

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JULY 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: June 17, 2004

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

C.1. NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-137-04
VARIANCE NO. V-109-04

APPLICANT: LAM NGUYEN
LOCATION: NORTHWEST CORNER OF BROOKHURST WAY AND
ACACIA AVENUE AT 12851 BROOKHURST WAY

REQUEST: To establish a religious facility on a 22,272 square foot site that is currently occupied by a swim school; and a Variance to allow less than the required parking and minimum lot size, as well as side and front yard setbacks. The site is in the R-3 (Multiple Family Residential) zone.

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

D.1. VARIANCE NO. V-115-04

APPLICANT: C. R. BEINLICH & SONS CONSTRUCTION CO.
LOCATION: EAST SIDE OF TOPAZ STREET, SOUTH OF HUNTLEY
AVENUE AT 12282 TOPAZ STREET.

REQUEST: To allow a proposed single-story addition, to an existing single-family home, to encroach into the required rear yard setback. The site is in the R-1 (Single Family Residential) zone.

D.2. SITE PLAN NO. SP-348-04
CONDITIONAL USE PERMIT NO. CUP-141-04

APPLICANT: GALAXY OIL COMPANY
LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD
AND BANNER AVENUE, NORTH OF THE SR-22
FREEWAY AT 13321 HARBOR BOULEVARD.

REQUEST: To add two additional fuel dispensers to an existing convenience market, as well as increase the canopy size and add 976 square feet of market space. Also, a Conditional Use Permit to allow the convenience market to operate with an Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is in the HCSP-TZS (Harbor Corridor Specific Plan-Transition Zone South) zone.

- D.3. SITE PLAN NO. SP-345-04
CONDITIONAL USE PERMIT NO. CUP-139-04
VARIANCE NO. V-113-04

APPLICANT: EUCHARISTIC MISSIONARIES OF THE MOST HOLY TRINITY

LOCATION: SOUTH SIDE OF LAMPSON AVENUE BETWEEN WOODLAND LANE AND KATHY LANE AT 11862 LAMPSON AVENUE.

REQUEST: To construct a two-story convent on a 42,000 square foot site, and a Variance to deviate from the minimum lot size of one-acre for a religious facility. The site is in the R-1-7 (Single Family Residential) zone.

- D.4. NEGATIVE DECLARATION
SITE PLAN NO. SP-346-04
TENTATIVE TRACT MAP NO. TT-16688
VARIANCE NO. V-114-04
DEVELOPMENT AGREEMENT

APPLICANT: ANDY QUACH

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD BETWEEN COAST STREET AND MONROE STREET AT 8252, 8280 & 8302 GARDEN GROVE BOULEVARD.

REQUEST: To construct 47 attached town homes on a 2.23-acre site, and a Variance to waive the zoning code setback requirements. The site is in the R-3 (Multiple Family Residential) zone.

- D.5. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-3-04
PLANNED UNIT DEVELOPMENT NO. PUD-103-04
SITE PLAN NO. SP-347-04
TENTATIVE PARCEL MAP NO. PM-2004-180
VARIANCE NO. V-116-04
DEVELOPMENT AGREEMENT

APPLICANT: WILLOW PARTNERS

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF SUNGROVE STREET AT 12721 AND 12739 GARDEN GROVE BOULEVARD.

REQUEST: To amend the General Plan Land Use by changing the current designation to Community Residential, and to rezone the property to Planned Unit Development to allow a Senior Housing Development on the site. A Site Plan and Tentative Parcel Map are included to facilitate the proposed 85 unit Senior Housing Development, as well as Variance approval to deviate from the minimum lot size for a residential Planned Unit Development. The site is in the HCSP-OP (Harbor Corridor Specific Plan- Office Professional) zone.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT