

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

NOVEMBER 17, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

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

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

- A. ORAL COMMUNICATIONS - PUBLIC

- B. APPROVAL OF MINUTES: November 3, 2005

- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-176-05

APPLICANT: SANG JOON CHOI
LOCATION: SOUTH SIDE OF KATELLA AVENUE, WEST OF
BROOKHURST STREET AT 9750 KATELLA AVENUE.

REQUEST: To operate a 2,934 square foot dental trade school
in an existing one-story, 4,222 square foot
commercial building. The site is in the C-2
(Community Commercial) zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-176-05, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-384-05
DEVELOPMENT AGREEMENT

APPLICANT: SYNTHESIS (FARA LOCKWOOD)
LOCATION: EAST SIDE OF DALE STREET, SOUTH OF
STANFORD AVENUE AT 12632 DALE STREET.

REQUEST: To construct a three-story apartment complex with 25 residential units on a 38,629 square foot lot using the State Density Bonus Law allowances for density, concessions and incentives, and statewide parking standards. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommendation of the Development Agreement to City Council, and the approval of Site Plan No. SP-384-05, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT