

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

NOVEMBER 16, 2006

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR MARGOLIN
COMMISSIONERS CALLAHAN, CHI, LECONG, PAK, PIERCE

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: October 19, 2006

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

C.1. SITE PLAN NO. SP-408-06
TENTATIVE TRACT MAP NO. TT-17001

APPLICANT: FUSCOE ENGINEERING (GLENN LAKE)
LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD
AND CHAPMAN AVENUE AT 12015 HARBOR
BOULEVARD

REQUEST: To convert the 371-unit hotel complex, known as the Marriott Suites, Garden Grove, into a hotel condominium conversion development. The purpose is to allow individual ownership of an existing suite and to have the complex continue to

operate as a full service hotel on the six-acre site. All reciprocal access, parking, maintenance, and other shared activities, under the existing zoning and CC & R's for the site, will remain intact. The site is in the Planned Unit Development No. PUD-122-98 zone.

STAFF RECOMMENDATION: Recommend approval of Site Plan No. SP-408-06 and Tentative Tract Map No. TT-17001, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-413-06
TENTATIVE PARCEL MAP NO. PM-2005-283

APPLICANT: CACH NGUYEN
LOCATION: WEST SIDE OF 9TH STREET, SOUTH OF CHAPMAN AVENUE AT 12121 9TH STREET

REQUEST: To subdivide an existing 24,000 square foot lot into two parcels. Parcel 'A' would be 12,810 square feet in area and Parcel 'B' would be 9,590 square feet in area. Also proposed, is Site Plan approval to construct a 3,260 square foot, two-story, single-family home with an attached two-car, 440 square foot garage. Additionally proposed, is a 700 square foot second unit on Parcel 'B' with an attached one-car, 220 square foot garage. The site is in the R-2 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-413-06 and Tentative Parcel Map No. PM-2005-283, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-414-06
VARIANCE NO. V-150-06
LOT LINE ADJUSTMENT NO. LLA-3-06

APPLICANT: GG HOMES, LLC
LOCATION: NORTHEAST CORNER OF CHAPMAN AVENUE AND MAGNOLIA STREET AT 9001, 9011, 9031, 9041 CHAPMAN AVENUE AND 9002 MARYLEE AVENUE

REQUEST: Site Plan approval to improve five (5) vacant lots each with a two-story single-family home; Variance approval to allow the project to deviate from the minimum lot size, and from the front, side street, and rear setbacks; and a Lot Line Adjustment to modify the lot line for the four (4) lots on Chapman Avenue in order to increase the size of each lot. The sites are in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-414-06, Variance No. V-150-06, and Lot Line Adjustment No. LLA-3-06, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT