



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 5, 2009

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: February 19, 2009
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-439-08 TIME EXTENSION
CONDITIONAL USE PERMIT NO. CUP-220-08
VARIANCE NO. V-171-08

APPLICANT: DARIO GONZALEZ
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF HAZEL STREET AT 9087 GARDEN GROVE
BOULEVARD

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-439-08, Conditional Use Permit No. CUP-220-08, and Variance No. V-171-08, to demolish three existing structures, on a 6,500 square foot lot used for automobile smog and repair operation, and Site Plan approval to construct a single, new building for the same business. Also, Conditional Use Permit approval for

a Minor Auto Maintenance use in the C-1 (Neighborhood Commercial) zone, and a Variance to waive the rear yard setback. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Time Extension.

C.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-09(A)
AMENDMENT NO. A-147-09
SITE PLAN NO. SP-450-09
CONDITIONAL USE PERMIT NO. CUP-262-09

APPLICANT: TRI NGUYEN THICH
LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND
NUTWOOD STREET AT 10510 CHAPMAN AVENUE

REQUEST: General Plan Amendment to change the Land Use designation from Office Professional to Low Density Residential; a Zone Change Amendment to rezone the 1.8-acre site to R-1-7 (Single-Family Residential) to allow a religious facility on the site; Site Plan approval to construct two, one-story buildings for religious purposes (Buddhist Temple) with the 5,261 square foot building for religious assembly and the 4,345 square foot building for living/residence space. Both buildings to have extended roof heights for architectural enhancement. Also, Conditional Use Permit approval for the operation of the proposed religious facility. The site is in the OP (Office Professional) zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of General Plan Amendment No. GPA-1-09(A) and Amendment No. A-147-09 to City Council, and approval of Site Plan No. SP-450-09 and Conditional Use Permit No. CUP-262-09, subject to the recommended Conditions of Approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT