

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 21, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

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

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

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: July 17, 2003 and August 7, 2003

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

C.1. SITE PLAN NO. SP-325-03
DEVELOPMENT AGREEMENT

APPLICANT: G&W BUILDERS INC.
LOCATION: THE TERMINUS OF WEST STREET NORTH OF WESTMINSTER
AVENUE AT 13781 WEST STREET

REQUEST: To allow an expansion of an existing 2,570 square foot industrial warehouse by an additional 8,606 square feet on a 21,762 square foot site. The site is located in the M-1 (Industrial) zone.

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

D.1 AMENDMENT NO. A-101-03

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITY WIDE

REQUEST: A proposal to amend the City of Garden Grove Municipal Code (Title 9), Section 9.08.050, subpart 44 (Second Units). Section 9.08.030, Table 1 (Land Use Matrix) and Section 9.16.060, Subsection D (Detached Accessory Structures). The amendment will bring the Municipal Code into compliance with the State Assembly Bill No. 1866, by eliminating the requirement for discretionary review for second unit proposals and authorizing ministerial approval. Second units will be subject to all City development standards and conditions contained in the ordinance.

D.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-326-03
DEVELOPMENT AGREEMENT

APPLICANT: CHOCO REALTY CORP.
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE EAST OF NUTWOOD STREET
AT 10602 CHAPMAN AVENUE

REQUEST: To construct a new two-story 13,760 square foot medical office building and provide related improvements on an approximate one acre site. The site is located in the OP (Office Professional) zone.

D.3. SITE PLAN NO. SP-327-03
VARIANCE NO. V-104-03

APPLICANT: JOSE PALMA AND JAVIER CARRILLO
LOCATION: EAST SIDE OF NELSON STREET NORTH OF LAMPSON AVENUE
AT 12452 AND 12454 NELSON STREET

REQUEST: To add four bedrooms and an enclosed garage to an existing duplex. A Variance is requested in order to waive the 25-foot driveway width requirement and the ten-foot distance between vehicular access ways and residential units in the R-3 zone. The site is located in the R-3 (Multi-Family Residential) zone.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT