

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

SEPTEMBER 21, 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: September 7, 2006

C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-115-06
SITE PLAN NO. SP-406-06
TENTATIVE TRACT MAP NO. TT-17101
VARIANCE NO. V-148-06
DEVELOPMENT AGREEMENT

APPLICANT: WAYNE TANI ARCHITECTS
LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF
NEWHOPE STREET AT 11631 AND 11641 TRASK
AVENUE

REQUEST: To rezone the 1.6 acres of land to Residential Planned Unit Development for the allowance to create a small-lot residential subdivision consisting of 13 lots with Lot Nos. 1 and 2 to be maintained as one lot; Variance approval to deviate from the minimum three-acre lot size for a Residential Planned Unit Development; Site Plan approval to construct 12, two-story detached single-family homes; and Tentative Tract Map approval to create the 13 lot subdivision for the proposed development. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend Planned Unit Development No. PUD-115-06 and the Development Agreement to City Council, and approval of Site Plan No. SP-406-06, Tentative Tract Map No. TT-17101, and Variance No. V-148-06, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-407-06
TENTATIVE TRACT MAP NO. TT-17095

APPLICANT: TIMMONS & ASSOCIATES, INC.

LOCATION: WEST SIDE OF LORNA STREET, SOUTH OF LAMPSON AVENUE AT 12571 LORNA STREET

REQUEST: Site Plan approval to construct a six (6) unit condominium development in conjunction with a Tentative Tract Map to subdivide one (1) existing parcel into six (6) separate parcels. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, and approval of Site Plan No. SP-407-06 and Tentative Tract Map No. TT-17095, subject to the recommended conditions of approval.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-409-06
TENTATIVE TRACT MAP NO. TT-17111

APPLICANT: WILLIAM LEE

LOCATION: NORTHWEST CORNER OF STANFORD AVENUE AND ADELLE STREET AT 8591 AND 8621 STANFORD AVENUE

REQUEST: Site Plan approval to construct a six (6) unit condominium development in conjunction with a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each unit as a condominium. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, and approval of Site Plan No. SP-409-06 and Tentative Tract Map No. TT-17111, subject to the recommended conditions of approval.

C.4. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-116-06
SITE PLAN NO. SP-410-06
TENTATIVE TRACT MAP NO. TT-17035
DEVELOPMENT AGREEMENT

APPLICANT: WESTERN PACIFIC HOUSING, INC.

LOCATION: CYNTHIA CIRCLE CUL-DE-SAC, ON EAST SIDE OF EUCLID STREET, BETWEEN WESTMINSTER AVENUE AND WOODBURY ROAD AT 11031 CYNTHIA CIRCLE

REQUEST: To demolish the existing apartment complex and to construct 144 residential units on a 6.82-acre property located at the end of the Cynthia Circle cul-de-sac. The entitlements include a request to rezone the property to a Residential Planned Unit Development, a Site Plan for the proposed buildings (21 buildings with six or eight townhomes each), and a Tentative Tract Map to divide the units into condominiums. A Development Agreement is also included. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of Planned Unit Development No. PUD-116-06 and the Development Agreement to City Council, and approve Site Plan No. SP-410-06 and Tentative Tract Map No. TT-17035, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

D.1. Presentation of Site Plan for the Buena Clinton Youth and Family Center

E. MATTERS FROM STAFF

F. ADJOURNMENT