



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 15, 2014

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR LAZENBY, VICE CHAIR MARGOLIN
COMMISSIONERS ALEJANDRO, BRIETIGAM, NGUYEN, SILVA, ZAMORA

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: April 17, 2014 and May 1, 2014
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-005-2014
SITE PLAN NO. SP-006-2014
VARIANCE NO. V-005-2014
TENTATIVE TRACT MAP NO. TT-17646

APPLICANT: DAVID NGUYEN
LOCATION: WEST SIDE OF YOCKEY STREET, SOUTH OF TRASK AVENUE AT 13581-13591 YOCKEY STREET

REQUEST: Zone Change from R-1 (Single-Family Residential) zone to Planned Unit Development Residential zone to allow the development of a small-lot, single-family residential subdivision on a 36,900 square foot site; a Site Plan approval to construct six, detached two-story, single-family residential units; a Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development; and a Tentative Tract Map for the residential subdivision. The site is in the R-1 (Single-Family Residential) zone. The City of Garden Grove has determined that a Negative Declaration be adopted pursuant to CEQA.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-005-2014 to City Council, and approval of Site Plan No. SP-006-2014, Variance No. V-005-2014, and Tentative Tract Map No. TT-17646, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-007-2014
CONDITIONAL USE PERMIT NO. CUP-008-2014

APPLICANT: ARCHISSANCE DESIGN GROUP
LOCATION: NORTHWEST CORNER OF CHAPMAN AVENUE AND VALLEY VIEW STREET AT 11971 VALLEY VIEW STREET

REQUEST: Site Plan approval to demolish an existing 384 square foot convenience store, on a lot with an existing service station, Chevron, in order to construct a new 2,140 square foot convenience store, a 690 square foot automatic car wash, and a new fueling canopy, along with additional site improvements such as landscaping and additional parking. Also, Conditional Use Permit approval to allow the expansion of an existing service station to include an expanded convenience store and new automatic car wash in the C-2 (Community Commercial) zone. The project is exempt pursuant to CEQA Section 15332 – In-fill Development Projects.

STAFF RECOMMENDATION: Approve Site Plan No. SP-007-2014 and Conditional Use Permit No. CUP-008-2014, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT