

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 3, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: COMMISSIONERS BARRY, CHI, KELLEHER, MARGOLIN

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: COMMISSIONERS BARRY, CHI, KELLEHER, MARGOLIN

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

- A. SELECTION OF CHAIR AND VICE CHAIR
- B. ORAL COMMUNICATIONS - PUBLIC
- C. APPROVAL OF MINUTES: January 6, 2005

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

D.1. CONDITIONAL USE PERMIT NO. CUP-151-05

APPLICANT: DAVID S. KIM
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF BEACH BOULEVARD AT 8100 GARDEN
GROVE BOULEVARD.

REQUEST: To operate an adult day care center on a 1.85 acre site. The property is currently improved with two, 6,765 square foot, single-story buildings that the applicant proposes to occupy and operate as the adult day care business. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-151-05, subject to the recommended conditions of approval.

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

E.1. VARIANCE NO. V-123-05

APPLICANT: KHUE VAN NGUYEN
LOCATION: NORTH SIDE OF CENTRAL AVENUE, WEST OF
NEWLAND STREET AT 8261 CENTRAL AVENUE.

REQUEST: Variance approval to deviate from the required rear yard setback for a patio cover addition that includes a laundry room and storage room. The site is in the R-1 (Single Family Residential) zone.

STAFF RECOMMENDATION: Denial of Variance No. V-123-05.

E.2. NEGATIVE DECLARATON
GENERAL PLAN AMENDMENT NO. GPA-1-05(B)
PLANNED UNIT DEVELOPMENT NO. PUD-106-05
SITE PLAN NO. SP-362-05
TENTATIVE PARCEL MAP NO. PM-2004-291
VARIANCE NO. V-122-05
DEVELOPMENT AGREEMENT

APPLICANT: SCOTT GERRITY (ACP MANAGEMENT)
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD,
WEST OF SUNGROVE STREET AT 12753 TO 12781
GARDEN GROVE BOULEVARD.

REQUEST: To amend the General Plan Land Use plan designation by changing the current designation to C-R (Community Residential); to rezone the site to PUD-R (Planned Unit Development); Site Plan approval to construct 93 senior apartment units; Tentative Parcel Map approval to consolidate the site into one lot; Variance approval to deviate from the minimum lot size requirement for a residential PUD; and a Development Agreement. The site is in the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, the recommendation of approval of Planned Unit Development No. PUD-106-05, General Plan Amendment No. GPA-1-05(B) and the Development Agreement to City Council, and approval of Site Plan No. SP-362-05, Tentative Parcel Map No. PM-2004-291 and Variance No. V-122-05, subject to the recommended conditions of approval.

E.3. SITE PLAN NO. SP-365-05
CONDITIONAL USE PERMIT NO. CUP-154-05

APPLICANT: DAVE HEPBURN
LOCATION: WEST SIDE OF MAGNOLIA STREET, NORTH OF LAMPSON AVENUE AT 12241 MAGNOLIA STREET.

REQUEST: Conditional use permit approval to expand the existing use at Magnolia Memorial Park and Site Plan approval to construct a new main mausoleum building, a new office, and several new mausoleum/niche structures on the property. The site is in the R-1 (Single Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-365-05 and Conditional Use Permit No. CUP-154-05, subject to the recommended conditions of approval.

E.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-05(A)
AMENDMENT NO. A-118-05
SITE PLAN NO. SP-361-05
CONDITIONAL USE PERMIT NO. CUP-152-05
DEVELOPMENT AGREEMENT

APPLICANT: VIETNAMESE BUDDHISM STUDY TEMPLE IN AMERICA (VBSTA)
LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD STREET AT 10510 CHAPMAN AVENUE.

REQUEST: To amend the General Plan Land Use plan by changing the current designation to LDR (Low Density Residential), and to rezone the property to R-1-7 (Single Family Residential) to facilitate the proposed improvement and subsequent operation of a religious facility on the site through Site Plan and Conditional Use Permit approval. A Development Agreement is also included. The site is in the OP (Office Professional) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, the recommendation of approval of General Plan Amendment No. GPA-1-05(A) and Amendment No. A-118-05 to City Council, and approval of Site Plan No. SP-361-05 and Conditional Use Permit No. CUP-152-05, subject to the recommended conditions of approval.

- E.5. NEGATIVE DECLARATION
AMENDMENT NO. A-119-05
SITE PLAN NO. SP-363-05
CONDITIONAL USE PERMIT NO. CUP-153-05
VARIANCE NO. V-124-05

APPLICANT: PRIMETIME COMPANIES, INC.
LOCATION: SOUTHEAST CORNER OF GARDEN GROVE BOULEVARD AND ROCKINGHORSE ROAD AT 11906 GARDEN GROVE BOULEVARD.

REQUEST: To rezone the 30,650 square foot site from PUD-R-2 (Planned Unit Development-Residential) to C-1 (Neighborhood Commercial); Site Plan approval to construct a 4,418 square foot restaurant (Los Sanchez); Conditional Use Permit approval for the restaurant to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer & Wine) License; Variance approval to deviate from the setback and landscaping code requirements.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, the recommendation of approval of Amendment No. A-119-05 to City Council, and approval of Site Plan No. SP-363-05, Conditional Use Permit No. CUP-153-05 and Variance No. V-124-05, subject to the recommended conditions of approval.

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT