



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

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NOVEMBER 20, 2008

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK  
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, KIRKHAM,  
NGUYEN

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: November 6, 2008
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-121-08  
SITE PLAN NO. SP-444-08  
TENTATIVE TRACT MAP NO. TT-17276  
DEVELOPMENT AGREEMENT  
  
APPLICANT: EMPIRE HOMES  
LOCATION: NORTHEAST CORNER OF HAZARD AVENUE AND  
EUCLID STREET AT 10901 HAZARD AVENUE  
  
REQUEST: To rezone a 5.47-acre lot from Planned Unit  
Development No. PUD-104-81 to Residential  
Planned Unit Development for the allowance to  
create a residential condominium/townhouse  
development that consists of 90 homes; a Site Plan

to construct the 90 condominiums/townhomes with associated site improvements that include parking facilities and open space areas; and a Tentative Tract Map to create a one (1) lot subdivision for the purpose of selling each unit as a condominium/townhouse. The site is in the PUD-104-81 zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-121-08 and the Development Agreement to City Council, and approval of Site Plan No. SP-444-08 and Tentative Tract Map No. TT-17276, subject to the recommended Conditions of Approval.

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

D.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-122-08  
SITE PLAN NO. SP-445-08  
TENTATIVE TRACT MAP NO. TT-17299  
VARIANCE NO. V-179-08

APPLICANT: VT DESIGN SPECIALTIES, INC.

LOCATION: SOUTH SIDE OF TRASK AVENUE, EAST OF YOCKEY STREET AT 8802 TRASK AVENUE

REQUEST: To rezone a 34,550 square foot lot from R-1 (Single-Family Residential) to Planned Unit Development Residential) for the allowance to create a small lot single-family residential development; a Site Plan to construct six detached single-family homes; a Tentative Tract Map to subdivide the lot into six separate lots serviced by a private street; and a Variance to deviate from the code required one acre minimum lot size for a PUD. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-122-08 to City Council, and approve Site Plan No. SP-445-08, Tentative Tract Map No. TT-17299, and Variance No. V-179-08, subject to the conditions of approval.

D.2. CONDITIONAL USE PERMIT NO. CUP-252-08

APPLICANT: 888 BROTHERS, INC.

LOCATION: WEST SIDE OF BROOKHURST STREET, SOUTH OF  
CHAPMAN AVENUE AT 12119 BROOKHURST  
STREET

REQUEST: Conditional Use Permit approval to operate an  
existing restaurant, Four Seasons Hot Pot Chinese  
Restaurant, with a new original, Alcoholic Beverage  
Control Type "41" (On-Sale, Beer and Wine, Public  
Eating Place) License. The site is in the BCSP-BCC  
(Brookhurst Chapman Specific Plan-Brookhurst  
Chapman Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit  
No. CUP-252-08.

D.3. NEGATIVE DECLARATION  
AMENDMENT NO. A-145-08  
SITE PLAN NO. SP-446-08  
VARIANCE NO. V-180-08

APPLICANT: SARAH PHAN

LOCATION: SOUTH SIDE OF PEARL STREET, BETWEEN JOY  
STREET AND NELSON STREET, AT 10712 PEARL  
STREET

REQUEST: Zone Change Amendment to change the zone of  
the subject property, located at 10712 Pearl Street,  
from CCSP-BC29 (Community Center Specific Plan-  
Business Center, District 29) to CCSP-BC17  
(Community Center Specific Plan-Business Center,  
District 17) to operate a new auto body shop; Site  
Plan approval to develop the 6,792 square foot lot  
with a new 1,787 square foot auto body shop, in  
conjunction with a request for Variance approval to  
deviate from the front, side, and rear setback  
requirements of the CCSP-BC17 zone. The site is  
in the CCSP-BC29 zone.

STAFF RECOMMENDATION: Recommend adoption of the  
Negative Declaration and approval of Amendment No. A-145-08  
to City Council, and approval of Site Plan No. SP-446-08 and  
Variance No. V-180-08, subject to the recommended Conditions  
of Approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT