

DRAFT MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

---

PUBLIC HEARING – PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018),  
SITE PLAN NO. SP-057-2018, CONDITIONAL USE PERMIT NO. CUP-140-2018, LOT  
LINE ADJUSTMENT NO. LLA-019-2018. WEST SIDE OF VALLEY VIEW STREET,  
SOUTH OF CHAPMAN AVENUE AT 12101-12111 VALLEY VIEW STREET.

Applicant: CINEMAS MANAGEMENT, INC. (DAN AKARAKIAN)

Date: October 18, 2018

Request: A request to redevelop a 2.71-acre site, comprised of two parcels currently improved with the Starlight 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. As part of the project, the Planning Commission will consider recommending that the City Council approve a text amendment to Planned Unit Development No. PUD-104-73 to include an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant as permitted uses on the subject project site, and to modify the sign requirements of the PUD to allow for multiple-tenant cabinets on the existing pole signs, to allow a vertical sign on a new tower building element of the movie theater, and to allow non-LED/non-digital movie poster board graphics to be displayed on the exterior marquee and wall display boards of the movie theater. The Planning Commission will also consider approval of a Lot Line Adjustment to modify existing lot lines to consolidate the two subject parcels into one; 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, a 2,846 square foot movie theater expansion, and related site improvements; and a Conditional Use Permit to allow the operation of the automatic car wash. The site is in the PUD-104-73 (Planned Unit Development) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures and Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing held. Speaker(s): Jim Forgey, Tom Utman, Dan Akarajian, Greg Miller, Patti Widdicombe, Marlund Hale

Action: Resolution Nos. 5931-18 (PUD), 5932-18 (SP/LLA), and 5933-18 (CUP-140) were approved.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler