

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 18, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: July 21, 2005

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

C.1. CONDITIONAL USE PERMIT NO. CUP-167-05

APPLICANT: HIEP XUAN PHAN

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF CYPRESS STREET AT 10582 GARDEN
GROVE BOULEVARD.

REQUEST: To allow an existing convenience store to operate with an original (new) Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is in the DC (District Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-167-05.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-169-05

APPLICANT: THUAN PHAM
LOCATION: NORTHEAST CORNER OF HARBOR BOULEVARD
AND TRASK AVENUE AT 13458 HARBOR
BOULEVARD.

REQUEST: Conditional Use Permit approval to change the type of an existing Alcoholic Beverage Control License from a Type "20" (Off-Sale Beer and Wine) to a Type "21" (Off-Sale General) for an existing mini-market, Dee's Mini-Market. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-169-05.

D.2. PLANNED UNIT DEVELOPMENT NO. PUD-133-99 (REV.-05)
SITE PLAN NO. SP-373-05
TENTATIVE PARCEL MAP NO. PM-99-214
DEVELOPMENT AGREEMENT

APPLICANT: CRYSTAL CATHEDRAL MINISTRIES
LOCATION: NORTHEAST CORNER OF THE INTERSECTION OF
DAWN STREET AND SALERNO STREET AT 12141
LEWIS STREET.

REQUEST: A Revision to an existing Planned Unit Development (PUD-133-99) for the Crystal Cathedral. The proposed change is to incorporate into the PUD a single, remaining residential lot in the middle of a parking lot. The house and parking lot are on the southern boundary of the Crystal Cathedral, along Dawn Avenue, and the existing access from the cul-de-sac on Salerno Street will be closed (Note: This portion to be a Street Vacation via Tentative Parcel Map No. PM-99-214). Also, a Site Plan request to demolish the existing residence at 12186 Salerno Street and construct a warehouse of approximately 11,000 square feet. A Tentative Parcel Map will incorporate the residential lot into one of the parcels that makes up the Crystal Cathedral development. The site is in the PUD-133-99 zone.

STAFF RECOMMENDATION: Recommend approval of Planned Unit Development No. PUD-133-99 (Rev.-05) and the Development Agreement to City Council, and approve Site Plan No. SP-373-05 and Tentative Parcel Map No. PM-99-214, subject to the recommended conditions of approval.

D.3. SITE PLAN NO. SP-374-05

APPLICANT: JULIE NGUYEN & NHIEN DONG
LOCATION: EAST SIDE OF LORNA STREET, NORTH OF GARDEN GROVE BOULEVARD AT 12922 LORNA STREET.

REQUEST: To construct five (5) townhouse residences on a 16,137 square foot lot. The site is in the R-3(T) (Multiple-Family Residential Transition) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-374-05, subject to the recommended conditions of approval.

D.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-3-05(A)
PLANNED UNIT DEVELOPMENT NO. PUD-108-05
SITE PLAN NO. SP-375-05
VARIANCE NO. V-131-05
TENTATIVE TRACT MAP NO. TT-16895

APPLICANT: MAKENA GREAT AMERICAN
LOCATION: NORTHWEST CORNER OF THE INTERSECTION OF EUCLID STREET AND TRASK AVENUE AT 13461 EUCLID STREET.

REQUEST: To change the General Plan Land Use designation from LDR (Low Density Residential) to MU (Mixed Use), and a zone change to Planned Unit Development for a mix of commercial, residential, and church uses/development on a four (4) acre site. The project includes a Site Plan proposal for the development of a 7,200 square foot commercial building, and a Tentative Tract Map to consolidate 17 lots into eight (8) lots. A Variance request is also included in order to allow a Mixed Use PUD with less than the required five (5) acre minimum parcel area.

STAFF RECOMMENDATION: Recommend the adoption of the Negative Declaration, and the approval of General Plan Amendment No. GPA-3-05(A) and Planned Unit Development No. PUD-108-05 to City Council, and the approval of Site Plan No. SP-375-05, Variance No. V-131-05, and Tentative Tract Map No. TT-16895, subject to the recommended conditions of approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT