes:

AYES: COMMISSIONERS: BUTTERFIELD, BARRY, FREZE, OH, TRAN
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: HUTCHINSON, JONES

/s/ TERESA POMEROY
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 5, 2000.

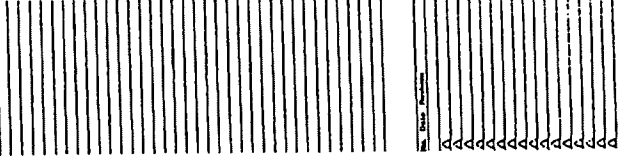
I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: March 27, 2000
DUTH E. SMITH, City Clerk
of the City of Garden Grove

By *Quaila Stewart*
Deputy City Clerk

EDAW

PROJECT NO. 100-100-00
 SHEET NO. 100-100-00-01
 DATE: 10/15/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]



GARDEN GROVE
 SITE B

PLOT
 PLAN

Project No.	100-100-00
Sheet No.	100-100-00-01
Date	10/15/00
Drawn By	[Name]
Checked By	[Name]
Project	[Name]

L-1

Scale: 1" = 40'

- The plan has been prepared by the architect and is subject to the provisions of the applicable laws and regulations.
- It is the responsibility of the client to verify the accuracy of the information provided.
- It is the responsibility of the client to obtain all necessary permits.

Site Statistics:

Plot Area	100,000 sq ft
Building Area	100,000 sq ft
Parking	100,000 sq ft
Landscaping	100,000 sq ft
Other	100,000 sq ft

Plot Area	100,000 sq ft
Building Area	100,000 sq ft
Parking	100,000 sq ft
Landscaping	100,000 sq ft
Other	100,000 sq ft

00-100-00-01

E D A W

Landscape Architecture
Planning
Urban Design
Environmental Analysis
Site Preparation
Construction Administration

17875 Van Kesteren Ave, Suite 100
Irvine, CA 92614
Tel: 949 261-1111
Fax: 949 261-1116



PAK - PAU - PAK

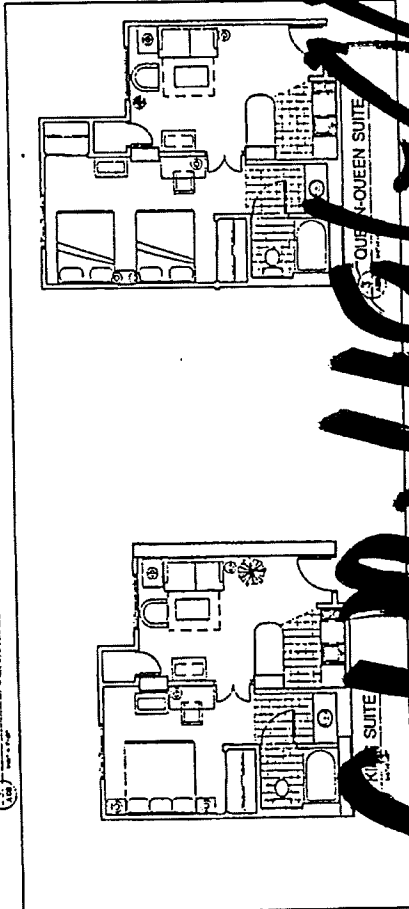
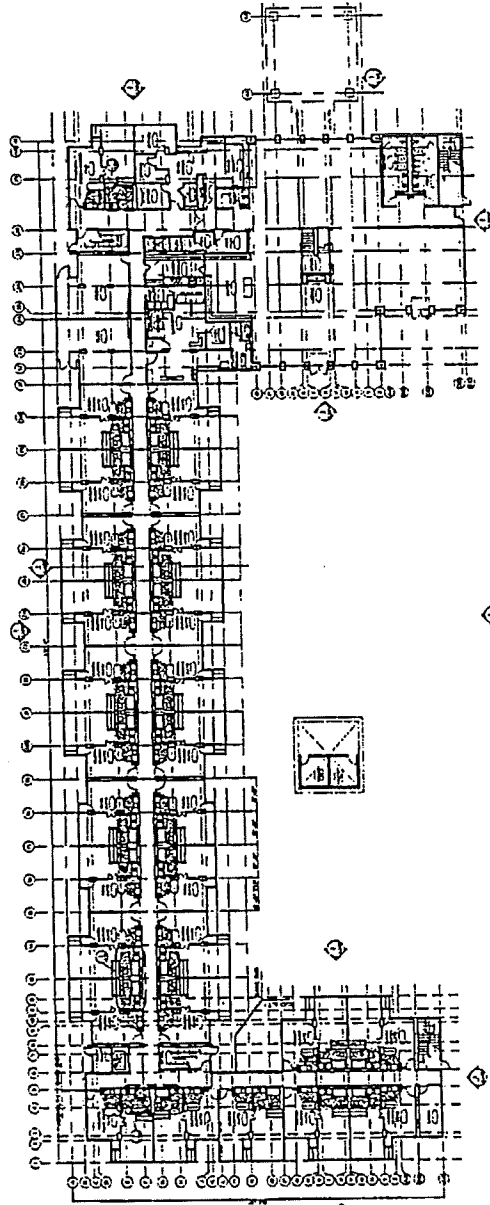
1985 ARCHITECTS
1985 DESIGN GROUP
1985 PLANNERS
1985 ENGINEERS
A Professional Corporation

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		

GARDEN CROFT
HOMWOOD
SUITES
HOTEL

Scale:
North:

Project No. 95003
Date: JULY 7, 1995
CAD File: PLS-ED-A100-0902
Sheet Title:
GROUND & TYP
FLOOR PLANS
Sheet No. A100



NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		

ROOM MIX
1/4" = 1'-0"

CDR. 491-00

FIRST FLOOR PLAN

E D A W

Landscape Architecture
Urban Design
Urban Planning
Environmental Analysis
Site Engineering
Graphic Design
1782 Van Kesteren Ave., Suite 100
Irvine, CA 92614
714.840.8011
FAX 714.840.1016



PAL - PAL - PAL
Architects & Planners

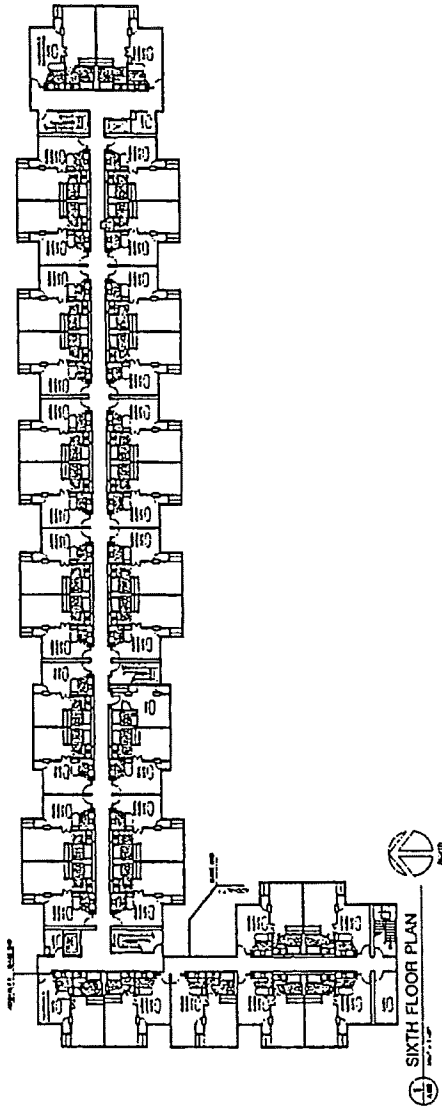
REGISTERED ARCHITECTS
REGISTERED PLANNERS
REGISTERED CIVIL ENGINEERS
REGISTERED LANDSCAPE ARCHITECTS
REGISTERED ENVIRONMENTAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS

No.	Date	Description

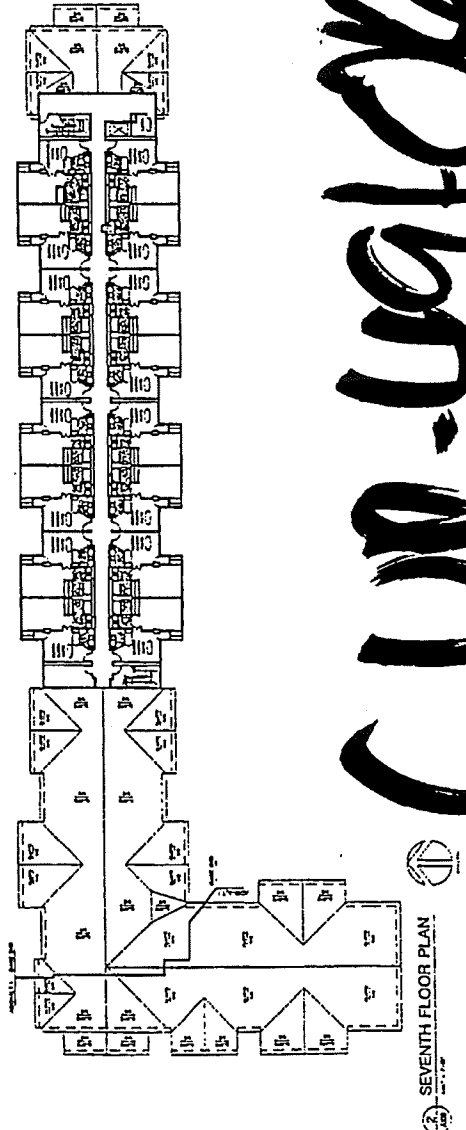
GARDEN GROVE
HOMewood
SUITES
HOTEL.

Scale: _____
North: _____

Project No. 00000
Drawing Title: 6th & 7th
Drawing Date: 02-11-03
Drawing Title: SIXTH & SEVENTH FLOOR PLANS
Sheet Title: A103
Sheet No. A103



1 SIXTH FLOOR PLAN



2 SEVENTH FLOOR PLAN

CDP-49100

E D A W

Landscape Architecture
 10000 Wilshire Blvd., Suite 400
 Beverly Hills, California 90210
 Environmental Analysis
 Site Engineering
 Graphic Design
 17015 Van Seters Ave., Suite 200
 Irvine, CA 92614
 714.650.1014
 FAX 714.650.1018



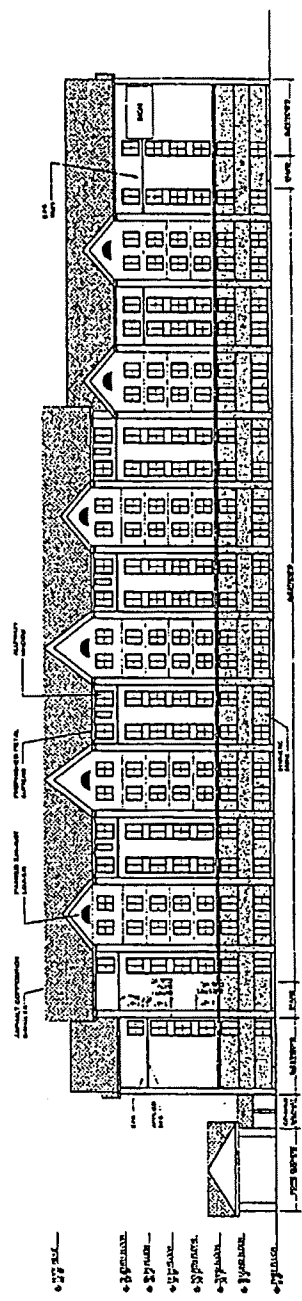
P.M. - P.M. - P.M.
 Architects / Planners
 10000 Wilshire Blvd., Suite 400
 Beverly Hills, CA 90210
 714.650.1014
 A Professional Corporation

No.	Date	Revisions

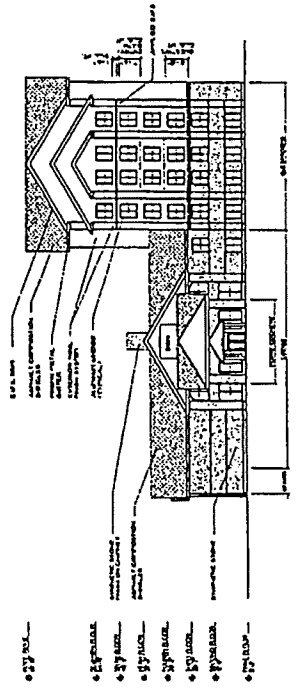
GARDEN GROVE
 HOMEWOOD
 SUITES
 HOTEL

Scale: _____
 North: _____

Project No. 8000
 Date: JULY 21, 1988
 Sheet No. 33-7850-06/2
 Sheet Title: EXTERIOR ELEVATIONS
 Sheet No. A300



HOMEWOOD SUITES - NORTH ELEVATION
 Stonebridge Companies
 Garden Grove, California



HOMEWOOD SUITES - EAST ELEVATION
 Stonebridge Companies
 Garden Grove, California

CWP-491-06

EDAW

Landscape Architecture
Planning
Urban Design
Environmental Analysis
Site Evaluation
Graphic Design
17075 Von Karman Ave., Suite 400
Irvine, CA 92614
714 891-8014
FAX 714 891-1048



RAK - RAK - RAK
Architects & Planners
3000 Wilshire Blvd., Suite 1000
Los Angeles, CA 90010
Tel: (213) 481-1234
Fax: (213) 481-1235

No.	Date	Revisions

GARDEN GROVE
HONEYWOOD
SUITES
HOTEL.

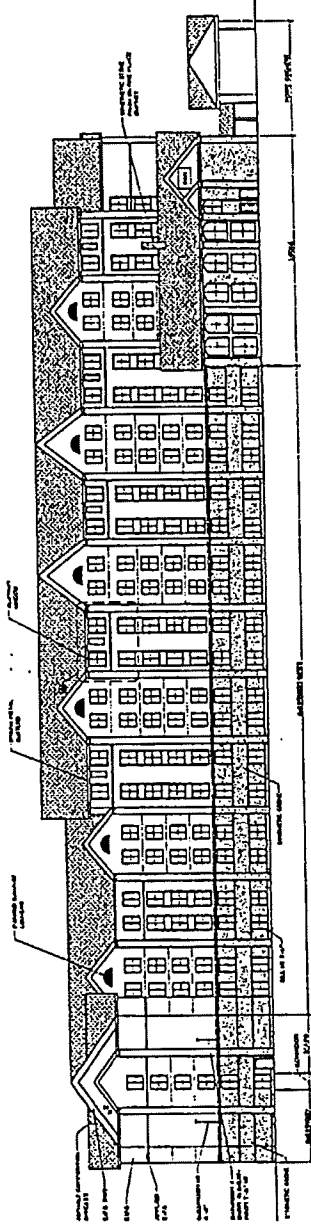
Scale:

North:

Project No. 98003
Date: JULY 21, 1998
CAD File: 98-501-0003
Sheet Title:

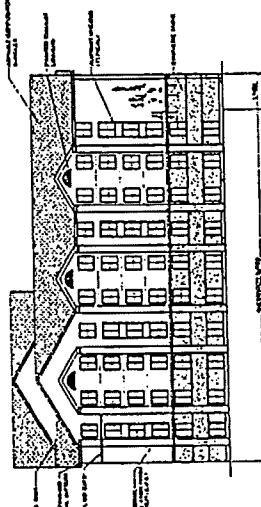
EXTERIOR
ELEVATIONS

Sheet No. A301



HONEYWOOD SUITES - SOUTH ELEVATION
Sandbridge Companies

Garden Grove, California



HONEYWOOD SUITES - WEST ELEVATION
Sandbridge Companies

Garden Grove, California

CPR-471-06