

A G E N D A  
GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

APRIL 6, 2006

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR MARGOLIN  
COMMISSIONERS CALLAHAN, CHI, LECONG, PAK, PIERCE

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
  
- B. APPROVAL OF MINUTES: March 16, 2006
  
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. VARIANCE NO. V-139-06  
  
APPLICANT: DEMETRIO GOVEA  
LOCATION: SOUTH SIDE OF DANIEL AVENUE, WEST OF WEST STREET AT 11962 DANIEL AVENUE  
  
REQUEST: To allow a new single-family home to encroach into the front setback. The site is in the R-1 (Single-Family Residential) zone.  
  
STAFF RECOMMENDATION: Approval of Variance No. V-139-06, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-111-06  
SITE PLAN NO. SP-393-06  
VARIANCE NO. V-138-06  
TENTATIVE TRACT MAP NO. TT-17022  
DEVELOPMENT AGREEMENT

APPLICANT: LV DEVELOPMENT, INC.  
LOCATION: WEST SIDE OF NELSON STREET, NORTH OF  
STANFORD AVENUE AT 12661 NELSON STREET

REQUEST: To change the zoning of the 1.3 acre property to Planned Unit Development Residential (PUD-R); Variance approval to deviate from the minimum three acre lot size requirement for a residential Planned Unit Development; Site Plan approval to construct 12 two-story and three-story single-family detached homes; Tentative Tract Map approval to create the subdivision to allow for the sale of the homes on individual lots; and a Development Agreement. The site is in the CCSP-PR 11 (Community Center Specific Plan-Peripheral Residential PR 11) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend Planned Unit Development No. PUD-111-06 and the Development Agreement to City Council, and approve Site Plan No. SP-393-06, Variance No. V-138-06, and Tentative Tract Map No. TT-17022, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-392-06  
DEVELOPMENT AGREEMENT

APPLICANT: HEWSON PROPERTIES/ GARDEN GROVE, LLC  
LOCATION: EAST SIDE OF GILBERT STREET, NORTH OF  
CHAPMAN AVENUE AT 11900 GILBERT STREET

REQUEST: To construct a one-story, approximately 12,411 square foot office building on an approximately 47,819 square foot lot. The building is proposed to be used by the Social Security/ General Services Administration (GSA). The site is in the BCSP-OE (Brookhurst-Chapman Specific Plan – Office Entertainment) zone.

STAFF RECOMMENDATION: Recommend the Development Agreement to City Council, and approve Site Plan No. SP-392-06, subject to the recommended conditions of approval.

D. ITEM FOR CONSIDERATION

D.1 Adoption of Code of Ethics

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT