

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 18, 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: September 4, 2003

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

C.1. NEGATIVE DECLARATION  
CONDITIONAL USE PERMIT NO. CUP-115-03

APPLICANT: SPRINT PCS

LOCATION: WEST SIDE OF HARBOR BOULEVARD SOUTH OF GARDEN GROVE BOULEVARD AT 13141 HARBOR BOULEVARD

REQUEST: To allow the construction and operation of an unmanned wireless telecommunications facility disguised as a 59-foot palm tree located behind an existing single-story retail establishment. The site is located in the HCSP-TZS (Harbor Corridor Specific Plan, Transition Zone South).

C.2. NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-1-03  
AMENDMENT NO. A-102-03  
SITE PLAN NO. SP-330-03  
VARIANCE NO. V-106-03  
TENTATIVE PARCEL MAP NO. PM-2003-127  
DEVELOPMENT AGREEMENT

APPLICANT: SHIL PARK  
LOCATION: NORTHEAST CORNER OF MAGNOLIA AVENUE AND GARDEN GROVE BOULEVARD AT 9001 GARDEN GROVE BOULEVARD

REQUEST: To allow the construction of a single-story commercial building and a variance to deviate from the landscape/setback requirements. This request includes a parcel map that will subdivide an adjacent residential lot, and consolidate into one lot a portion of the subdivided residential lot with three existing commercial lots. In order to use the subdivided portion of the residential lot as part of the commercial development, a zone change and general plan amendment is required. The site is located in the C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) zone.

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

D.1 TENTATIVE PARCEL MAP NO. PM-2003-172

APPLICANT: JOHNNY KIM  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD BETWEEN GALWAY AND GILBERT STREET AT 9618 GARDEN GROVE BOULEVARD

REQUEST: To allow the consolidation of seven parcels contained in a 3.1-acre site into one parcel in compliance with Condition No. S of Planning Commission Resolution No. 5315 approving Site Plan No. SP-313-02. The site is located in the C-2 (Community Commercial) zone.

D.2. CONDITIONAL USE PERMIT NO. CUP-114-03

APPLICANT: TARGET CORPORATION  
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND WESTMINSTER AVENUE AT 13831 BROOKHURST STREET

REQUEST: To allow an existing retail store (Target) under an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is located in the C-2 (Community Commercial) zone.

D.3. CONDITIONAL USE PERMIT NO. CUP-117-03

APPLICANT: GIAO DANG

LOCATION: SOUTHWEST CORNER OF BROOKHURST STREET AND  
WESTMINSTER AVENUE AT 9892 WESTMINSTER AVENUE

REQUEST: To allow an existing restaurant (Brodard Restaurant) to operate under an Alcoholic Beverage Control Type "41" (Beer and Wine, Bona Fide Eating Place) License. The site is located in the C-1 (Neighborhood Commercial) zone.

D.4. CONDITIONAL USE PERMIT NO. CUP-118-03

APPLICANT: MASOOD KHAN

LOCATION: SOUTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY  
AT 12865 MAIN STREET SUITE 101

REQUEST: To allow a 1,065 square foot medical research school with a laboratory in an existing office building located in the MX/32 (Mixed Use District Area 32 of the Community Center Specific Plan).

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT