



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 5, 2013

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR LAZENBY, VICE CHAIR MARGOLIN  
COMMISSIONERS ALEJANDRO, BRIETIGAM, NGUYEN, SILVA,  
ZAMORA

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 Chamber 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.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: October 17 and November 7, 2013
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. SITE PLAN NO. SP-480-13  
CONDITIONAL USE PERMIT NO. CUP-377-13  
LOT LINE ADJUSTMENT NO. LLA-15-13

APPLICANT: NADER SAMAAAN

LOCATION: SOUTH SIDE OF KATELLA AVENUE, WEST OF  
EUCLID STREET, BETWEEN DINO CIRCLE AND  
PALMWOOD DRIVE AT 10712 KATELLA AVENUE

REQUEST: Site Plan approval to add 570 square feet of floor area onto an existing Veterinary Clinic (approximately 4,320 square feet), along with a Conditional Use Permit for the use, as a proposed addition to a legal nonconforming use requires a CUP. Also, a request for a Lot Line Adjustment to remove the property line that runs through the middle of the building. Site improvements include new requirements for a Pedestrian-Oriented Plaza and other amenities from the Neighborhood Mixed Use zone. The site is in the Mixed Use Zone. The project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-480-13, Conditional Use Permit No. CUP-377-13, and Lot Line Adjustment No. LLA-15-13, subject to the recommended Conditions of Approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT