

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

SEPTEMBER 16, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

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

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

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: September 2, 2004

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

C.1. NEGATIVE DECLARATION
AMENDMENT NO. A-113-04

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: A Code Amendment to delete the requirement for mini-storage facilities to be located adjacent to freeways.

STAFF RECOMMENDATION: Adopt the Negative Declaration and recommend approval of Amendment No. A-113-04 to City Council.

C.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-5-04

APPLICANT: CITY OF GARDEN GROVE
LOCATION: PROPERTIES LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF PARSONS PLACE.

REQUEST: To amend the General Plan Land Use Map changing the land use designation of an approximately 2.25 acre area, from Light Commercial to Industrial. Also proposed, is to provide an Industrial land use designation to an adjacent land-locked, 27,522 square foot parcel of land to be annexed from the City of Santa Ana to the City of Garden Grove.

STAFF RECOMMENDATION: Adopt the Negative Declaration and recommend approval of General Plan Amendment No. GPA-5-04 to City Council.

C.3. NEGATIVE DECLARATION
AMENDMENT NO. A-112-04
SITE PLAN NO. SP-350-04
VARIANCE NO. V-119-04
DEVELOPMENT AGREEMENT

APPLICANT: ARD KEUILIAN
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF PARSONS PLACE AT 11284 WESTMINSTER AVENUE.

REQUEST: To construct a new 115,377 square foot self-storage facility on a 74,407 square foot lot, and a Variance to deviate from the required front yard setback. Also, a request for a Pre-zone to M-1 (Limited Industrial) to provide a zoning designation for a portion of the site proposed to be annexed into the City of Garden Grove. The site is in the M-1 (Light Industrial) zone.

STAFF RECOMMENDATION: Adopt the Negative Declaration, recommend approval of Amendment No. A-112-04 and the Development Agreement to City Council, and approve Site Plan No. SP-350-04 and Variance No. V-119-04, subject to the recommended conditions of approval.

C.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-6-04
AMENDMENT NO. A-114-04
SITE PLAN NO. SP-351-04
VARIANCE NO. V-117-04
TENTATIVE TRACT MAP NO. TT-16689

APPLICANT: LINH NGOC NGUYEN
LOCATION: NORTHWEST CORNER OF 11TH STREET AND KERRY STREET, AT 9721 EAST 11TH STREET.

REQUEST: To change the land use designation to Low Medium Density Residential, and to rezone the site to an R-3 (Multiple Family Residential) zone; Also, a Site Plan and Tentative Tract Map to develop the 24,000 square foot site with eight (8) town homes, including a Variance for the recreation areas to encroach into the front setback, and the required parking to encroach into the street side-yard setback. The site is in the R-1-7 (Single Family Residential) zone.

STAFF RECOMMENDATION: Adopt the Negative Declaration, recommend approval of General Plan Amendment No. GPA-6-04 and Amendment No. A-114-04 to City Council, and approve Site Plan No. SP-351-04, Variance No. V-117-04 and Tentative Tract Map No. TT-16689, subject to the recommended conditions of approval.

C.5. SITE PLAN NO. SP-352-04
TENTATIVE TRACT MAP NO. TT-16607

APPLICANT: WESTERN PACIFIC CAPITAL, INC.
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
WEST OF YOCKEY STREET, AT 8800 GARDEN
GROVE BOULEVARD.

REQUEST: To convert an existing 39-unit apartment complex
into condominiums. The site is in the R-3 (Multiple
Family Residential) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-352-04
and Tentative Tract Map No. TT-16607, subject to the
recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT