

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

APRIL 15, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, NGUYEN

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, NGUYEN

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

A. ORAL COMMUNICATIONS – PUBLIC

B. APPROVAL OF MINUTES: April 1, 2004

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

C.1. SITE PLAN NO. SP-340-04
VARIANCE NO. V-108-04

APPLICANT: LAM NGUYEN

LOCATION: NORTH SIDE OF ACACIA PARKWAY EAST OF NELSON STREET
AT 10791 ACACIA PARKWAY

REQUEST: To allow the construction of three detached two-story residential units on a 15,854 square foot lot, and a Variance to deviate from the required lot size and lot width. This site is in the CCSP-CCR20 (Community Center Specific Plan-Community Center Residential District 20) zone.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-135-04

APPLICANT: SOUTH COAST TABERNACLE
LOCATION: SOUTHEAST CORNER OF LAMPSON AND DALE STREET AT
8552 LAMPSON AVENUE

REQUEST: To allow the operation of a charter school within an existing church facility located in the R-3 (Multiple-Family Residential) zone.

D.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-320-03
VARIANCE NO. V-102-03
DEVELOPMENT AGREEMENT

APPLICANT: MICHAEL M. DAO, INC.
LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND
ATLANTIS WAY AT 9191 WESTMINSTER AVENUE

REQUEST: To renovate an existing 14,500 square foot medical office building by increasing the height from one story to two story and adding approximately 16,000 square feet of floor area. Also, a Variance is requested for the required front side, and rear yard landscape setbacks.

D.3 NEGATIVE DECLARATION
SITE PLAN NO. SP-336-03

APPLICANT: THE PRACTICE –AJIT DIGHE
LOCATION: WEST SIDE OF VALLEY VIEW STREET SOUTH OF CHAPMAN
AVENUE AT 12101 VALLEY VIEW STREET

REQUEST: To allow the construction of a 9,950 square foot commercial building located in Planned Unit Development No. PUD-104-73.

D.4. NEGATIVE DECLARATION
AMENDMENT NO. A-106-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.16.040 of Title 9 to allow ground-mounted mechanical equipment to be located in the required side or rear yard setbacks on properties in the R-1 zone and are improved with a single family residence.

D.5. NEGATIVE DECLARATION
AMENDMENT NO. A-107-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.08.080 of Title 9 pertaining to the requirements of a change of ownership for Alcoholic Beverage Control licensed establishments.

D.6. NEGATIVE DECLARATION
AMENDMENT NO. A-108-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.12.080 of Title 9 pertaining to the Flood Hazard Overlay Zone to be consistent with the Flood Disaster Protection Act and the National Flood Insurance Program.

D.7. NEGATIVE DECLARATION
AMENDMENT NO. A-109-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.08.040 of Title 9 for new regulations affecting the construction, installation, and maintenance of major decorative improvement features to residential properties of a height greater than 36 inches, including the amortization and removal of such nonconforming improvements.

D.8. NEGATIVE DECLARATION
AMENDMENT NO. A-110-04

REQUEST: The City of Garden Grove is proposing an addition to Section 9.16.420 of Title 9 for the limitation of installation of signs on residential properties in excess of a six-foot height, and setback restrictions for signs on residential properties including the amortization and removal of signs deemed to be in conformance by this code amendment.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT: