

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 2, 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: August 5, 2004

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

C.1. NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-4-04  
PLANNED UNIT DEVELOPMENT NO. PUD-104-04  
SITE PLAN NO. SP-349-04  
TENTATIVE TRACT MAP NO. TT-16732  
DEVELOPMENT AGREEMENT

APPLICANT: D. R. HORTON  
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF  
HARBOR BOULEVARD AT 12662 CHAPMAN AVENUE.

REQUEST: To change the General Plan Land Use designation, from Recreational Commercial to Medium High Residential, with an increase of the maximum density range from 42 to 48 dwelling units per acre, and a rezoning to Planned Unit Development. Also, a Site Plan approval to develop the 4.56 acre lot with a four story condominium development with 220 units and two level parking. A Tentative Tract Map is also proposed for the sale of the units. The site is in the HCSP-TCB (Harbor Corridor Specific Plan-Tourist Commercial B) zone.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-143-04

APPLICANT: XUAN THE NGUYEN  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,  
BETWEEN COAST STREET AND MONROE STREET,  
EAST OF BEACH BOULEVARD AT 8342 GARDEN  
GROVE BOULEVARD, UNITS 6-12.

REQUEST: To allow the operation of an adult day care facility within an existing commercial center. The site is in the R-3 (Multiple Family Residential) zone.

D.2. NEGATIVE DECLARATION  
AMENDMENT NO. A-115-04

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: PROPERTIES ON GILBERT STREET, BETWEEN  
LAMPSON AVENUE AND GARDEN GROVE  
BOULEVARD.

REQUEST: To rezone properties, on the east and west sides of  
Gilbert Street, between Lampson Avenue and  
Garden Grove Boulevard, from R-1 (Single Family  
Residential), with a minimum lot size of 7,200  
square feet, to R-1 (Single Family Residential),  
with a minimum lot size of 11,000 square feet.  
The Gilbert Street addresses proposed to be  
included in the rezone are as follows: 12501,  
12661, 12751, 12822, 12832, 12842, 12852,  
12872, 12892, 12902, 12912 and 12922.

D.3. NEGATIVE DECLARATION  
AMENDMENT NO. A-116-04

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: PROPERTIES ON GILBERT STREET, BETWEEN  
CHAPMAN AVENUE AND GARDEN GROVE  
BOULEVARD.

REQUEST: To amend Title 9 of the Garden Grove Municipal  
Code to adopt the Gilbert Street Overlay zone for  
all properties zoned R-1 (Single Family  
Residential), located adjacent to Gilbert Street,  
between Chapman Avenue and Garden Grove  
Boulevard.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT