



A G E N D A (REVISED)

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 18, 2012

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

JOINT STUDY SESSION AT 6:30 P.M. FOUNDERS ROOM

ROLL CALL – PLANNING COMMISSION:

CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION
COMMISSION:

CHAIR HANNA, VICE CHAIR FREER
COMMISSIONERS FOSTER, MILLER, KILL, RUBIN, POPE

1. Oral Communications - Public
2. Staff Study Session on Garden Grove 2014-2021 Housing Element Update
3. Public comments on Garden Grove 2014-2021 Housing Element Update
4. Commission comments on Garden Grove 2014-2021 Housing Element Update

REGULAR SESSION - 7:00 P.M. (OR IMMEDIATELY FOLLOWING COMPLETION OF
STUDY SESSION) COUNCIL CHAMBERS

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Council Chambers at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: October 4, 2012
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

- C.1. NEGATIVE DECLARATION
SITE PLAN NO. SP-471-12
VARIANCE NO. V-197-12
CONDITIONAL USE PERMIT NO. CUP-359-12

APPLICANT: ESMAT ELHILU

LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND VALLEY VIEW STREET AT 12001 VALLEY VIEW STREET

REQUEST: Site Plan approval to demolish an existing convenience store, on a lot developed with an existing service station, to construct a new 1,920 square foot convenience store, a new 690 square foot automatic car wash, and a new 378 square foot smog station, along with site improvements. In addition, a request for Variance approval to deviate from the minimum setback along Chapman Avenue, in order to construct a new trash enclosure within the required setback area. Also, a request for Conditional Use Permit approval to allow a new 1,920 square foot convenience store to operate with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration and approval of Site Plan No. SP-471-12, Variance No. V-197-12, and Conditional Use Permit No. CUP-359-12, subject to the recommended conditions of approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
 - E.1. UPDATE AND DISCUSSION OF OPERATIONAL ISSUES AND RESULTING IMPACTS PERTAINING TO PREVIOUSLY APPROVED INDOOR SPORTS FACILITIES
- F. ADJOURNMENT