



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JULY 1, 2010

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR BEARD, VICE CHAIR BUI
COMMISSIONERS BONIKOWSKI, CABRAL, ELLSWORTH, PAK,
ONE VACANCY

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 Chambers 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.

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A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: June 17, 2010

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

C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-125-10
SITE PLAN NO. SP-457-10
TENTATIVE TRACT MAP NO. TT-17369
DEVELOPMENT AGREEMENT NO. DA-181-10

APPLICANT: BRANDYWINE HOMES

LOCATION: NORTHWEST CORNER OF CENTURY BOULEVARD
AND TAFT STREET AT 13031, 13035, 13051,
13061, 13063, 13081 TAFT STREET, 13082
CENTURY BOULEVARD, 10671, 10681, 10691
WALNUT STREET

REQUEST: To rezone a three-acre site from CCSP-CC43
(Community Center Specific Plan – Community
Commercial District) to Planned Unit Development
for the allowance to create a 53-unit townhouse
multi-family subdivision; a Site Plan to construct
the 53 townhomes with associated site
improvements that include street parking, open
space areas, and an urban trail; and a Tentative
Tract Map to create the one-lot subdivision for the
purpose of selling each townhome as a
condominium. A Development Agreement is also
included. The site is in the CCSP-CC43
(Community Center Specific Plan – Community
Commercial District) zone.

STAFF RECOMMENDATION: Recommend adoption of the
Negative Declaration and approval of Planned Unit Development
No. PUD-125-10 and Development Agreement No. DA-181-10 to
City Council, and approval of Site Plan No. SP-457-10 and
Tentative Tract Map No. TT-17369, subject to the recommended
Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT