

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 2, 2007

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: July 19, 2007

C. DISCUSSION ITEM

C.1. Staff discussion regarding Alcoholic Beverage Control licenses and undue concentration along Garden Grove Boulevard.

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

D.1. AMENDMENT NO. A-134-07
CONDITIONAL USE PERMIT NO. CUP-208-07

APPLICANT: YOUNG YI

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
WEST OF NEWLAND STREET AT 8610 GARDEN
GROVE BOULEVARD

REQUEST: To rezone the subject property from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) in conjunction with a Conditional Use Permit request to modify and legalize an existing nonconforming nightclub that operates with an Alcoholic Beverage Control Type "48" (On Sale General – Public Premises) License that has been converted into an establishment with private karaoke rooms.

STAFF RECOMMENDATION: Denial of Amendment No. A-134-07 and Conditional Use Permit No. CUP-208-07.

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

E.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-118-07
SITE PLAN NO. SP-425-07
TENTATIVE TRACT MAP NO. TT-17178
VARIANCE NO. V-160-07

APPLICANT: T. K. VILLA, LLC

LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF BARNETT WAY AT 11241 AND 11251 TRASK AVENUE

REQUEST: To rezone the subject 45,512 square foot lot from R-1 (Single-Family Residential) to Residential Planned Unit Development for the allowance to create a small-lot subdivision consisting of eight (8) lots; a Variance request to deviate from the minimum three-acre lot size for Residential Planned Unit Developments; a Site Plan to construct eight (8) detached two-story single-family homes; and a Tentative Tract Map to create the eight (8) lot subdivision for the proposed development. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of Planned Unit Development No. PUD-118-07 to City Council, and approval of Site Plan No. SP-425-07, Tentative Tract Map No. TT-17178, and Variance No. V-160-07, subject to the recommended conditions of approval.

E.2. SITE PLAN NO. SP-426-07
TENTATIVE PARCEL MAP NO. PM-2007-135

APPLICANT: RALPH HASTINGS (RLH ARCHITECTS)
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE, EAST OF
CLINTON STREET AT 12600, 12610, 12620, 12630,
AND 12640 WESTMINSTER AVENUE

REQUEST: To subdivide an existing industrial multi-tenant complex into an industrial condominium development. The site is 5.286 acres and has five existing industrial buildings with 29 tenants spaces. The purpose is to allow the individual ownership of the tenant spaces and to have the complex continue to operate as an integrated multi-tenant complex. The site is in the Planned Unit Development No. PUD-102-86 (Rev. 87) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-426-07 and Tentative Parcel Map No. PM-2007-135, subject to the recommended conditions of approval.

E.3. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-119-07
SITE PLAN NO. SP-427-07

APPLICANT: ALBERT GHARIBIAN
LOCATION: NORTHWEST CORNER OF THE INTERSECTION OF
KNOTT STREET AND CHAPMAN AVENUE AT 6961
AND 6941 CHAPMAN AVENUE

REQUEST: To rezone a commercial development from C-1 (Neighborhood Commercial) to a Commercial Planned Unit Development to allow a full-service car wash operation, and a Site Plan to construct the car wash facility. The site consists of two lots that include a corner building used for automotive businesses, a multi-tenant commercial building, and a fast-food pad building.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of Planned Unit Development No. PUD-119-07 to City Council, and approval of Site Plan No. SP-427-07, subject to the recommended conditions of approval.

E.4. CONDITIONAL USE PERMIT NO. CUP-205-07

APPLICANT: TAM NGUYEN AND LINH NGUYEN

LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, EAST OF
BROOKHURST STREET AT 10121 WESTMINSTER
AVENUE

REQUEST: To expand an existing trade school (Advanced
Beauty College) to include the entire freestanding
building. The site is in the Planned Unit
Development No. PUD-108-96 zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit
No. CUP-205-07, subject to the recommended conditions of
approval.

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT