



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

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DECEMBER 16, 2010

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

STUDY SESSION - 6:00 P.M. FOUNDERS ROOM

ROLL CALL: CHAIR BEARD, VICE CHAIR BUI  
COMMISSIONERS BONIKOWSKI, CABRAL, ELLSWORTH, PAK,  
ONE VACANCY

A. YEAR IN REVIEW

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

ROLL CALL: CHAIR BEARD, VICE CHAIR BUI  
COMMISSIONERS BONIKOWSKI, CABRAL, ELLSWORTH, PAK,  
ONE VACANCY

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.

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

- A. ORAL COMMUNICATIONS - PUBLIC
  
- B. APPROVAL OF MINUTES: November 4, 2010
  
- C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. MITIGATED NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-1-10(A)  
PLANNED UNIT DEVELOPMENT NO. PUD-126-10  
TENTATIVE PARCEL MAP NO. PM-2010-1178  
CONDITIONAL USE PERMIT NO. CUP-303-10  
DEVELOPMENT AGREEMENT NO. DA-183-10

APPLICANT: GARDEN GROVE MXD, LLC  
LOCATION: WEST SIDE OF HARBOR BOULEVARD, SOUTH OF LAMPSON AVENUE, NORTH OF GARDEN GROVE BOULEVARD AT 12581, 12591, 12681, 12721 HARBOR BOULEVARD, AND 12062 AND 12601 LEDA LANE

REQUEST: To establish a Planned Unit Development zoning with development standards for the development of a water park hotel on an approximately 12.1-acre site along with a General Plan Amendment to change the General Plan Land Use designations of two properties from Low Density Residential to International West Mixed Use, a Conditional Use Permit to allow for the on-site sale of alcoholic beverages in the hotel and hotel restaurants, and a Tentative Parcel Map to reconfigure the existing six properties into three separate properties. The proposed water park hotel project will include the water park hotel that consists of an approximately 605 room hotel, an approximately 130,000 square foot water park, approximately 18,000 square feet of retail, approximately 30,000 square feet of meeting space, restaurants within the hotel facility, a five-level parking structure, and an approximately 9,500 square foot restaurant space on a detached, approximately 14,850 square foot restaurant pad. A Development Agreement is also included. The site is in the Planned Unit Development No. PUD-121-98 and R-1 (Single-Family Residential) zones.

STAFF RECOMMENDATION: Recommend adoption of the Mitigated Negative Declaration and approval of General Plan Amendment No. GPA-1-10(A), Planned Unit Development No. PUD-126-10 and Development Agreement No. DA-183-10 to City Council, and approval of Tentative Parcel Map No. PM-2010-1178 and Conditional Use Permit No. CUP-303-10, subject to the recommended Conditions of Approval.

C.2. CONDITIONAL USE PERMIT NO. CUP-309-10

APPLICANT: SONG WON YI  
LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND WILSON STREET AT 8516 GARDEN GROVE BOULEVARD

REQUEST: To operate a new restaurant, Ice Kiss Restaurant, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The applicant also requests the hours of operation to be from 10:00 a.m. to 1:00 a.m., seven days a week. The site is in the C-1 (T) (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-309-10.

C.3. SITE PLAN NO. SP-458-10  
VARIANCE NO. V-187-10

APPLICANT: NGHI CHU  
LOCATION: NORTH SIDE OF LAMPSON AVENUE, JUST WEST OF ARROWHEAD STREET AT 8295 LAMPSON AVENUE

REQUEST: To construct a two-story, 2,480 square foot, residential dwelling unit on a lot improved with an existing single-family home to create a duplex. Also, a Variance approval to allow the project to deviate from the Open Space requirement for minimum interior dimensions of 15'-0" x 15'-0", for the required private recreation area provided for the existing Unit 1. The site is in the R-2 (Limited Multiple Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-458-10 and Variance No. V-187-10, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT