



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 4, 2008

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, KIRKHAM,
NGUYEN

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: November 20, 2008
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. CONDITIONAL USE PERMIT NO. CUP-239-08

APPLICANT: TRONG DUONG
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN
FLOWER STREET AND HOPE STREET AT 10212
WESTMINSTER AVENUE

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Ngoc Hue Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-239-08.

C.2. NEGATIVE DECLARATION
AMENDMENT NO. A-145-08
SITE PLAN NO. SP-446-08
VARIANCE NO. V-180-08

APPLICANT: SARAH PHAN
LOCATION: SOUTH SIDE OF PEARL STREET, BETWEEN JOY STREET AND NELSON STREET, AT 10712 PEARL STREET

REQUEST: Zone Change Amendment to change the zone of the subject property, located at 10712 Pearl Street, from CCSP-BC29 (Community Center Specific Plan-Business Center, District 29) to CCSP-BC17 (Community Center Specific Plan-Business Center, District 17) to operate a new auto body shop; Site Plan approval to develop the 6,792 square foot lot with a new 1,787 square foot auto body shop, in conjunction with a request for Variance approval to deviate from the front, side, and rear setback requirements of the CCSP-BC17 zone. The site is in the CCSP-BC29 zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Amendment No. A-145-08 to City Council, and approval of Site Plan No. SP-446-08 and Variance No. V-180-08, subject to the recommended Conditions of Approval.

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

D.1. SITE PLAN NO. SP-429-07
VARIANCE NO. V-163-07

APPLICANT: JESSICA MYERS
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND EUCLID STREET AT 11162 GARDEN GROVE BOULEVARD

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-429-07 and Variance No. V-163-07. The site is at 11162 Garden Grove Boulevard in the CCSP-CC44 (Community Center Specific Plan-Community Center 44) zone.

STAFF RECOMMENDATION: Approval of Time Extension.

D.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-110-06 (REV. 08)
GENERAL PLAN AMENDMENT NO. GPA-1-06(A)
SITE PLAN NO. SP-385-06
TENTATIVE TRACT MAP NO. TT-16856
DEVELOPMENT AGREEMENT

APPLICANT: IN-TOWN COMMUNITIES, LLC
LOCATION: EAST SIDE OF PALM STREET, SOUTH OF THE
INTERSECTION OF PALM STREET AND HARBOR
BOULEVARD AT 12852 PALM STREET

REQUEST: To modify approved plans, PUD-110-06 (Rev. 08), to reduce the total number of residential units approved under PUD-110-06, from 159 dwelling units to 118; a reduction of 41 units. The proposed modification will have 62 townhome units that are three-story with attached two-car garages, and will retain the two residential podium buildings with 56 units at the entrance to the development. The overall layout will have guest parking, active and passive recreation areas, and perimeter landscaping in the same configuration as originally approved. The site is in the Planned Unit Development No. PUD-110-06 zone.

STAFF RECOMMENDATION: Approval of Planned Unit Development No. PUD-110-06 (Rev. 08), subject to the recommended conditions of approval.

D.3. CONDITIONAL USE PERMIT NO. CUP-253-08

APPLICANT: CITY OF GARDEN GROVE
LOCATION: NORTH OF BUSINESS CENTER PARKWAY, SOUTH OF FORBES AVENUE ON WEST SIDE OF EUCLID STREET AT 14241 EUCLID STREET, SUITE C-101

REQUEST: A request from the City of Garden Grove to revise the 'conditions of approval' for an existing restaurant with entertainment (the Can Restaurant and Club) that operates with a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License. The conditions of approval shall be revised through the approval of a new Conditional Use Permit No. CUP-253-08, that replaces the existing Conditional Use Permit No. CUP-285-96. The proposed conditions will clarify the operational requirements of the business and add new strategies to reduce criminal activity, problems, and CUP violations. The site is in the

PUD-104-81 Rev. 86, 90, 91/ Planned Unit
Development-Euclid Business Park zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit
No. CUP-253-08, subject to the recommended conditions of
approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT