

A G E N D A
GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MARCH 20, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN

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

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY CALLAHAN, FREZE, HUTCHINSON, NGUYEN

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: March 6, 2003
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chairman to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-102-02

APPLICANT: DUNG HUNG TANG

LOCATION: WEST SIDE OF EUCLID STREET NORTH OF BUSINESS CENTER
PARKWAY AT 14291 EUCLID STREET #D-101

REQUEST: To allow live entertainment in the form of a solo performer at an existing restaurant (Pho Hoa An Restaurant) currently operating under a State Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Bona Fide Eating Place) License. The site is located in the Planned Unit Development No. PUD-104-81/86/91 zone.

C.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-4-02
PLANNED UNIT DEVELOPMENT NO. PUD-146-02
SITE PLAN NO. SP-318-02
VARIANCE NO. V-296-02
TENTATIVE TRACT MAP NO. TT-16449
DEVELOPMENT AGREEMENT

APPLICANT: JOHNSTON REAL ESTATE
LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD
STREET AT 10510 CHAPMAN AVENUE

REQUEST: To allow a change to the General Plan designation from OP (Office Professional) to LMDR (Low Medium Density Residential) and rezone an approximate 1.78 acre site from OP to Residential Planned Unit Development. Also a request for a Variance to deviate from the required minimum lot size, a Site Plan to construct 16 single-family homes, a Tentative Tract Map for a 19-lot subdivision and a Development Agreement.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT