

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 3, 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: July 20, 2006

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

C.1. TENTATIVE PARCEL MAP NO. PM-2006-172
VARIANCE NO. V-147-06

APPLICANT: MY TRONG NGO

LOCATION: NORTHEAST CORNER OF DOROTHY AVENUE AND
WESTLAKE STREET AT 10601 DOROTHY AVENUE

REQUEST: Tentative Parcel Map approval to subdivide one 13,074 square foot lot into two separate lots (one at 7,641 square feet and one at 5,433 square feet) in conjunction with a request for a Variance from Section 19.16.050 of the City Code for reduced lot area in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Denial of Tentative Parcel Map No. PM-2006-172 and Variance No. V-147-06.

C.2. SITE PLAN NO. SP-403-06

APPLICANT: JOHN LOPEZ

LOCATION: EAST SIDE OF LUCILLE AVENUE, NORTH OF GARDEN GROVE BOULEVARD AT 12812 LUCILLE AVENUE

REQUEST: To construct two (2) detached, two-story, multiple-family residential units with a combined living area of 4,625 square feet, located on a 10,877 square foot lot; each unit shall have a two-car garage. The site is in the R-2 (Limited Multiple Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-403-06, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-389-06

APPLICANT: DZUNG (DENNIS) VO

LOCATION: SOUTHEAST CORNER OF LAMPSON AVENUE AND JOSEPHINE STREET AT 8752 LAMPSON AVENUE

REQUEST: To construct a two-story, 5,630 square foot residential duplex with two (2) attached, two-car enclosed garages on a 12,875 square foot lot. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-389-06, subject to the recommended conditions of approval.

C.4. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-113-06
SITE PLAN NO. SP-400-06
TENTATIVE TRACT MAP NO. TT-17025
DEVELOPMENT AGREEMENT

APPLICANT: OLSON URBAN HOUSING, LLC

LOCATION: WEST SIDE OF HASTER STREET, SOUTH OF LAMPSON AVENUE AT 12681 HASTER STREET

REQUEST: To rezone the 3.8 acre-site to Residential Planned Unit Development; Site Plan approval to develop the northern half with 33 three-story town home dwelling units; and Tentative Tract Map approval to create the subdivision to allow for the sale of the units. A reciprocal access and parking arrangement is included between the existing 62 bed residential convalescent care facility on the site's southern half and the proposed town home development on the northern half. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend Planned Unit Development No. PUD-113-06 and the Development Agreement to City Council, and approval of Site Plan No. SP-400-06 and Tentative Tract Map No. TT-17025, subject to the recommended conditions of approval.

C.5. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-114-06
SITE PLAN NO. SP-404-06
VARIANCE NO. V-145-06
TENTATIVE TRACT MAP NO. TT-17087
STREET VACATION NO. SV-115-06
DEVELOPMENT AGREEMENT

APPLICANT: SHELDON GROUP

LOCATION: 1.70 ACRES OF EXISTING PUBLIC PARKING LOT BOUNDED BY GARDEN GROVE BOULEVARD, GROVE AVENUE, ACACIA PARKWAY, AND THE ALLEYWAY BETWEEN MAIN STREET AND GROVE AVENUE. ACCESSOR PARCEL NUMBERS INCLUDE 089-213-02, 28, 29, 31, 32, AND 47

REQUEST: Site Plan approval to construct a five-story mixed-use building with a total of 100 condominium units, consisting of 88 residential and 12 live/work, along with a subterranean garage for assigned residential parking. The first floor has 12 live/work units facing Grove Avenue, with on-grade parking for use by visitors and Main Street customers. The PUD will allow for a mixed-use development and a Variance request is included to waive the five-acre minimum site area requirement. The site is in the CCSP-MX (Community Center Specific Plan-Mixed Use) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of Planned Unit Development No. PUD-114-06 and the Development Agreement to City Council, and approval of Site Plan No. SP-404-06, Variance No. V-145-06, Tentative Tract Map No. TT-17087, and Street Vacation No. SV-115-06, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT