

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 18, 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: November 4, 2004

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

C.1. VARIANCE NO. V-121-04

APPLICANT: WILLIAM R. WATKINS

LOCATION: NORTH SIDE OF MARIETTA AVENUE, WEST OF VALENCIA WAY AT 9371 MARIETTA AVENUE.

REQUEST: Variance approval to deviate from the minimum rear yard setback requirement, and to deviate from the maximum unit size requirement in order to convert a portion of an existing single-family residence into a second unit approximately 1,010 square feet in size. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approve Variance No. V-121-04, subject to the recommended conditions of approval.

C.2. CONDITIONAL USE PERMIT NO. CUP-146-04

APPLICANT: SI GOL RESTAURANT

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN GALWAY STREET AND KERRY STREET AT 9792 GARDEN GROVE BOULEVARD.

REQUEST: Conditional Use Permit approval to allow an existing restaurant, Si Gol Restaurant, to operate under an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is in the C-2 (Community Commercial ) zone.

STAFF RECOMMENDATION: Deny Conditional Use Permit No. CUP-146-04.

C.3. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-105-04  
SITE PLAN NO. SP-358-04  
TENTATIVE TRACT MAP NO. TT-16767  
VARIANCE NO. V-120-04

APPLICANT: TRASK AVENUE COTTAGES, LLC

LOCATION: NORTH SIDE OF TRASK AVENUE, WEST OF NEWHOPE STREET AT 11311 TRASK AVENUE.

REQUEST: To rezone a 37,680 square foot lot to Planned Unit Development; a Site Plan approval to develop the site with seven, two-story, single-family detached homes; a Tentative Tract Map for the subdivision of the property into seven single-family residential lots; and Variance approval to deviate from the minimum lot size requirement for a residential Planned Unit Development. The site is in the R-1-7 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Adopt the Negative Declaration, recommend approval of Planned Unit Development No. PUD-105-04 to City Council, and approve Site Plan No. SP-358-04, Tentative Tract Map No. TT-16767, and Variance No. V-120-04, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

***HAPPY BIRTHDAY VICE CHAIR CALLAHAN***

***HAPPY BIRTHDAY COMMISSIONER BUTTERFIELD***