

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: West side of Valley View Street, south of Chapman Avenue at 12101 and 12111 Valley View Street
HEARING DATE: October 18, 2018	GENERAL PLAN: Residential/Commercial Mixed Use 2
CASE NO.: Planned Unit Development No. PUD-104-73 (Rev. 2018), Site Plan No. SP-057-2018, Conditional Use Permit No. CUP-140-2018, and Lot Line Adjustment No. LLA-019-2018	ZONE: Planned Unit Development No. PUD-104-73
APPLICANT: Dan Akarakian for Cinemas Management, Inc.	APN NO.: 224-202-16 and 224-202-15
PROPERTY OWNER: Valley View Cinema Center, LLC	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting approval to redevelop a 2.71-acre site, comprised of two parcels currently improved with the Starlight 4 Star Cinema and a vacant 6,040 square foot restaurant, with a new automatic car wash, a new pad drive-thru restaurant, a new sit-down restaurant, and an expansion of the existing movie theater. The existing vacant restaurant building will be demolished to accommodate the proposed project. The Planning Commission will consider the following: (i) a recommendation that the City Council determine that the Project is categorically exempt from the California Environmental Quality Act (CEQA); (ii) a recommendation that the City Council approve a text amendment to Planned Unit Development No. PUD-104-73 to modify the permitted uses on the Site and the sign requirements of the PUD to facilitate the Project (iii) approval of a Lot Line Adjustment to modify existing lot lines to consolidate the two (2) subject parcels into one (1) parcel; (iv) approval of a Site Plan to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru restaurant, a 2,700 square foot sit-down restaurant, and a 2,846 square foot expansion to the existing movie theater, along with related site improvements; and (v) approval of a Conditional Use Permit to allow the operation of the automatic car wash.

PROJECT STATISTICS:

	Provided	PUD Requirement
Lot Size:	2.71-aces (117,955 S.F.)	N/A
Building Heights:		N/A
Movie Theater		
New Addition	33'-8"	
New Tower Element	40'-0"	
In-line Tenant Restaurant	32'-0"	
Automatic Car Wash	24'-3"	
Drive-thru Restaurant	23'-2"	
Building Setbacks:		
North (side) to Car Wash	30'-7"	0'-0"
East (front) to Car Wash	66'-10"	0'-0"
to Drive-thru Restaurant	55'-8"	
South (side) to Drive-thru Restaurant	96'-0"	0'-0"
West (rear) to Movie Theater	67'-9"	0'-0"
to Car Wash	89'-9"	
Landscaping¹:	13,268 S.F. (14%)	11,795 S.F. (10%)
Parking²:	159 parking stalls 20 drive-thru queuing 179 spaces	179

¹ The Municipal Code requires 10% of total site landscaping. The existing site landscaping is 1,647 square feet, which is currently 1.47% of the total site. The proposed project will increase the total on-site landscaping to 13,268 square feet, which is 14% of the total site.

² Half the vehicle queuing length of the drive-thru lane is counted toward the required parking, including four (4) queuing spaces for the drive-thru restaurant and sixteen (16) queuing spaces for the automatic car wash.

BACKGROUND:

The subject properties are located on the west side of Valley View Street, south of Chapman Avenue. The properties have a General Plan Land Use designation of Residential/Commercial Mixed Use 2, and are zoned Planned Unit Development (PUD) No. PUD-104-73. PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32 lane bowling alley (12141 Valley View Street), a 900 seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot aged facility for 120 people (5900 Chapman Avenue).

The commercial portion of PUD-104-73 includes a total of 5 (five) commercial properties: a bowling alley, formerly occupied by AMF Bowling Alley (12141 Valley View Street), the Starlight 4 Star Cinema (12111 Valley View Street), a vacant restaurant building (12101 Valley View Street), a McDonald's drive-thru restaurant (12051 Valley View Street), and the Brookdale Senior Living facility (5900 Chapman Avenue).

The applicant has represented to the City that the subject properties have shared reciprocal access between the bowling alley, McDonald's, and the senior living facility properties, however, but that shared parking is only between the subject properties and the bowling alley. The reciprocal access points to these properties will not change as a result of this project. The applicant has represented that all the required parking for the proposed project will be contained within the subject site. The existing parking spaces for the bowling alley property will not change with this project.

The applicant is the property owner of the two subject properties, and also owns and operates the movie theater. The property owner purchased both properties in 2016, and now intends to redevelop the movie theater and the vacant restaurant properties in order to revitalize the subject site and the commercial center. The proposed project includes the construction of an automatic car wash, a pad drive-thru restaurant, and a sit-down, in-line tenant restaurant. The project also includes the expansion and remodeling of the existing movie theater to accommodate additional auditoriums. Both properties will be consolidated through a lot line adjustment to facilitate the proposed project.

History of Entitlements for the PUD

On November 2, 1971, the City Council adopted Resolution No. 4162-71 to adopt Planned Unit Development No. PUD-107-71 to rezone 17.67 acres of land from C-2 (General Commercial Zone) to PUD (Planned Unit Development) to permit the construction of a 140-unit residential condominium, a movie theater, a restaurant, and a professional office building.

On January 3, 1973, the City Council adopted Resolution No. 4352-73 approving Planned Unit Development No. PUD-107-71 (1st Revised) to allow a 3,240 square foot take-out restaurant (McDonald's) to replace the previously approved office building.

On October 30, 1973, the City Council adopted Resolution No. 4496-73 approving Tentative Tract No. 6740 for the subdivision of a 126-unit residential condominium, and five (5) commercial lots.

On August 21, 1973, the City Council adopted Resolution No. 4472-73 to supersede a previously approved Planned Unit Development and to allow the construction of a 126-unit residential condominium, a 32 lane bowling alley, a 900 seat movie theater, a 7,500 square foot restaurant, a 3,600 square foot drive-thru restaurant, and a 41,850 square foot senior facility.

On October 20, 2003, the former owner (JM1111998, LLC) of the subject properties, 12101 and 12111 Valley View Street, submitted a Site Plan application (Site Plan No. SP-336-03) to construct a 9,950 single-story commercial building. On April 15, 2004, the Planning Commission denied Site Plan No. SP-336-03 citing incompatibility of the proposed design with the existing development, and adopted Resolution No. 5419

denying Site Plan No. SP-336-03 on May 6, 2004. The applicant appealed the Planning Commission's decision to the City Council. On August 10, 2004, the City Council approved the appeal and overturned the Planning Commission's decision citing that the proposed commercial development was a suitable and appropriate commercial development on properties in need of revitalization. The project was never constructed due to a CC&R dispute between the subject site property owner (JM11998, LLC) and adjacent bowling alley property owner (Magini Al Elokeim 26, LLC).

On May 21, 2015, McDonald's received land use approval to demolish the existing restaurant building in order to construct a new, 3,861 square foot restaurant.

The property owner now proposes to revitalize the properties through new land use entitlements for a PUD amendment, a Site Plan, a Lot Line Adjustment, and a Conditional Use Permit that will facilitate the development of an automatic car wash, a pad drive-thru restaurant, a sit-down in-line restaurant, and an expansion of the existing movie theater.

Neighborhood Meeting

On May 14, 2018, a neighborhood meeting was held by the applicant at the Starlight 4 Star Cinema to share the project and receive input from local residents. About 60 members of the community attended the meeting, and the questions raised by those in attendance included parking, on-site security, property maintenance, and the proposed type of uses. At the conclusion of the meeting, those in attendance expressed support for the project.

DISCUSSION:

PLANNED UNIT DEVELOPMENT

The property is currently zoned Planned Unit Development (PUD) No. PUD-104-73. A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

The applicant proposes an amendment to the PUD that will amend the permitted uses to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the subject project site, and a modification to the sign requirements of the PUD. The introduction of the new uses will assist with the redevelopment of the site and the commercial center. The proposed uses are compatible with the commercial uses of the PUD, which currently include a bowling alley, a movie theater, a vacant restaurant, and a McDonald's drive-thru restaurant, as well as with the surrounding commercial uses.

The proposed amendment will also modify the sign requirements of the PUD. Currently, the PUD limits signage for each use to one wall sign, and only allows one pole sign for each of the four commercial tenants (the bowling alley, the movie theater, the vacant restaurant, and McDonald's). The proposed amendment will allow signage in the PUD to comply with the total allowable signage of the C-1 zone, as well as allow a multiple-tenant sign cabinet within the existing pole sign that serves the vacant restaurant building to advertise the car wash, the pad drive-thru restaurant, and the new sit-down in-line tenant restaurant. In addition, the movie theater building will be allowed to have new signage that includes a new tower building sign, and non-LED/non-digital movie poster board graphics to be displayed on the exterior marquee and wall display boards of the movie theater. The proposed signage for the movie theater is typical of signage for movie theaters.

The proposed amendment will also assist with the revitalization and redevelopment of the commercial center, which is consistent with the goals and policies of the General Plan that encourages the revitalization of aging, underused or deteriorated commercial centers; that encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; that encourages the City to work with property owners to revitalize deteriorated centers; that encourages appropriate signage in commercial centers; and that encourages façade renovations, enhanced parking area landscaping, and improved lighting. The proposed amendment will allow new uses within the PUD and will update the sign requirements that will assist with the revitalization of the commercial center.

In addition, the proposed amendment will be consistent with the intent of the Planned Unit Development as the uses are diverse and compatible with the established land use designations, and will ensure that the quality of the proposed project is greater than what could be achieved through a traditional commercial zoning classification.

SITE PLAN:

The applicant proposes to redevelop the subject properties with an 4,241 square foot automatic car wash, an 1,870 square foot drive-thru restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot expansion to the existing movie theater, along with related site improvements. The proposed automatic car wash will be operated by Fast 5 Xpress Car Wash, while the proposed pad drive-thru restaurant will be operated by a Jack in the Box restaurant.

Site Design, Circulation and Parking

The proposed project includes reconfiguring the on-site circulation, drive aisles, parking, and building placement to accommodate the proposed development. Two (2) new buildings will be constructed for the automatic car wash and the drive-thru restaurant. The automatic car wash will be constructed along the north side of the property, while the

Jack in the Box restaurant will be constructed in the center, front-most portion of the lot. Both the automatic car wash and the drive-thru restaurant will be located closer to Valley View Street. The movie theater will remain in its current location, toward the rear of the property, with the new construction to the movie theater and the new in-line tenant restaurant occurring on the north side of the movie theater. The sit-down in-line tenant restaurant is oriented toward Valley View Street and will align with the movie theater storefront. The movie theater addition will be located behind (west of) the new sit-down in-line tenant restaurant. The existing vacant restaurant building will be demolished to accommodate the proposed project.

The site is currently accessed from Valley View Street via two (2) existing drive approaches. The southerly most drive approach is signalized and functions as the main driveway to access the site. Both right-turn and left-turn in and out of the project site is provided from this driveway. This driveway is also a shared driveway that serves the adjacent bowling alley property, and no change to the location of this driveway is proposed.

The drive approach located at the northerly most portion of the site will be relocated and reconstructed to the south of its current location to accommodate the building placement of the automatic car wash. The driveway will continue to function as a right-turn in and right-turn out from the project site.

The site will continue to maintain the same shared vehicular access with the adjacent properties, including the bowling alley, McDonald's, and the senior living facility, via internal two-way drive aisles. These internal shared vehicular access points will not change. All on-site drive aisles have been designed to provide an effective circulation pattern, have been designed per the City's standard, and will provide the required drive aisle width to accommodate two-way vehicular traffic, as well as trash truck and emergency vehicle access.

From the main drive approach on Valley View Street, the drive aisle circulates to the west of the project site toward the movie theater. This drive aisle provides access to the drive-thru lane entrance of the Jack in the Box restaurant, the parking areas located between the movie theater and the pad drive-thru restaurant, and to the parking area of the adjacent bowling alley property. The drive aisle continues to circulate to the north of the project site, along the front of the movie theater and proposed sit-down in-line restaurant tenant building, to connect with the drive aisle that originates from the second drive approach on Valley View Street.

From the second drive approach on Valley View Street, the drive aisle also circulates to the west of the project site, and provides access to both the drive-thru lane entrance and exit lane of the automatic car wash, as well as the drive-thru lane exit of the Jack in the Box restaurant. The drive aisle provides access to parking spaces located to the north of the Jack in the Box restaurant, as well as the car wash vacuum station parking spaces

located on the south side of the car wash building. The drive aisle circulates along the entire rear of the project site and provides access to the parking spaces at the rear of the movie theater and the car wash. This drive aisle continues to provide access to the bowling alley, the McDonald's, and the senior living facility properties without changing existing shared vehicular access points.

Drive-Thru Lane Circulation

The new car wash building will be located along the north side of the property. The entrance to the car wash tunnel is located on the west (rear) side of the building, and the exit of the tunnel is located on the east (front) side of the building, fronting Valley View Street. The car wash will have a double queuing drive-thru lane that funnels into one lane after payment for the car wash is received. The drive-thru lane originates on the east side of the car wash building, adjacent to Valley View Street, and circulates along the north and west sides of the building where access to the car wash tunnel is achieved. Fifteen (15) vacuum station parking spaces are located on the south side of the car wash building, and five (5) vacuum station parking spaces are located to the north of the building, adjacent to the McDonald's property.

The Jack in the Box restaurant will be located at the centermost, front portion of the lot. The drive-thru lane of the restaurant originates along the east side of the building, adjacent to Valley View Street, and circulates along the north side of the building to the pick-up window.

A Traffic Study was prepared for the project that reviewed the project's site access and circulation pattern, including the queuing for the drive-thru restaurant and the automatic car wash, and determined that the site design was adequate, and that vehicle queuing for both the automatic car wash and the drive-thru restaurant will be contained within the proposed drive-thru lanes.

Parking

The project has been designed to comply with the parking requirements based on the proposed uses. The required parking for the project will be provided completely on the subject project site. A total of 179 parking spaces are required for the project based on the proposed uses. When drive-thru facilities are proposed, the City allows for half of the vehicle queuing of the drive-thru lane to be counted toward the required parking. The parking for the project will be provided in the form of 159 parking stalls and twenty (20) vehicle queuing spaces within the drive-thru lanes of the automatic car wash and the drive-thru restaurant for a total of 179 parking spaces. The distribution of the 159 parking stalls include 96 standard parking spaces, 21 compact parking spaces, 20 vacuum parking spaces for the car wash, 6 handicap parking spaces, 6 clean air vehicle parking spaces, and 10 electric vehicle charging stations, and the drive-thru queuing spaces include 16 spaces for the automatic car wash and 4 spaces for the Jack in the Box

restaurant. When the automatic car wash is not in operation, the vacuum parking spaces will be available to serve patrons of the movie theater and the restaurants.

As previously mentioned, and as represented by the applicant, the existing parking spaces for the adjacent bowling alley will not change as a result of this project.

Building Design and Architecture:

The automatic car wash will be 4,241 square feet in size, and will consist of a car wash tunnel, equipment room, electric room, one (1) restroom, an office, and a sales office. The car wash building will be one-story and is designed with the architectural style typical of the Fast 5 Xpress Car Wash corporate image.

The car wash incorporates a modern design that includes the use of varied roof lines and building massing to articulate the building. The exterior building materials include vertical stucco panels, ribbed metal horizontal panels, and a prominent glass window system. The glass window system is located along the length of the south elevation. The front portion of the building includes an inclined roof shaped that is supported by translucent glass windows. A freestanding metal canopy, with a serpentine roof shape, will be installed in front of the building's car wash tunnel exit. The exterior building colors include a primarily gray tone color with accenting colors in blue and orange. In addition, each vacuum station will incorporate a shade canopy.

The Jack in the Box restaurant will be 1,870 square feet in size, and will consist of a dining area, counter/cashier area, two (2) restrooms, a kitchen, prep and work area, dry storage, and walk-in cooler and freezers. The restaurant will provide a 200 square foot outdoor patio dining area located on the east side of the building, fronting Valley View Street. The outdoor patio area has been included toward the required parking.

The proposed Jack in the Box restaurant building will incorporate an architectural design that reflects the restaurant's current corporate image. The building elevations incorporate varied architectural massing and rooflines to provide articulation to the building. The front building elevation includes a prominent red color, corrugated metal panel element, that wraps along the upper portion of the building, over the main entrance and the storefront windows on the east and south building elevations. This detail is used to enhance the building elevation while providing an area for wall signage for the restaurant. The front portion of the building also includes an accenting, brown/sand beige color, porcelain tile that further provides a variety of material articulation and enhancement to the building. The rear (back of house) portion of the building, will include a sand color, cement plaster finish. Metal awnings will be installed over the pick-up window area, and over the customer entrances.

The movie theater is currently 10,795 square feet in size, and consists of four (4) movie theater auditoriums with a total of 627 seats. The applicant proposes to add a 2,846

square foot addition to the movie theater that includes exterior and interior remodeling. The construction includes reconfiguring existing auditoriums and increasing the total number of auditoriums to six (6). The remodel will include all auditoriums with stadium seating with recliner seats. The total seating for the movie theater will be reduced from 627 seats to 326 seats to accommodate the recliner seats in each auditorium. In addition, the box office will be relocated to the interior lobby.

The movie theater's front elevation will be remodeled and will incorporate new architecture detailing. A series of burgundy colored, decorative perforated metal panels will be installed along the theater's storefront to enhance and create a focal point for the movie theater. In addition, a new vertical tower element will be constructed that will allow for the placement of a new vertical theater sign. The front elevation will incorporate accent detailing that includes preset stone along the base of the building wall, and decorative steel posts that will be used to create a visual separation between the exterior poster board wall cases. A new back-lit marquee will be installed above the theater's storefront that will display non-LED/non-digital movie poster board graphics.

The new building addition will be taller in height than the existing movie theater building, and the exterior building materials for the addition will consist of concrete masonry unit block, which is consistent with the building material used along the rear of the existing movie theater. The movie theater's exterior paint colors include varied dark and lighter shades of gray tones.

The new sit-down in-line restaurant tenant space will be 2,700 square feet in size. No tenant for the space has been identified at this time. The exterior building design of the restaurant will consist of a stucco finish with storefront windows along the east and north building elevations. Shade louvers will be installed along each of the storefront windows. A steel frame cover will be installed over the front of the restaurant. At this time, the area underneath the frame structure can only be used as a customer waiting area, and not as a dining area, due to parking. The exterior building will also be painted a grayish color, which is consistent with the paint color that will be used for the movie theater.

Landscaping:

The project will provide new landscaping along Valley View Street and within the parking area. The overall landscaping for the site will increase from 1,647 square feet (1.4% of the site) to 13,268 square feet (14% of the site). The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping and water efficiency requirements of Title 9 of the Municipal Code. Planning staff will review the type and location of all proposed plant materials. As part of the landscape plan, a variety of trees, shrubs, and flowers are required.

CONDITIONAL USE PERMIT

The PUD amendment will require a Conditional Use Permit for the operation of the car wash. The automatic car wash will be operated by Fast 5 Xpress Car Wash. Fast 5 Xpress has several car wash facilities located throughout Los Angeles, Orange, Riverside, and San Bernardino countries. The car wash will offer free vacuum cleaning as part of the car wash experience, and will provide a total of twenty (20) vacuum stations. The car wash will operate on a filtered and recycled water system, which is a requirement of the City. The car wash will operate from 7:00 a.m. to 8:00 p.m., seven days week.

Conditions of approval have been incorporated into the Conditional Use Permit to ensure that the car wash will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Potential noise impacts are often a concern that neighbors have about an automatic car wash. At the direction of the City, the operator of the car wash prepared a Noise Study to evaluate the car wash's potential noise levels to determine if the noise levels would be consistent with the City's Noise Ordinance. The study monitored noise levels at similar express car washes, including evaluating the noise from idling vehicles, and noise from the car wash's compressed air nozzles, the dryer system and vacuum equipment. The study determined that the potential noise from the proposed car wash would not exceed the adopted noise levels. The study evaluated the noise levels to the adjacent residential condominium development and to the McDonald's restaurant drive-thru order intercom system. The study determined that the noise level would not affect the adjacent residential condominium development nor interfere with the McDonald's drive-thru intercom system.

In addition, the car wash incorporates design features that will minimize noise, especially noise generated from the vacuum producers and the dryers. The vacuum producers, which are normally located outside of the building, will be located inside of an enclosed equipment room, while the dryers will be located inside the car wash tunnel with PVC panels installed on the walls of the tunnels to reduce noise generated by the dryers.

If noise complaints are received about the car wash, the operator will be required to address and resolve the issue to the satisfaction of the Community and Economic Development Department.

All standards conditions of approval for car washes have been included in the Conditional Use Permit.

LOT LINE ADJUSTMENT

The proposed Lot Line Adjustment will consolidate the two (2) subject parcels into one lot in order to facilitate the construction of the proposed project. The movie theater property is approximately 1.103 acres, while the vacant restaurant building is approximately 1.606

acres. The Lot Line Adjustment will consolidate the two (2) parcels into one and will have a combined lot size of 2.71 acres. The purpose of the lot line adjustment is to prevent the movie theater addition and the sit-down in-line tenant restaurant from being constructed over property lines. The California Building Code does not allow buildings to be constructed over property lines. Without the lot line adjustment, the movie theater addition and the new in-line restaurant tenant will be constructed over an existing property line. The Lot Line Adjustment and all subsequent site improvements will conform to the applicable PUD zoning and building codes requirements.

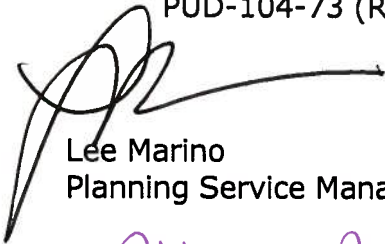
CEQA:

The project is exempt pursuant to the Class 1 and Class 3 categorical exemptions of the California Environmental Quality Act. The Class 1 exemption applies to the minor alteration of existing private facilities involving negligible expansions, including additions to existing structures where the addition will not result in an increase of more than 10,000 square feet if (i) the project is in an area where all public services and facilities are available, and (ii) the project is in an area that is not environmentally sensitive. Here, the movie theater is located in an urbanized, non-environmentally sensitive area that is served by public utilities, and the proposed building addition is 2,700 square feet, which is within the exemption. The Class 3 exemption applies to the construction of new, small structures of up to 10,000 square feet in urbanized areas. The combined new building area of the automatic car wash, the drive-thru pad restaurant, and the sit-down restaurant will be 8,811 square feet, which is within this exemption. For all these reasons, the proposed project is exempt.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5931-18 recommending that the City Council determine that the Project is exempt from CEQA and adopt an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018); and,
2. Adopt Resolution No. 5932-18 approving Site Plan No. SP-057-2018 and Lot Line Adjustment No. LLA-019-2018, subject to the recommended Conditions of Approval and contingent upon City Council approval of Planned Unit Development No. PUD-104-73 (Rev. 2018); and,
3. Adopt Resolution No. 5933-18 approving Conditional Use Permit No. CUP-140-2018, subject to the recommended Conditions of Approval, and contingent upon City Council approval of Planned Unit Development No. PUD-104-73 (Rev. 2018).



Lee Marino
Planning Service Manager

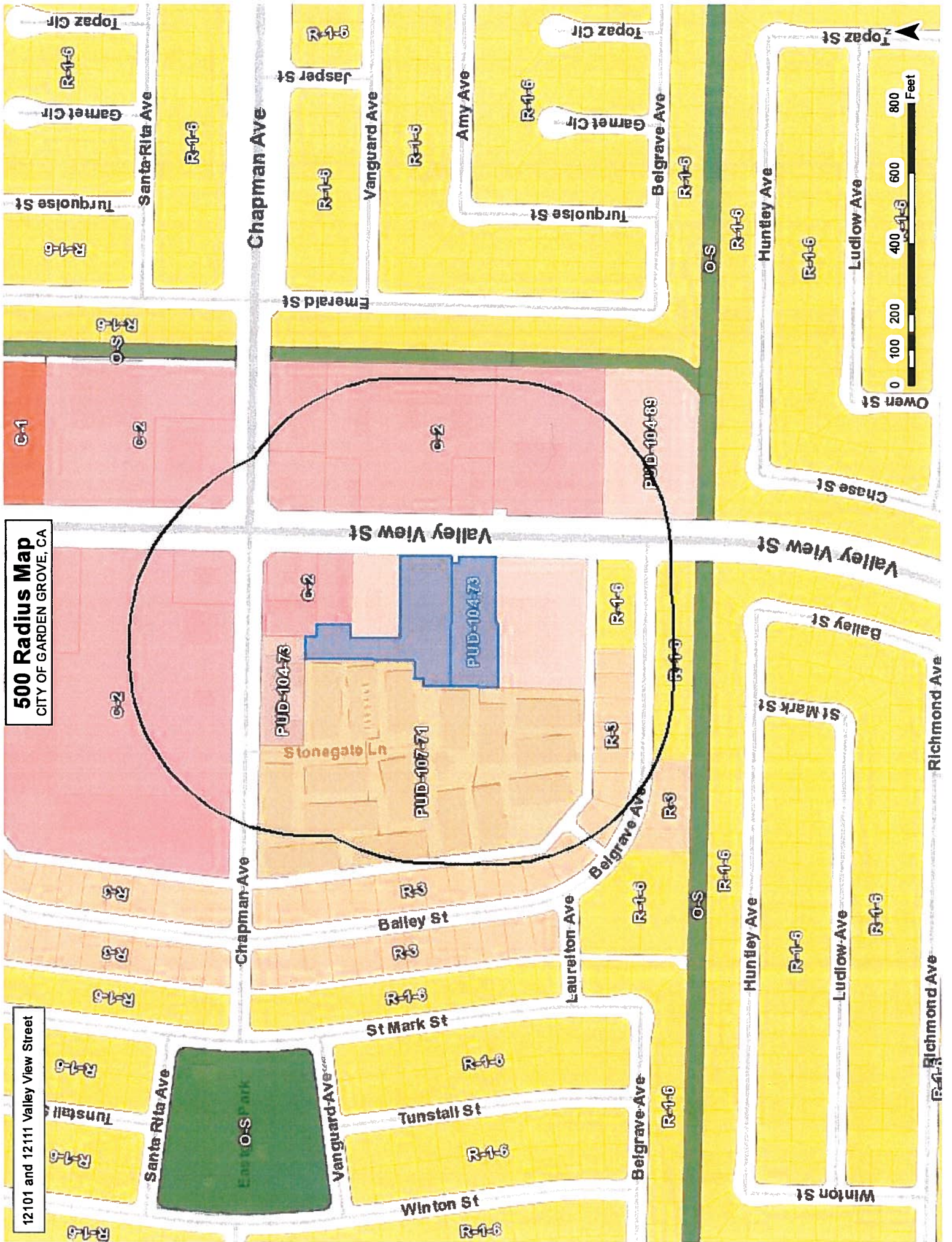


By: Maria Parra
Senior Planner

500 Radius Map

CITY OF GARDEN GROVE, CA

12101 and 12111 Valley View Street





Starlight Cinema, Garden Grove CA.

CLIENT:

CINEMAS MANAGEMENT, INC.
315 REES ST., PLAYA DEL REY, CA 90293
T 310-702-5190 DAN AKARAKIAN dakarakian@yahoo.com

ARCHITECT:

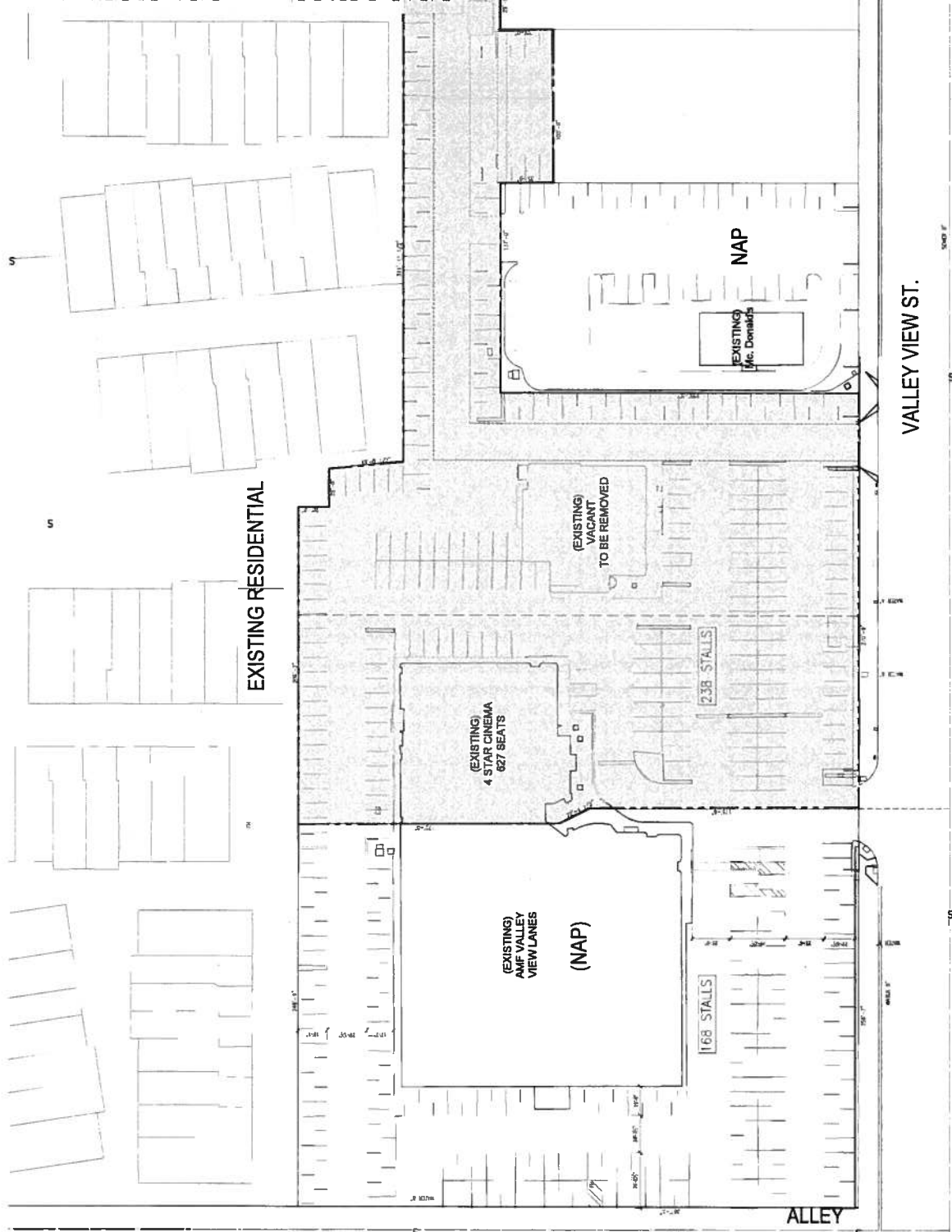
ARCHITECTS ORANGE
144/N. ORANGE ST. ORANGE, CA 92866
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SUBMITTAL DATE: 08-06-2018

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315 Rees Street, Playa Del Rey, CA 90293
T 310-702-5190 Dan Akarakan dakarakian@yahoo.com

Valley View & Garden Grove, CA

STARLIGHT CINEMA CENTER



SITE SUMMARY

THEATER PARCEL AREA	117065 S.F.	2.71 ACRES
TOTAL BUILDING AREA	10835 S.F.	
F.A.R.	0.14	
REQUIRED PARKING:		
BUILDING AREA & PARKING SUMMARY:		
STARLIGHT CINEMA	627 SEATS	0.3 / SEAT
RESTAURANT	6040 S.F.	10 / 1000
TOTAL PARKING REQUIRED	248 STALLS	
TOTAL EXISTING PARKING	238 STALLS	

BOWLING ALLEY PARCEL AREA

REQUIRED PARKING:		
BOWLING AREA & PARKING SUMMARY:		
BOWLING LANES	32 LANES	3 / LANE
ARCADE	2099 S.F.	1 / 200 S.F.
MULTIPURPOSE LOUNGE & SNACK AREA	2608 S.F.	1 / 100 S.F.
HALLWAY	2135 S.F.	1 / 200 S.F.
LOBBY	518 S.F.	1 / 200 S.F.
TOTAL PARKING REQUIRED	3 STALLS	
TOTAL EXISTING PARKING	148 STALLS	
	168 STALLS	

Cinemas Management, Inc.
 315 West Street, Playa Del Rey, CA 90293
 T 310-702-5190 Dan_Akronian@cinemas.com

Starlight Cinema Center - Garden Grove, CA EXISTING SITE PLAN

SITE SUMMARY

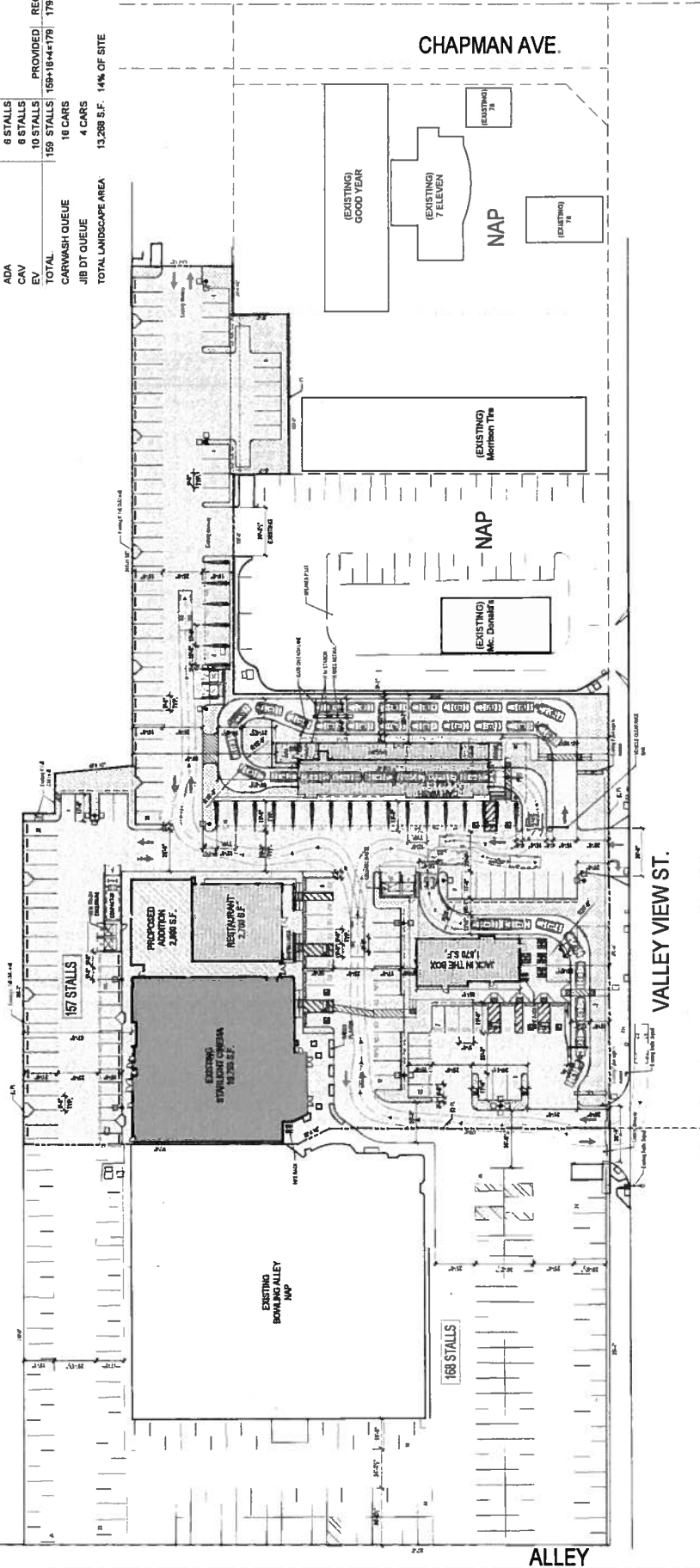
THEATER PARCEL AREA: 117658 2.71 ACRES

TOTAL BUILDING AREA: 22380 S.F. 0.19

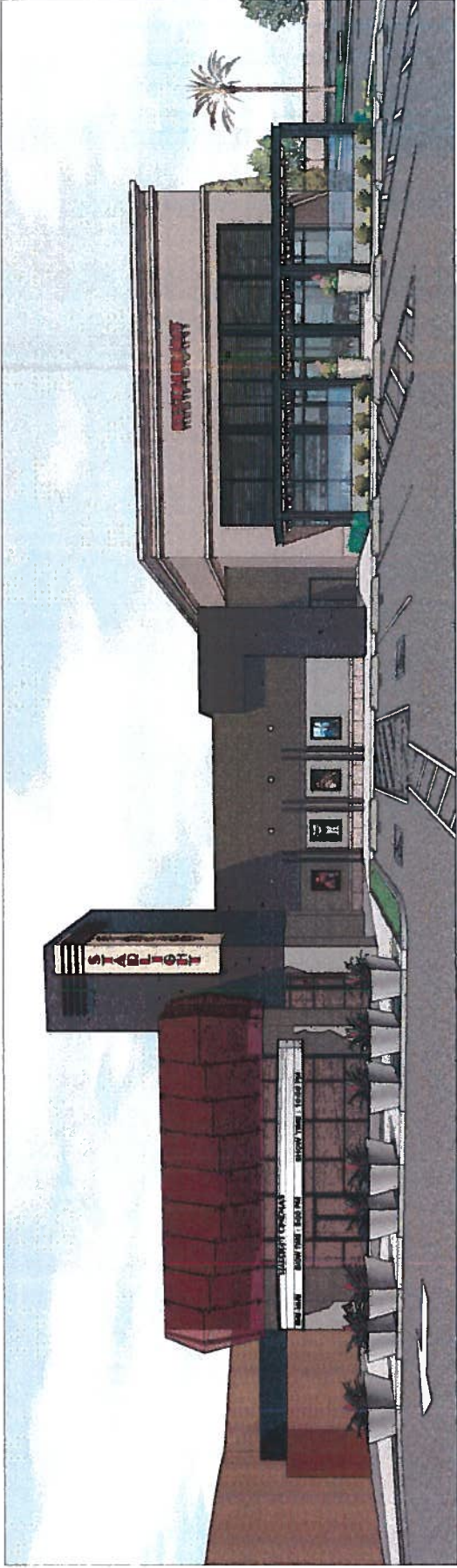
BUILDING AREA & PARKING SUMMARY:	REQUIRED PARKING:
STARLIGHT CINEMA	98 STALLS
RESTAURANT	27 STALLS
JACK IN THE BOX	19 STALLS
PATD	2 STALLS
CARWASH	30 EMPLOYEE STALLS
	FOR STAGING & DELIVERY

PARKING SUMMARY	PROVIDED:	REQUIRED:
STANDARD	98 STALLS	98 STALLS
COMPACT	21 STALLS	27 STALLS
VACUUM	29 STALLS	19 STALLS
ADA	6 STALLS	2 STALLS
CAV	8 STALLS	30 EMPLOYEE STALLS
EV	19 STALLS	5 x (3)
TOTAL	159 STALLS	179 STALLS
CARWASH QUEUE	18 CARS	
JOB DT QUEUE	4 CARS	
TOTAL LANDSCAPE AREA	13,288 S.F.	14% OF SITE

EXISTING RESIDENTIAL



Starlight Cinema Center - Garden Grove, CA PROPOSED SITE PLAN



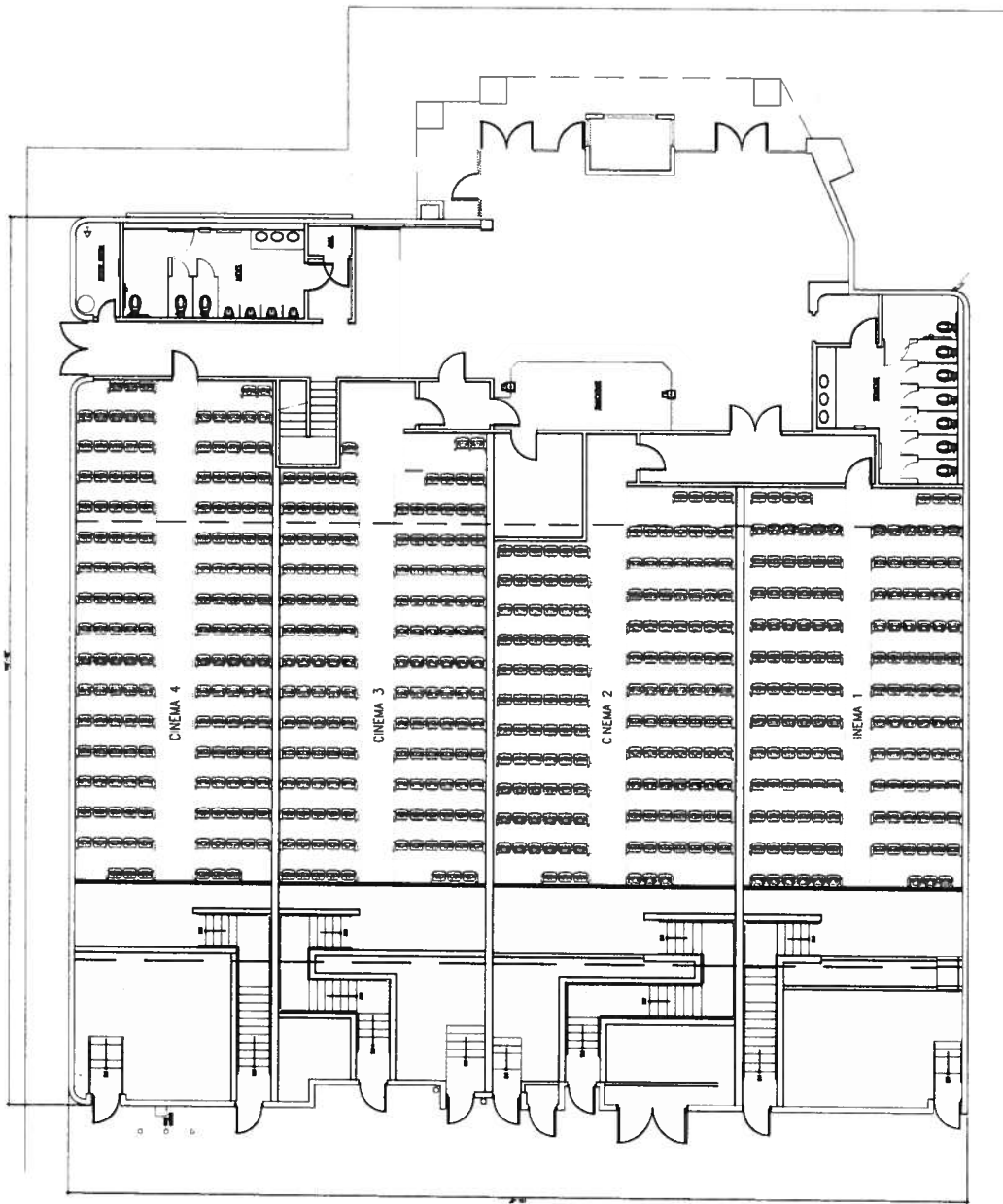
PROPOSED VIEW



EXISTING VIEW

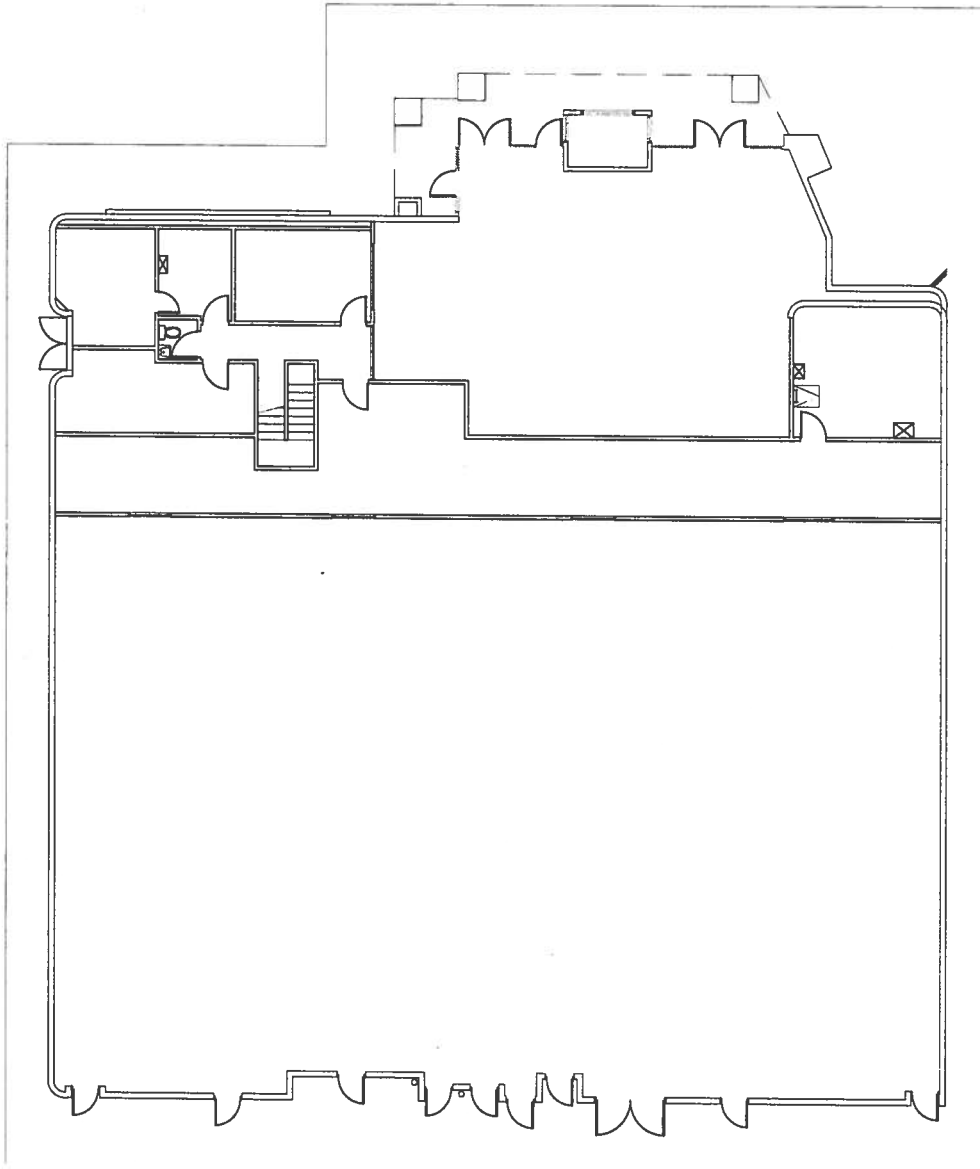
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 T 310-702-5170 Don_Akron@cinemas.com

Starlight Cinema Center - Garden Grove, CA STARLIGHT CINEMA



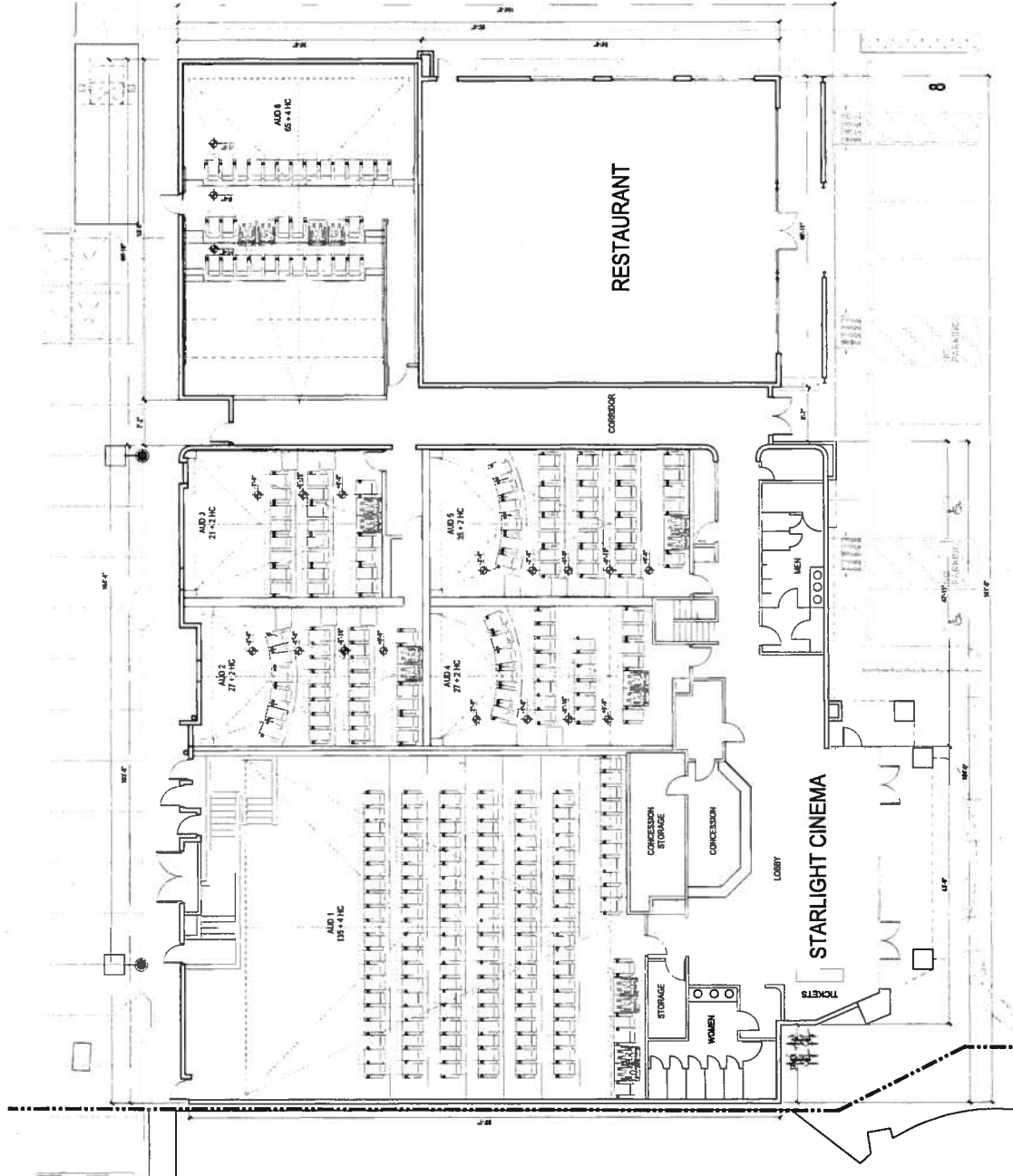
Movie Theater Existing Floor Plan

FLOOR PLAN



Movie Theater Existing Floor Plan

MEZZANINE FLOOR PLAN



BUILDING SUMMARY

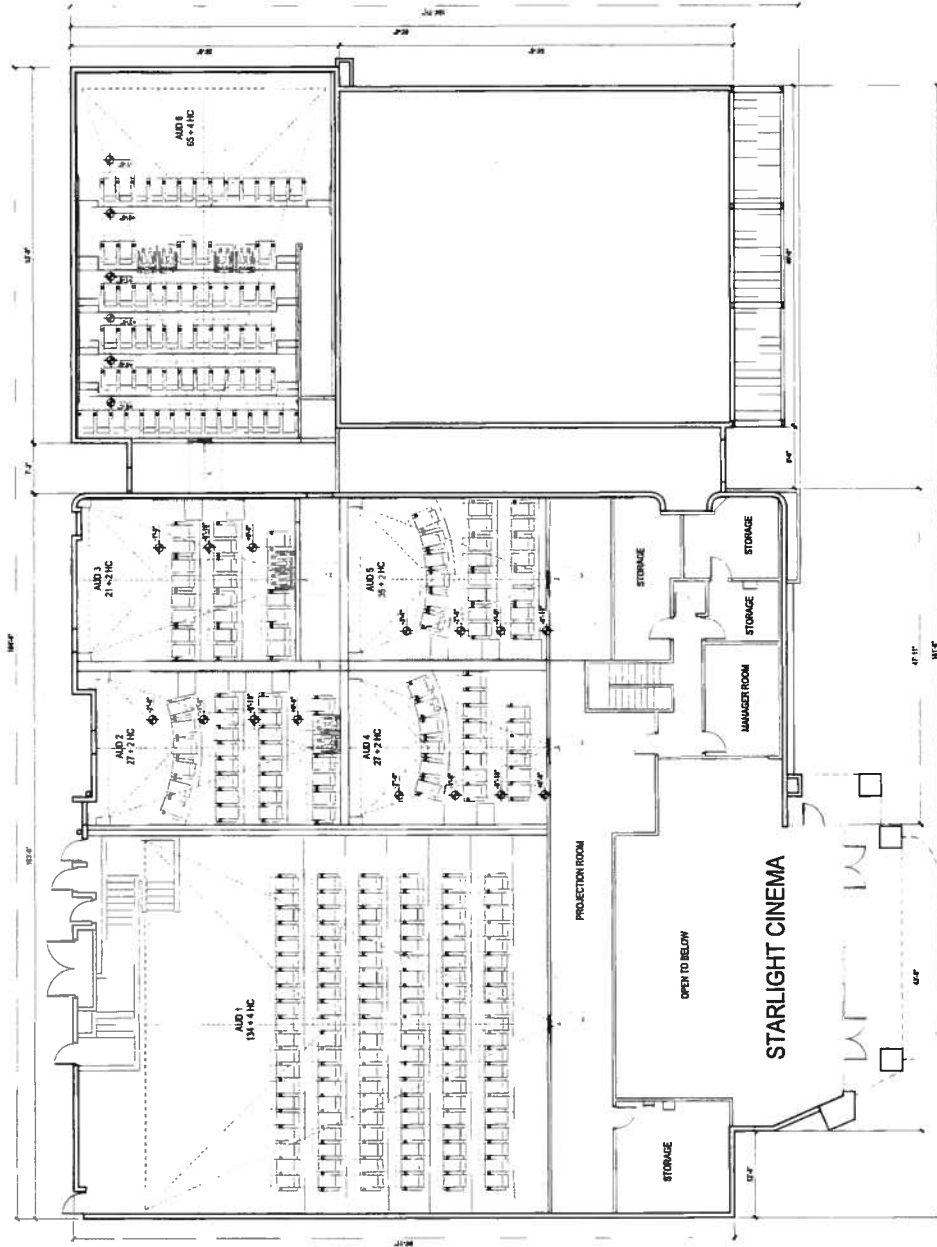
EXISTING BUILDING	10,785 S.F.
ADDITION	2,848 S.F.
TOTAL BUILDING AREA:	13,641 S.F.
AUDITORIUM 1	135 x 4 ADA SEATS
AUDITORIUM 2	27 x 2 ADA SEATS
AUDITORIUM 3	21 x 2 ADA SEATS
AUDITORIUM 4	27 x 2 ADA SEATS
AUDITORIUM 5	28 x 2 ADA SEATS
AUDITORIUM 6	65 x 4 ADA SEATS
TOTAL NUMBER OF SEATS	310 x 18 ADA SEATS

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 3115 Riles Street, Playa Del Rey, CA 90293
 T 310-702-5190 Don Atkinson datonk@yaho.com

Starlight Cinema Center - Garden Grove, CA THEATER - FLOOR PLAN

BUILDING SUMMARY

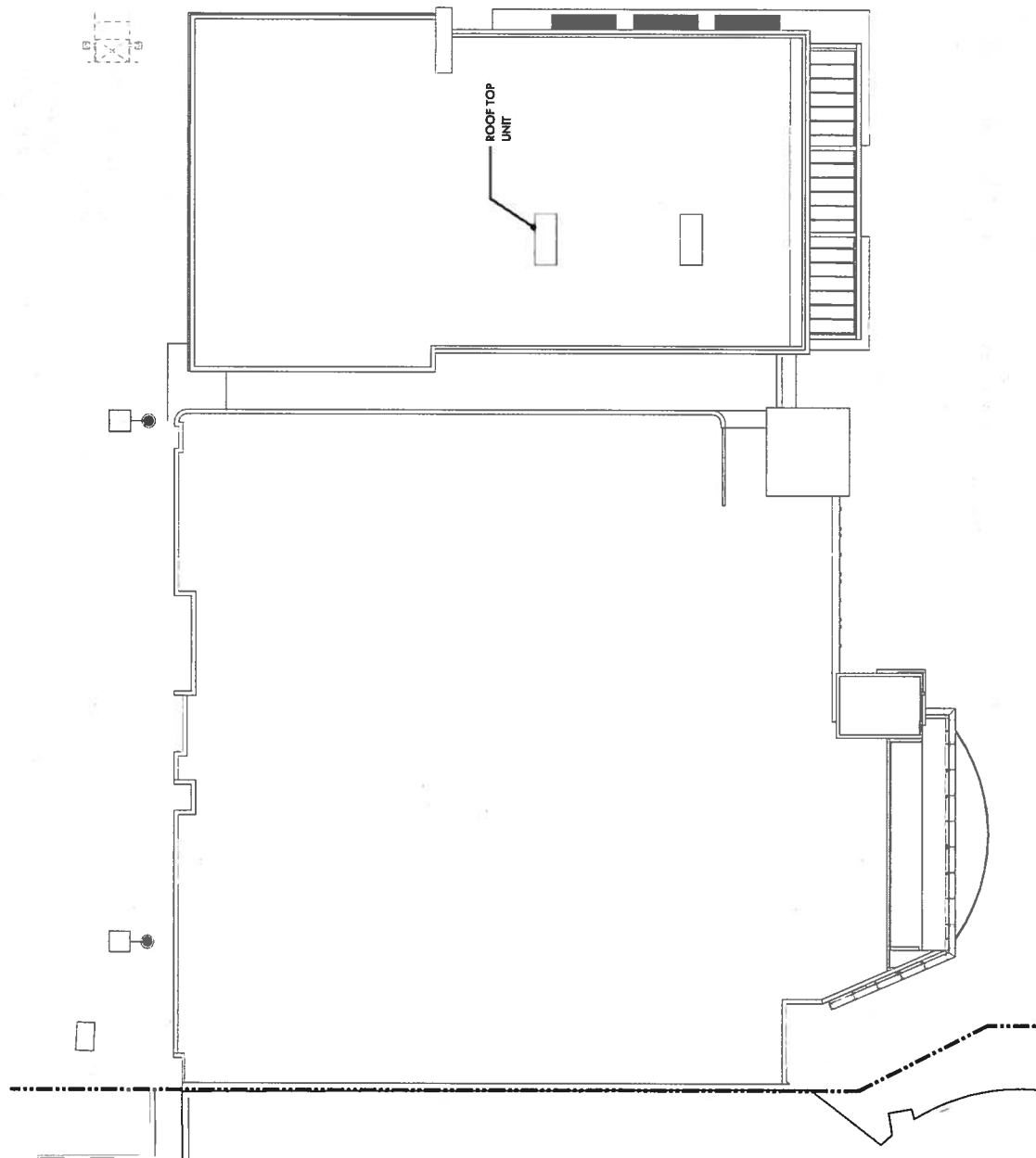
EXISTING BUILDING	10,765 S.F.
ADDITION	2,848 S.F.
TOTAL BUILDING AREA	13,611 S.F.
AUDITORIUM 1	138 * 4 ADA SEATS
AUDITORIUM 2	27 * 2 ADA SEATS
AUDITORIUM 3	21 * 2 ADA SEATS
AUDITORIUM 4	27 * 2 ADA SEATS
AUDITORIUM 5	35 * 2 ADA SEATS
AUDITORIUM 6	65 * 4 ADA SEATS
TOTAL NUMBER OF SEATS	310 * 18 ADA SEATS



Cinemas Management, Inc.
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 T 310-702-5190 Don Alarikon dclaration@yahoo.com

Starlight Cinema Center - Garden Grove, CA THEATER - MEZZANINE PLAN

SCALE: 1/8" = 1'-0" (SEE PLAN)
 ARCHITECTS ORANGE
 www.architectsorange.com
 PROJECT NO. 06
 11111 ORANGE ST. CHARGE CA 92606 714 919 9801



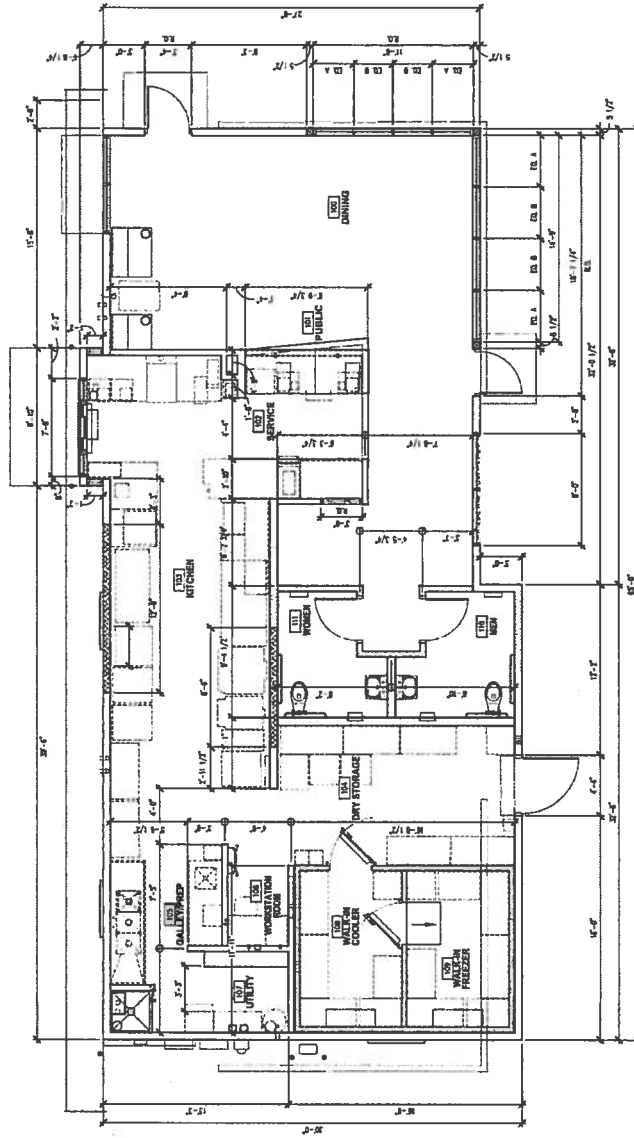
Cinemas Management, Inc.
 315 Rees Street, Playa Del Rey, CA 90293
 T 310-702-5190 Dan.Atkar@cinemas.com

Starlight Cinema Center - Garden Grove, CA THEATER - ROOF PLAN



Cinemas Management, Inc.
315 Rees Street, Playa Del Rey, CA 90293
T 310-702-5190 Dan Alzarakan delazarakan@yahoo.com

Starlight Cinema Center - Garden Grove, CA JACK IN THE BOX

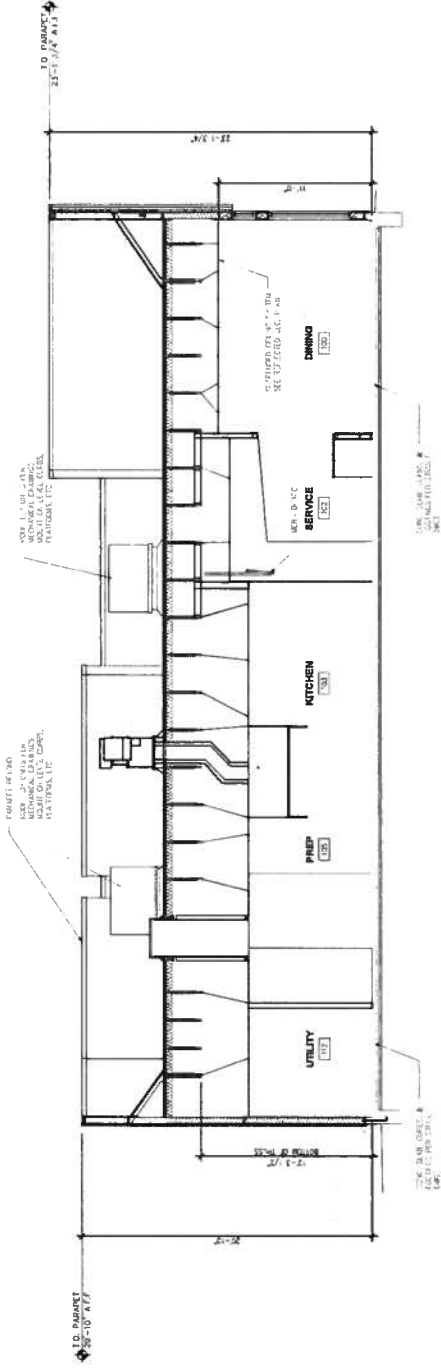


FLOOR PLAN

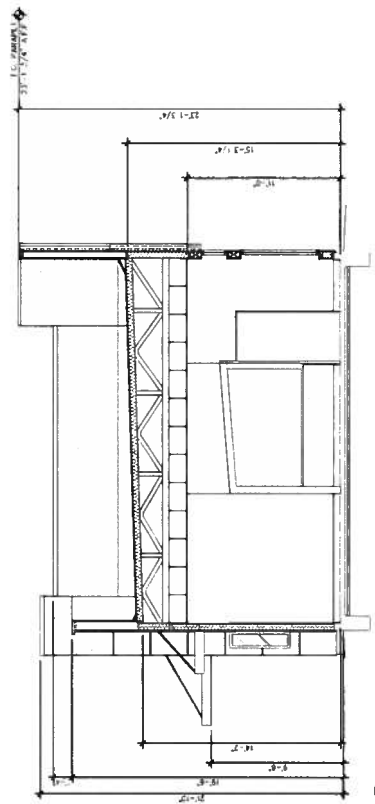
SCALE: 1/4" = 1'-0"

Cinemas Management, Inc.
 315 Nees Street, Playa Del Rey, CA 90293
 T 310-702-5190 Dan Akarakan@akarakon@yahoo.com

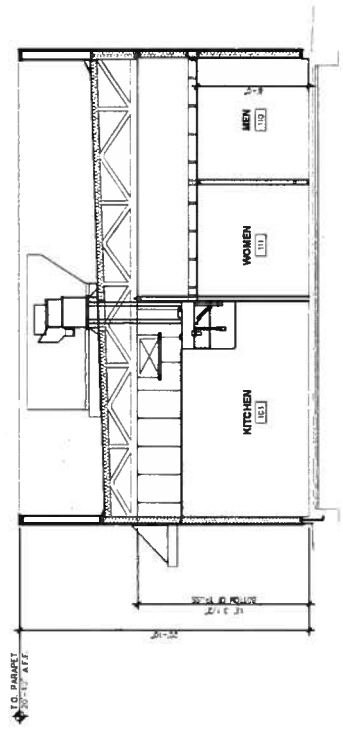
Starlight Cinema Center - Garden Grove, CA JIB - FLOOR PLAN



① BUILDING LONGITUDINAL SECTION



③ BUILDING CROSS SECTION



② BUILDING CROSS SECTION

Cinemas Management, Inc.
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 T 310-702-5190 Dan Akaralian dakaralan@yahoo.com

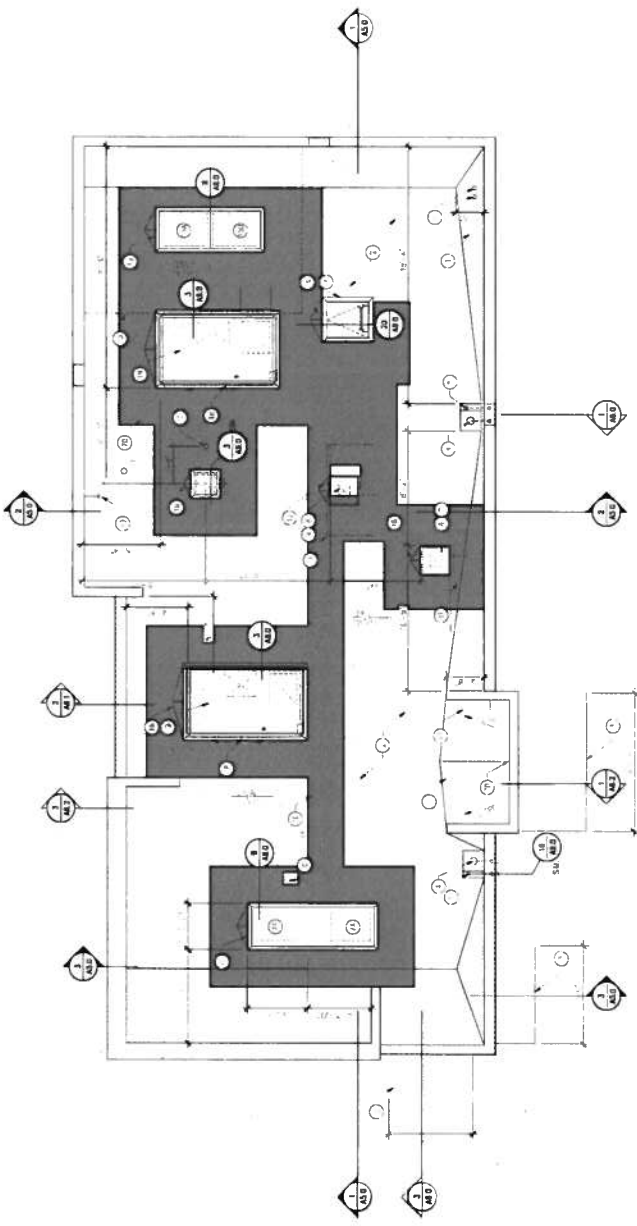
Starlight Cinema Center - Garden Grove, CA JIB - SECTION

KEY NOTES

- 1. REFER TO DRAWING FOR GENERAL NOTES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODE AND ALL APPLICABLE ORDINANCES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE AND ALL APPLICABLE ORDINANCES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE ORDINANCES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR QUALITY CODE AND ALL APPLICABLE ORDINANCES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOIL AND WATER CONSERVATION CODE AND ALL APPLICABLE ORDINANCES.
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC WORKS CODE AND ALL APPLICABLE ORDINANCES.
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE ORDINANCES.
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PENAL CODE AND ALL APPLICABLE ORDINANCES.
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE ORDINANCES.
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROBATE CODE AND ALL APPLICABLE ORDINANCES.
- 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EVIDENCE CODE AND ALL APPLICABLE ORDINANCES.
- 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FAMILY CODE AND ALL APPLICABLE ORDINANCES.
- 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND ALL APPLICABLE ORDINANCES.
- 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE ORDINANCES.
- 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GOVERNMENT CODE AND ALL APPLICABLE ORDINANCES.

GENERAL NOTES

- 1. REFER TO DRAWING FOR GENERAL NOTES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
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- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
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Starlight Cinema Center - Garden Grove, CA JIB - ROOF PLAN



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T 310-702-5190 Dan Alzarikon dalarzarikon@yahoo.com

Starlight Cinema Center - Garden Grove, CA

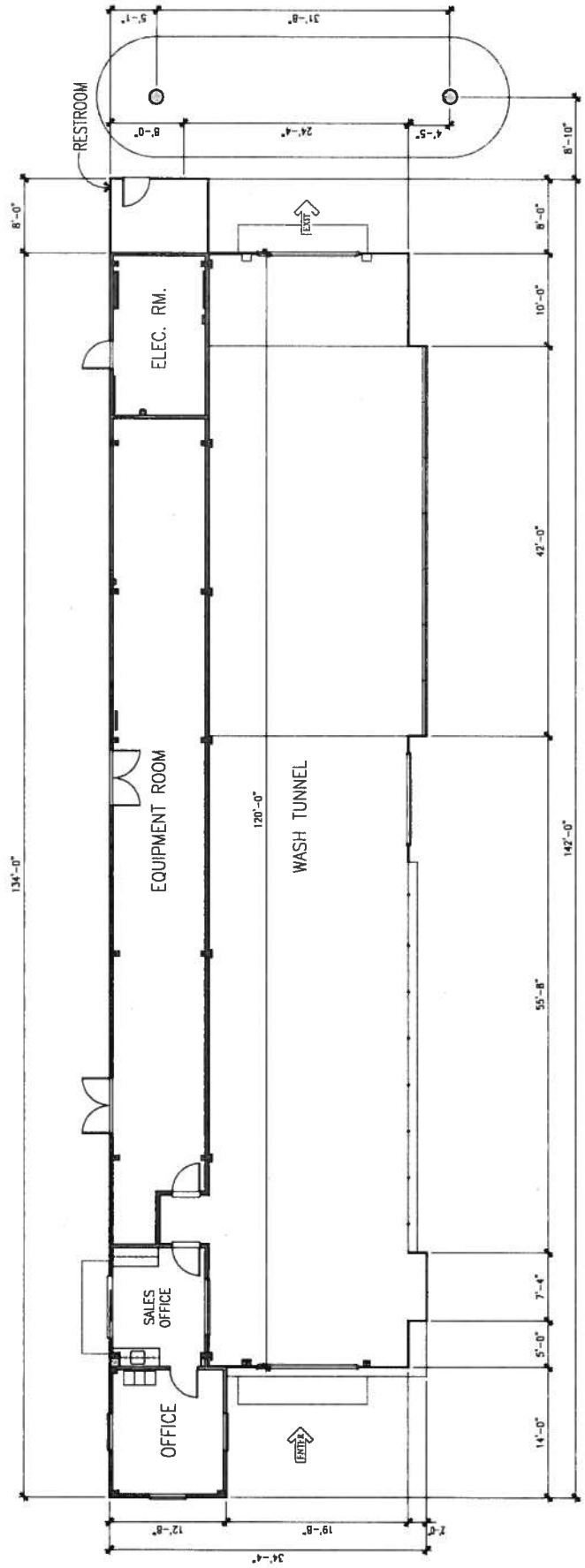
FAST 5 EXPRESS CAR WASH

ARCHITECTS ORANGE
www.architectsorange.com



PROJECT
15
2015

11111 ORANGE ST ORANGE CA 92666 171.4.639.986C

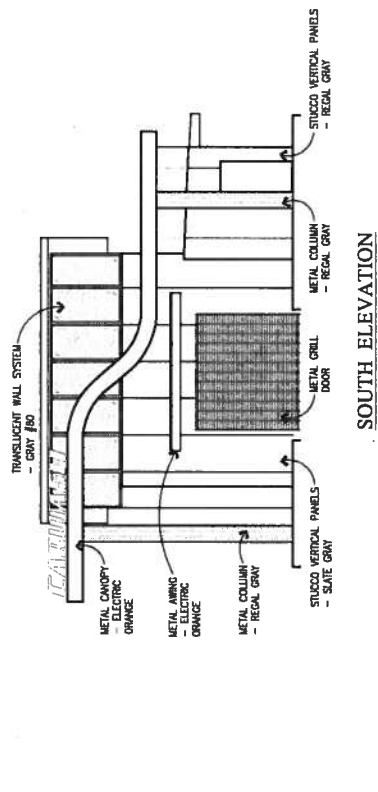


Cinemas Management, Inc.
 315 Rees Street, Playa Del Rey, CA 90293
 T 310-702-5190 Dan Alarikon dalarikon@yahoo.com

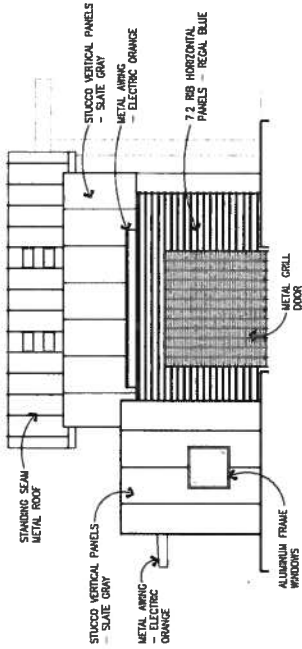
Starlight Cinema Center - Garden Grove, CA

CAR WASH - FLOOR PLAN

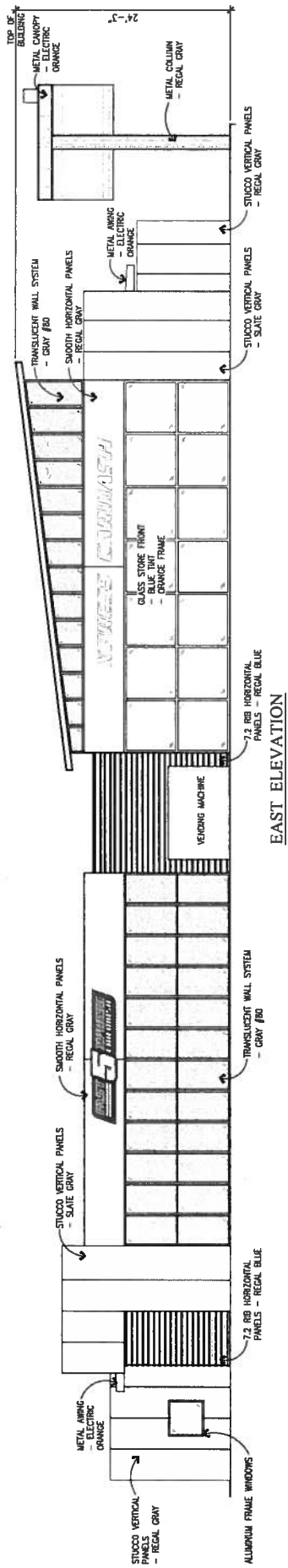
ARCHITECTS ORANGE
 www.architectsorange.com
 141 W ORANGE ST ORANGE CA 92666 (714) 629-9860



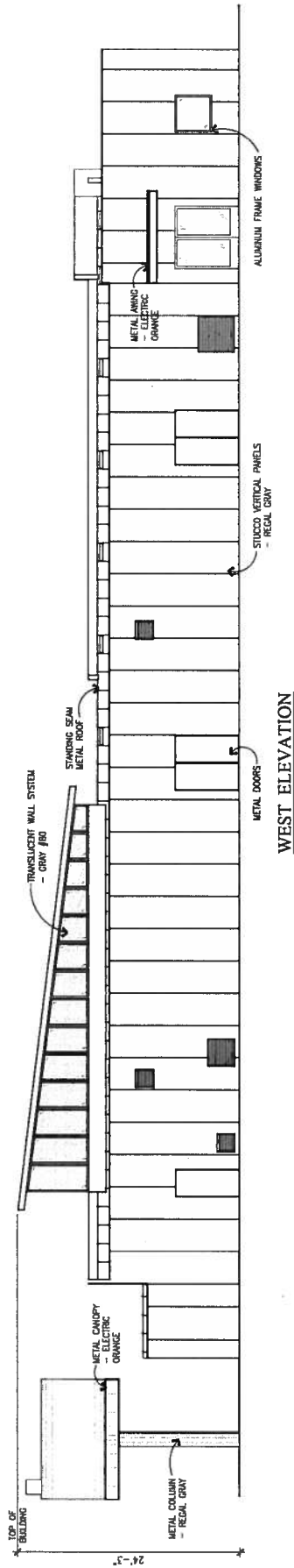
SOUTH ELEVATION



NORTH ELEVATION



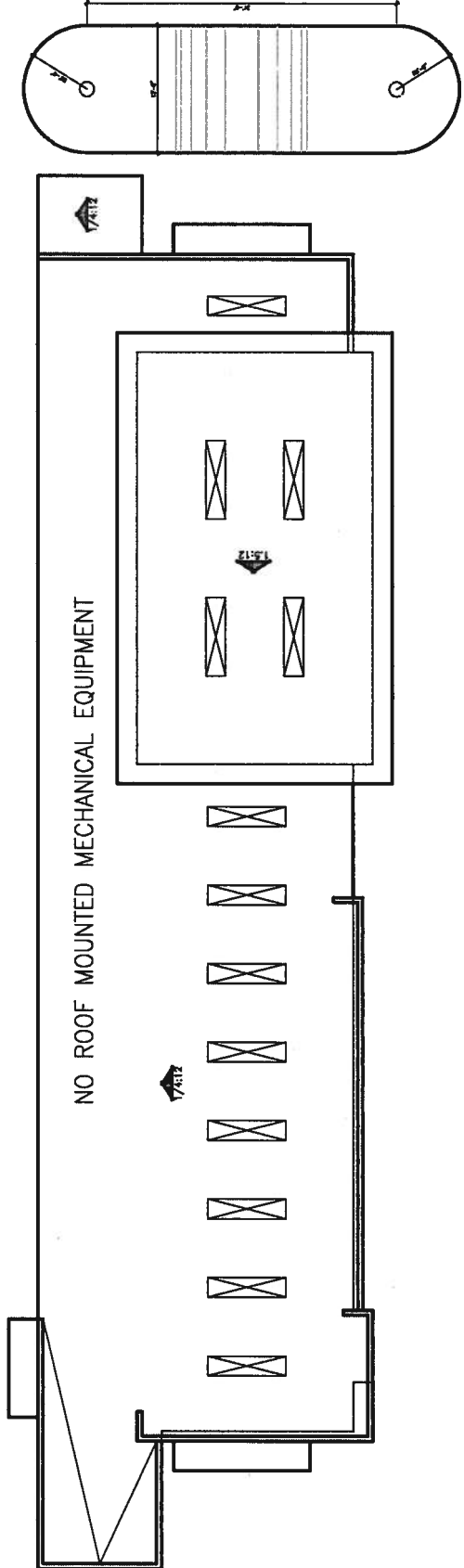
EAST ELEVATION



WEST ELEVATION

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 315 Sees Street, Playa Del Rey, CA 90293
 T 310-702-3190 Don Atkinson@cinemat.com

Starlight Cinema Center - Garden Grove, CA CAR WASH - ELEVATIONS



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Starlight Cinema Center - Garden Grove, CA CAR WASH - ROOF PLAN

Scale: 1/8" = 1'-0"
ARCHITECTS ORANGE
www.architectsorange.com
13111 ORANGE ST. ORANGE, CA 92666 (714) 639-8861
PROJECT NO. 18
DATE 3/17/04

WATER EFFICIENT LANDSCAPE WORKSHEET

Non-Residential Landscape Projects

Reference 874 for the area. 874-10-10

Estimated Field Water Use (ETFWU):

ETFWU is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU
ETFWU = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU
ETFWU = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU	ETFWU

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

ETFAF Calculations:

ETFAF is calculated using the following formula: (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF
ETFAF = (E1) x (E2) x (E3) x (E4) x (E5) x (E6) x (E7) x (E8) x (E9)	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF	ETFAF

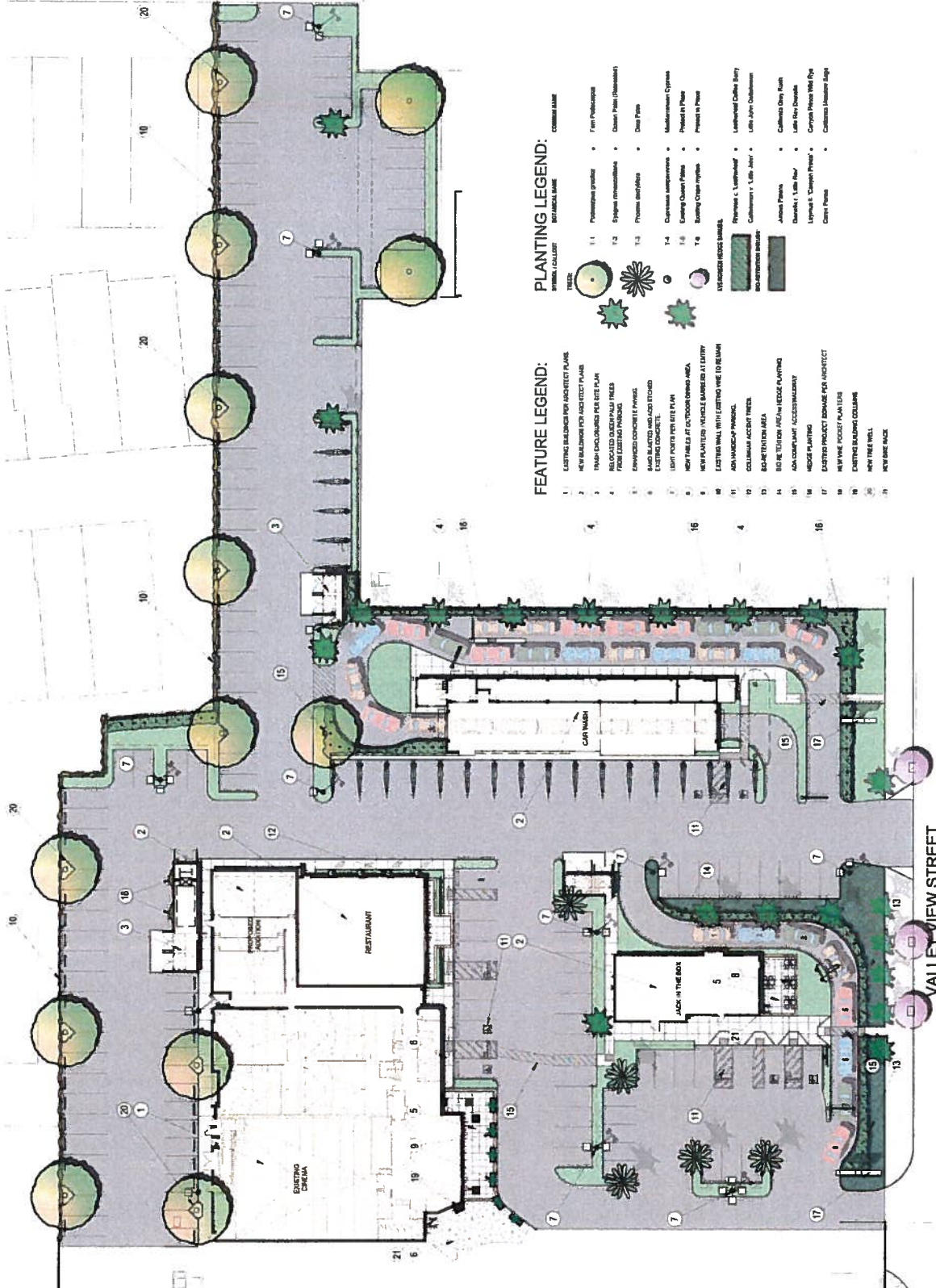


LANDSCAPE PLAN

Starlight Cinema Center - Garden Grove, CA

Cinemas Management, Inc.
315 First Street, Playa Del Rey, CA 90293
T 310-702-3190 Don Akaradon dakaradon@yahoo.com

ARCHITERRA DESIGN GROUP
14411 ORANGE ST. ORANGE, CA 92668 | 714.952.7980



PLANTING LEGEND:

- 1. EXISTING BALCONY AND ARCHITECT PLANTS
- 2. NEW BALCONY AND ARCHITECT PLANTS
- 3. TREES EXCLUDED FROM SITE PLAN
- 4. RELOCATED EXISTING TREES
- 5. EXISTING CONCRETE PAVING
- 6. EXISTING CONCRET PAVING
- 7. EXISTING CONCRET
- 8. NEW PAVES AT EXISTING DRIVEWAY AREA
- 9. NEW PAVES VEHICLE BARBERS AT ENTRY
- 10. EXISTING WALL WITH EXISTING WINE TO REMAIN
- 11. NEW WINE BARBER
- 12. EXISTING ACCENT TREES
- 13. EXISTING ACCENT TREES
- 14. EXISTING ACCENT TREES
- 15. EXISTING ACCENT TREES
- 16. EXISTING ACCENT TREES
- 17. EXISTING ACCENT TREES
- 18. EXISTING ACCENT TREES
- 19. EXISTING ACCENT TREES
- 20. EXISTING ACCENT TREES

FEATURE LEGEND:

- 1. EXISTING BALCONY AND ARCHITECT PLANTS
- 2. NEW BALCONY AND ARCHITECT PLANTS
- 3. TREES EXCLUDED FROM SITE PLAN
- 4. RELOCATED EXISTING TREES
- 5. EXISTING CONCRETE PAVING
- 6. EXISTING CONCRET PAVING
- 7. EXISTING CONCRET
- 8. NEW PAVES AT EXISTING DRIVEWAY AREA
- 9. NEW PAVES VEHICLE BARBERS AT ENTRY
- 10. EXISTING WALL WITH EXISTING WINE TO REMAIN
- 11. NEW WINE BARBER
- 12. EXISTING ACCENT TREES
- 13. EXISTING ACCENT TREES
- 14. EXISTING ACCENT TREES
- 15. EXISTING ACCENT TREES
- 16. EXISTING ACCENT TREES
- 17. EXISTING ACCENT TREES
- 18. EXISTING ACCENT TREES
- 19. EXISTING ACCENT TREES
- 20. EXISTING ACCENT TREES

IRRIGATION LEGEND:

- 1. EXISTING IRRIGATION SYSTEM
- 2. NEW IRRIGATION SYSTEM
- 3. EXISTING IRRIGATION SYSTEM
- 4. NEW IRRIGATION SYSTEM
- 5. EXISTING IRRIGATION SYSTEM
- 6. NEW IRRIGATION SYSTEM
- 7. EXISTING IRRIGATION SYSTEM
- 8. NEW IRRIGATION SYSTEM
- 9. EXISTING IRRIGATION SYSTEM
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- 11. EXISTING IRRIGATION SYSTEM
- 12. NEW IRRIGATION SYSTEM
- 13. EXISTING IRRIGATION SYSTEM
- 14. NEW IRRIGATION SYSTEM
- 15. EXISTING IRRIGATION SYSTEM
- 16. NEW IRRIGATION SYSTEM
- 17. EXISTING IRRIGATION SYSTEM
- 18. NEW IRRIGATION SYSTEM
- 19. EXISTING IRRIGATION SYSTEM
- 20. NEW IRRIGATION SYSTEM

ACCESSORY LEGEND:

- 1. EXISTING ACCESSORY
- 2. NEW ACCESSORY
- 3. EXISTING ACCESSORY
- 4. NEW ACCESSORY
- 5. EXISTING ACCESSORY
- 6. NEW ACCESSORY
- 7. EXISTING ACCESSORY
- 8. NEW ACCESSORY
- 9. EXISTING ACCESSORY
- 10. NEW ACCESSORY
- 11. EXISTING ACCESSORY
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- 14. NEW ACCESSORY
- 15. EXISTING ACCESSORY
- 16. NEW ACCESSORY
- 17. EXISTING ACCESSORY
- 18. NEW ACCESSORY
- 19. EXISTING ACCESSORY
- 20. NEW ACCESSORY

WATER LEGEND:

- 1. EXISTING WATER
- 2. NEW WATER
- 3. EXISTING WATER
- 4. NEW WATER
- 5. EXISTING WATER
- 6. NEW WATER
- 7. EXISTING WATER
- 8. NEW WATER
- 9. EXISTING WATER
- 10. NEW WATER
- 11. EXISTING WATER
- 12. NEW WATER
- 13. EXISTING WATER
- 14. NEW WATER
- 15. EXISTING WATER
- 16. NEW WATER
- 17. EXISTING WATER
- 18. NEW WATER
- 19. EXISTING WATER
- 20. NEW WATER

PAVING LEGEND:

- 1. EXISTING PAVING
- 2. NEW PAVING
- 3. EXISTING PAVING
- 4. NEW PAVING
- 5. EXISTING PAVING
- 6. NEW PAVING
- 7. EXISTING PAVING
- 8. NEW PAVING
- 9. EXISTING PAVING
- 10. NEW PAVING
- 11. EXISTING PAVING
- 12. NEW PAVING
- 13. EXISTING PAVING
- 14. NEW PAVING
- 15. EXISTING PAVING
- 16. NEW PAVING
- 17. EXISTING PAVING
- 18. NEW PAVING
- 19. EXISTING PAVING
- 20. NEW PAVING

LANDSCAPE LEGEND:

- 1. EXISTING LANDSCAPE
- 2. NEW LANDSCAPE
- 3. EXISTING LANDSCAPE
- 4. NEW LANDSCAPE
- 5. EXISTING LANDSCAPE
- 6. NEW LANDSCAPE
- 7. EXISTING LANDSCAPE
- 8. NEW LANDSCAPE
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- 15. EXISTING LANDSCAPE
- 16. NEW LANDSCAPE
- 17. EXISTING LANDSCAPE
- 18. NEW LANDSCAPE
- 19. EXISTING LANDSCAPE
- 20. NEW LANDSCAPE

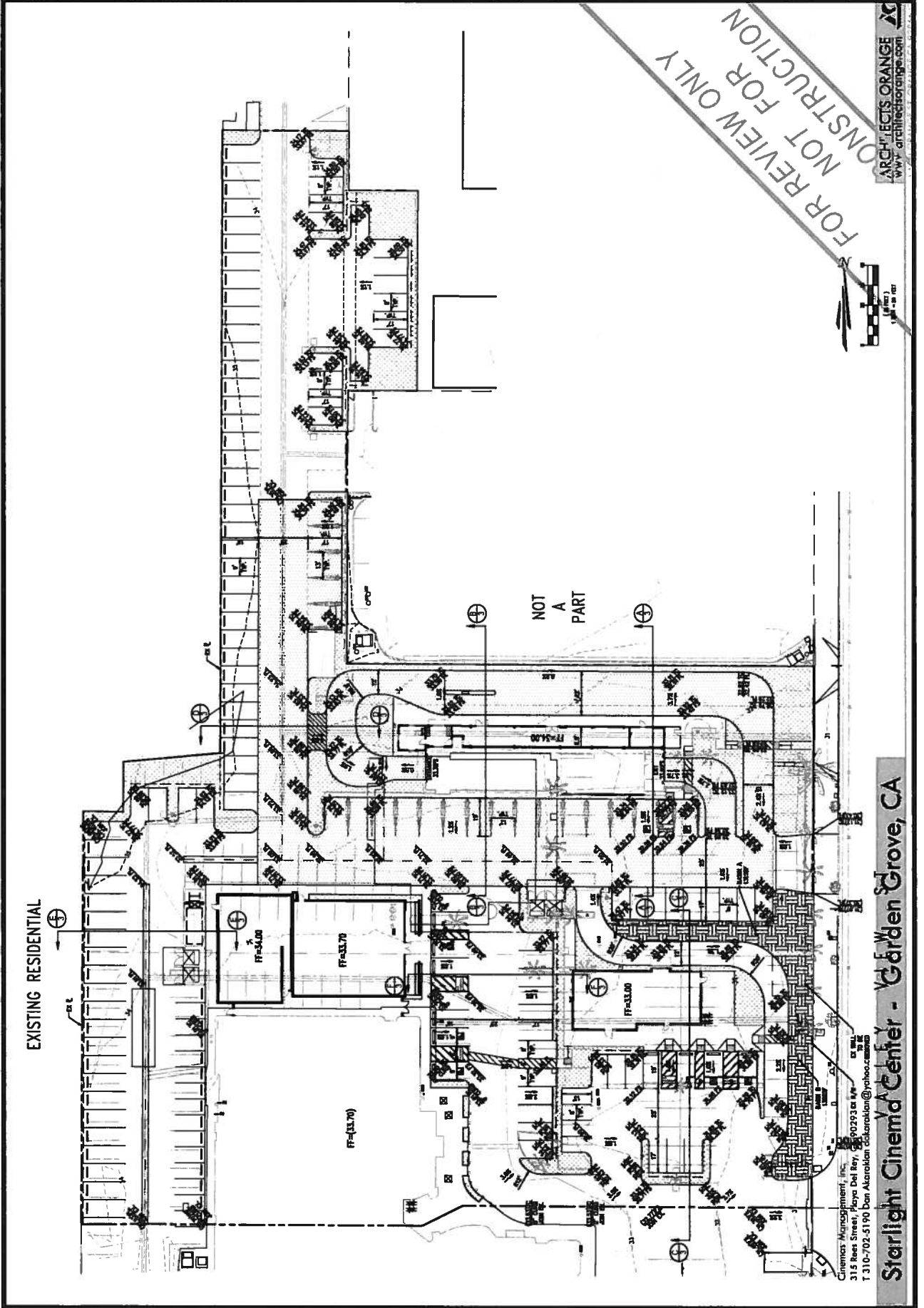
NO.	DATE	DESCRIPTION

TAIT
 222 N. Fairview Drive
 Sunnyvale, CA 95035
 P: 408.261.0000
 F: 408.261.0001
 www.tait.com

CINEMA MANAGEMENT, INC.
 12111 VALLEY VIEW STREET
 GARDEN GROVE, CA 92643
 P: 714.941.1111
 WWW.CINEMA-MANAGEMENT.COM

DATE	7/2/18
CHECKED BY	[Signature]
DATE	7/2/18
PROJECT	12111 VALLEY VIEW RE-DEVELOPMENT
DATE	7/2/18
PROJECT	12111 VALLEY VIEW RE-DEVELOPMENT

ARCHITECTS ORANGE
 WWW.ARCHITECTSORANGE.COM



FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Starlight Cinema Center - Garden Grove, CA

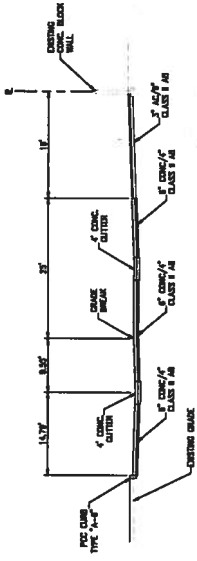
Cinema Management, Inc.
 315 Reed Street, P.O. Box 10293
 Garden Grove, CA 92643
 T 310-702-5190 Don Akarabon @akarakon@yahoo.com

NO.	DESCRIPTION	BY	DATE	CHKD.

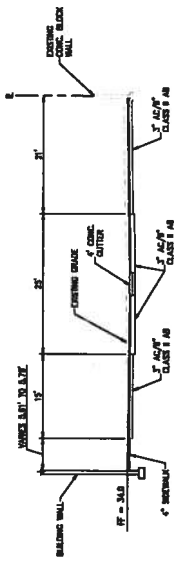
TAHT
 TALENT ARCHITECTS
 12111 VALLEY VIEW DRIVE
 GARDEN GROVE, CA 92647
 TEL: (714) 651-1111
 FAX: (714) 651-1111

12111 VALLEY VIEW REDEVELOPMENT
 CINEMA MANAGEMENT INC.
 704 TRAIL AVE
 PLAZA DEL REY, CA 92025

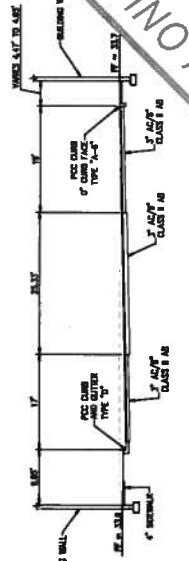
DATE: 7/2/09	DRWING: DE
DATE: 7/2/09	PROJECT: 09-0000
DATE: 7/2/09	PROJECT: 09-0000
DATE: 7/2/09	PROJECT: 09-0000



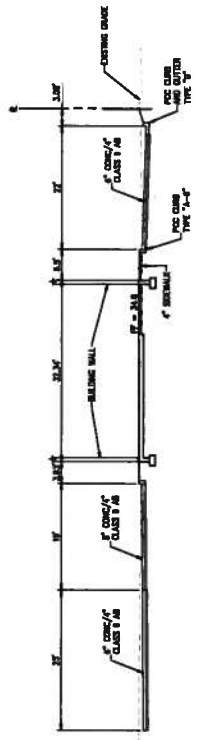
SECTION D-D



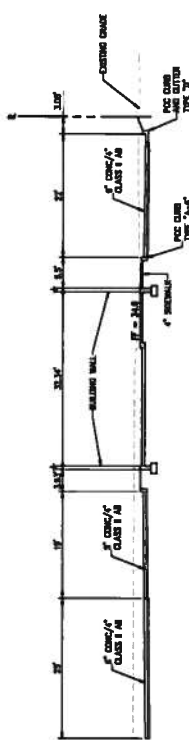
SECTION E-E



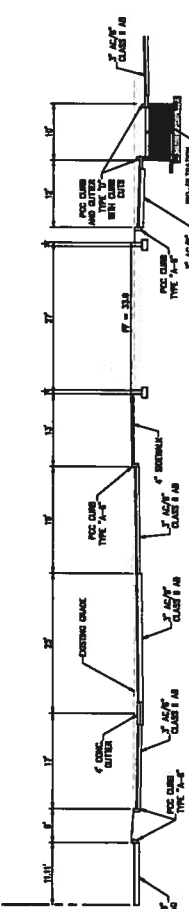
SECTION F-F



SECTION A-A



SECTION B-B



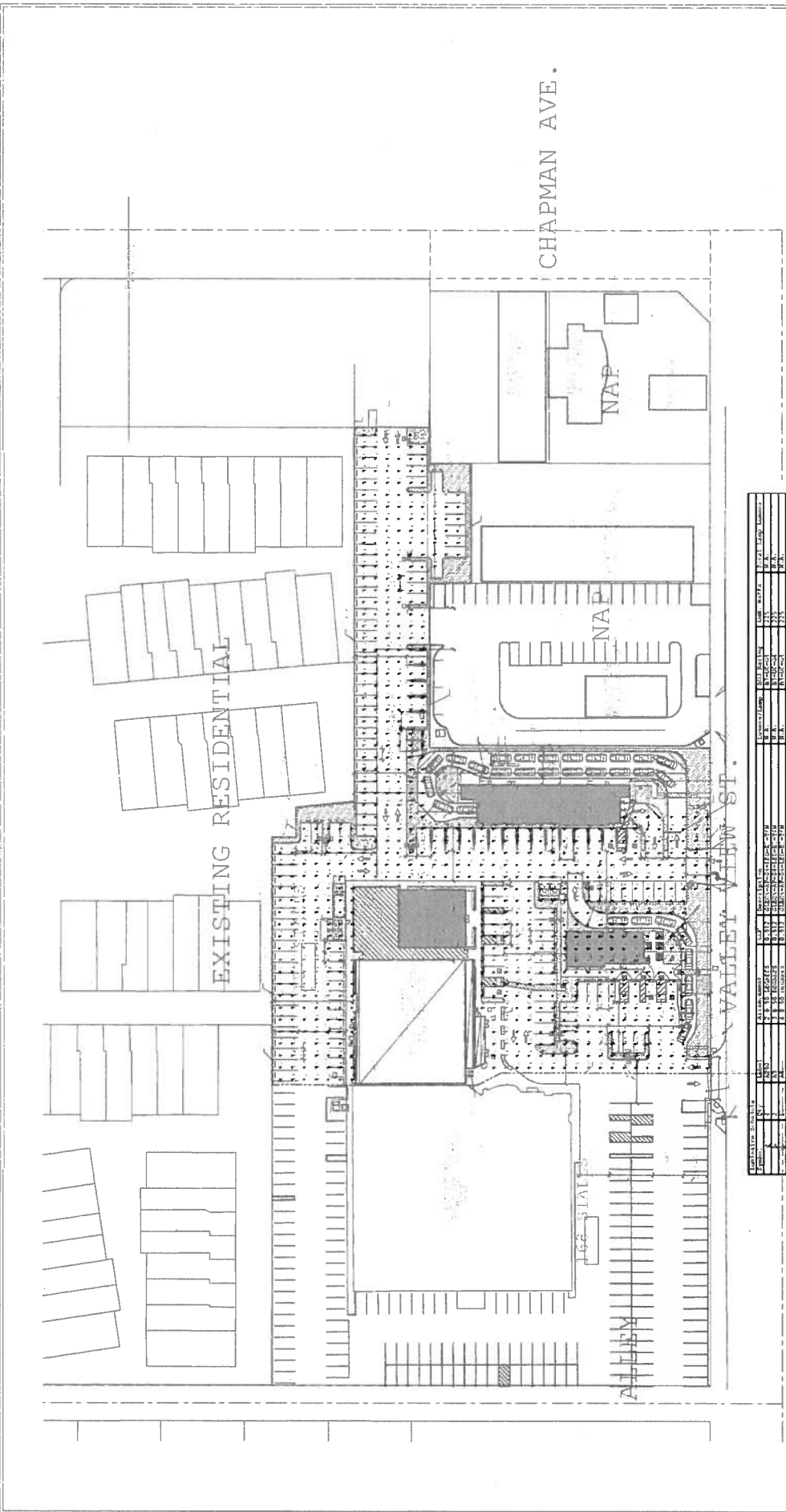
SECTION C-C

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 T 310-702-5190 Don Alarikon dalarikon@yahoo.com

Starlight Cinema Center - Garden Grove, CA



CHAPMAN AVE.

EXISTING RESIDENTIAL

VALLEY VIEW ST.

ALLEY

DESCRIPTION	UNIT	NO.	AREA	PERCENT	TOTAL AREA	TOTAL PERCENT
EXISTING RESIDENTIAL	sq ft	10,000	10,000	100%	10,000	100%
NEW CONSTRUCTION	sq ft	10,000	10,000	100%	10,000	100%
TOTAL	sq ft	20,000	20,000	200%	20,000	200%

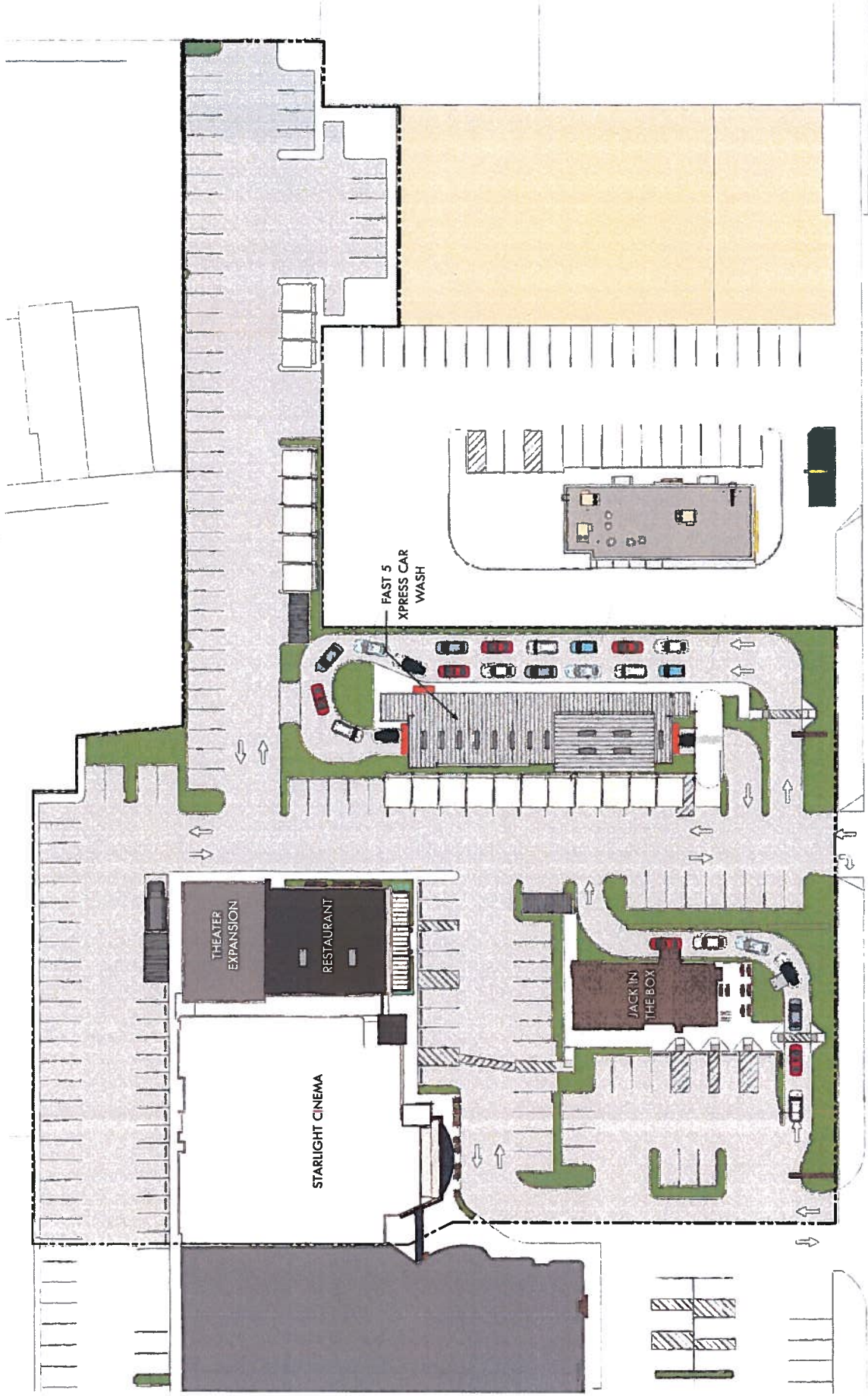
Calculations are provided using industry recognized software and are provided for informational purposes only. The user assumes all responsibility for the accuracy and completeness of the information provided. The user assumes all responsibility for the accuracy and completeness of the information provided. The user assumes all responsibility for the accuracy and completeness of the information provided.

Project Name: Starlight Cinema Center
 Location:
 Company: Arch Orange
 Date: 11/14/11
 Drawn By: [Name]
 Check By: [Name]



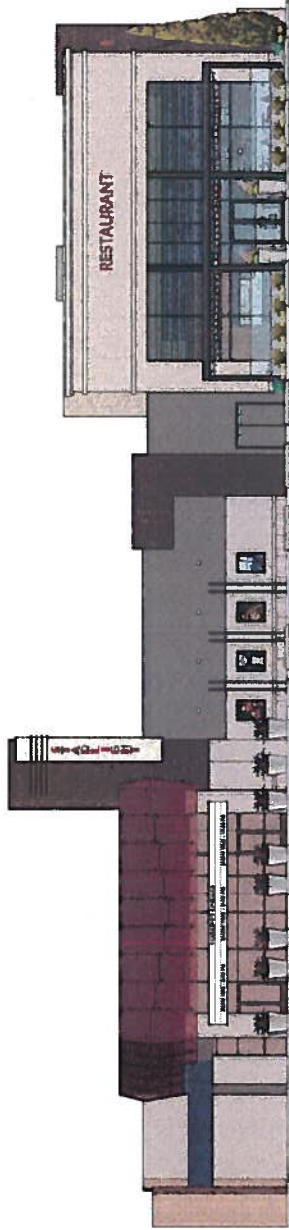
Cinema Management, Inc.
 315 Rees Street, Playa Del Rey, CA 90293
 T 310-702-5190 Dan Alarikon dalarikon@yahoo.com

Starlight Cinema Center - Garden Grove, CA LIGHTING PLAN



Cinemas Management, Inc.
 315 West Street, Playa Del Rey, CA 90293
 T 310-702-5190 Dan_Antarik@cinemas.com

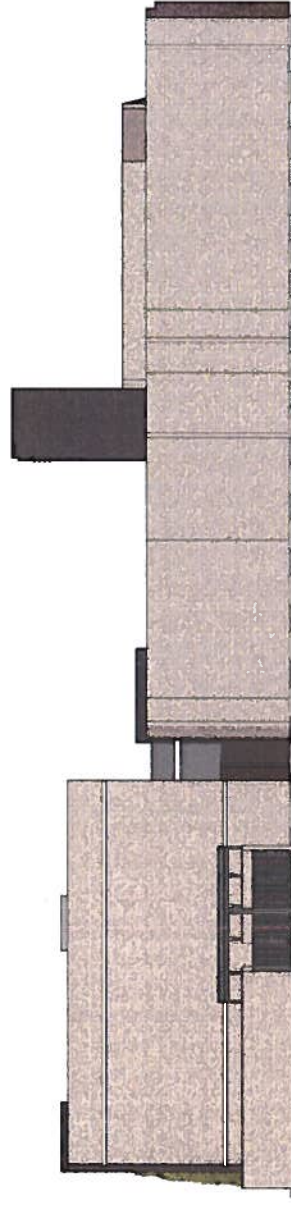
Starlight Cinema Center - Garden Grove, CA SITE PLAN



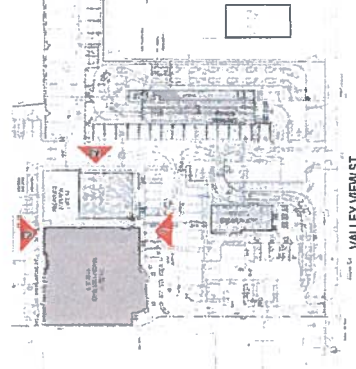
1 FRONT ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



Cinemas Management, Inc.
315 Rees Street, Pico del Rey, CA 90293
T 310-702-5190 Don Atkinson dakan@yaho.com

Starlight Cinema Center - Garden Grove, CA

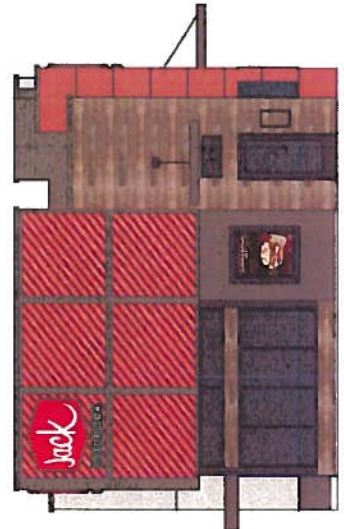
THEATER - COLORED ELEVATIONS

ARCHITECTS ORANGE
www.architectsorange.com
14114 ORANGE ST. CHATTAUGE CA 92866 (714) 919-8800

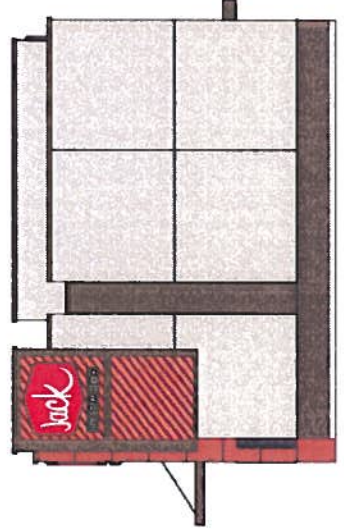
02



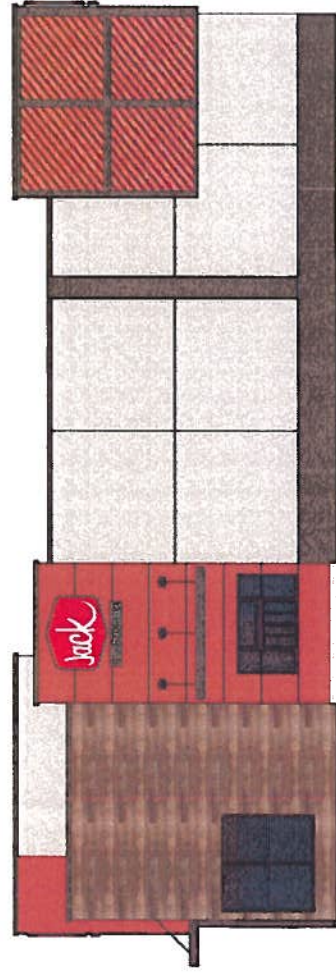
1 MAIN ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



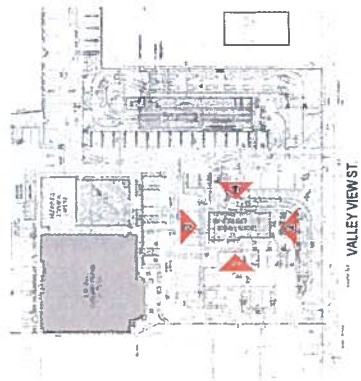
2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 BACK ELEVATION
SCALE: 1/4" = 1'-0"

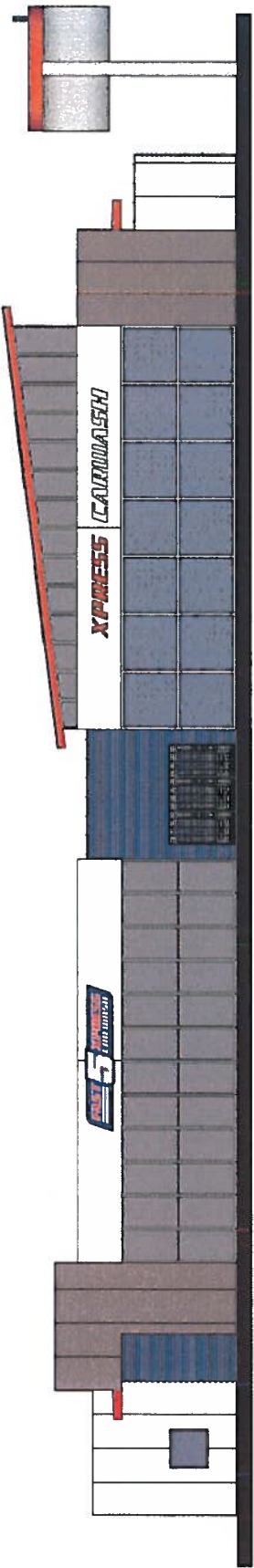


4 DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"

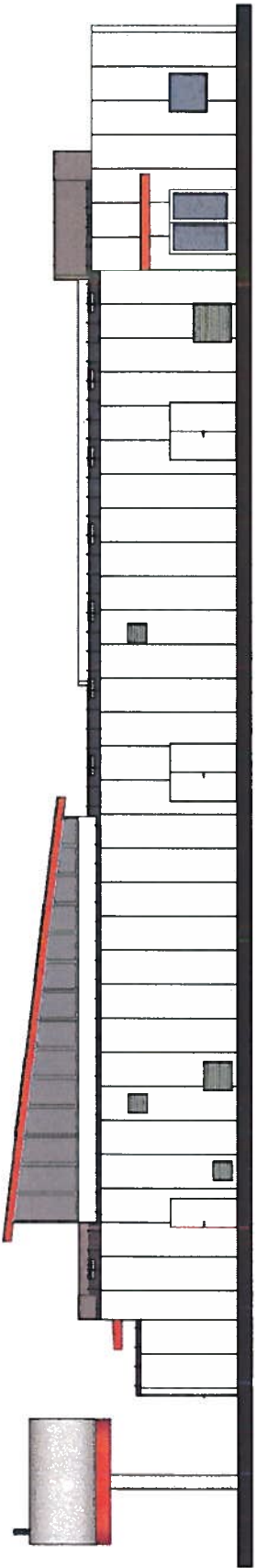


Cinemas Management, Inc.
315 Rees Street, Playa Del Rey, CA 90293
T 310-702-5190 Dan Akarakan dakarakan@yahoo.com

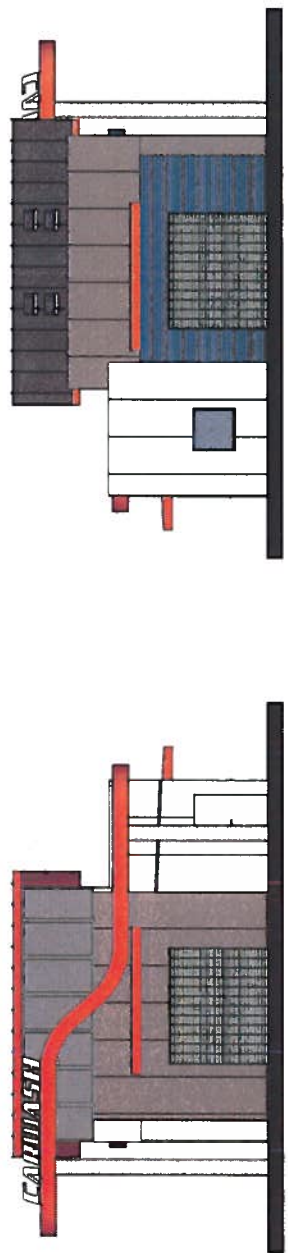
Starlight Cinema Center - Garden Grove, CA J1B - COLORED ELEVATIONS



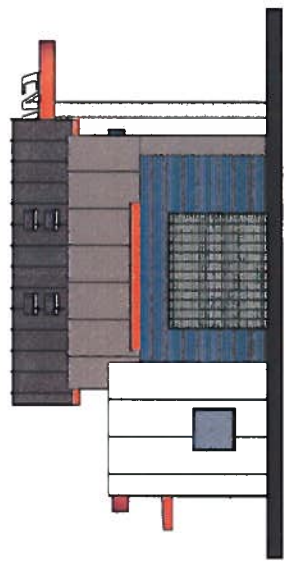
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



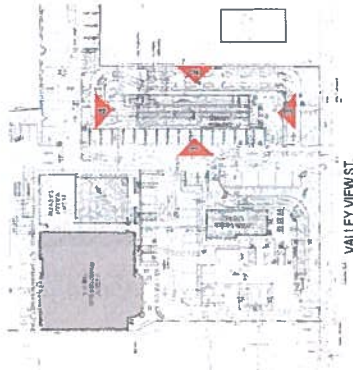
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



Cinemas Management, Inc.
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T 310-702-3190 Dan Alarakan dalarakan@yahoo.com

Starlight Cinema Center - Garden Grove, CA CAR WASH - COLORED ELEVATIONS



SHERWIN-WILLIAMS - SW7020
"BLACK FOX"

SHERWIN-WILLIAMS - SW6331
"RED BAY"

SHERWIN-WILLIAMS - SW7016
"MINDFUL GRAY"

STOREFRONT "DARK BRONZE"

STOREFRONT "CLEAR"

CROSSVILLE SPAN-EAST A1283
"SWEET GEORGIA BROWN" W/
SAND BEIGE H148 GROUT

JACK IN THE BOX

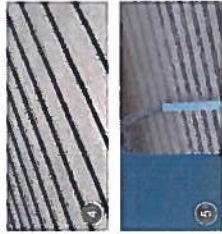
Cinemas Management, Inc.
315 Rees Street, Playa Del Rey, CA 90293
T 310-702-5190 Dan Atkinson dakar@yaho.com



BENJAMIN MOORE 2015-10
"ELECTRIC ORANGE"

REGAL GRAY

SLATE GRAY

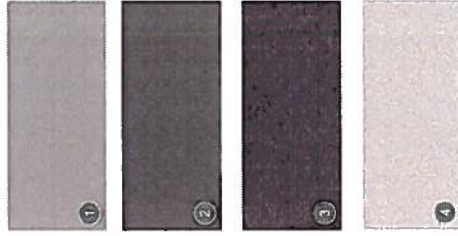


STANDING SEAM METAL ROOF

7.2 RB HORIZONTAL PANELS -
REGAL BLUE



FAST 5 XPRESS CAR WASH



SHERWIN-WILLIAMS - SW7855
"STAMPED CONCRETE"

SHERWIN-WILLIAMS - SW7048
"GRIZZLE GRAY"

SHERWIN-WILLIAMS - SW7089
"IRON ORE"

SHERWIN-WILLIAMS - SW7015
"REPOSE GRAY"

SHERWIN-WILLIAMS - SW7017
"DORBAN GRAY"

ARCADIA INC. DARK BRONZE

VALORI PRECAST
GRL. SANDWASH FINISH

POWDER COAT, TIGER DRYLAC
RAL30005-49/31 900 RED



SYSTEMALUX
LIFT



ANGELUS BLOCK
COLOR CANYON BLUFF



ANGELUS BLOCK
COLOR PLACER CREEK



STARLIGHT CINEMA

Starlight Cinema Center - Garden Grove, CA MATERIAL / COLOR BOARD