



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 15, 2009

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: December 4, 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: NORTHWEST 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.

C.2. CONDITIONAL USE PERMIT NO. CUP-253-08

APPLICANT: CITY OF GARDEN GROVE

LOCATION: NORTH OF BUSINESS CENTER PARKWAY, SOUTH OF FORBES AVENUE ON WEST SIDE OF EUCLID STREET AT 14241 EUCLID STREET, SUITE C-101

REQUEST: A request from the City of Garden Grove to revise the 'conditions of approval' for an existing restaurant with entertainment (the Can Restaurant and Club) that operates with a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License. The conditions of approval shall be revised through the approval of a new Conditional Use Permit No. CUP-253-08, that replaces the existing Conditional Use Permit No. CUP-285-96. The proposed conditions will clarify the operational requirements of the business and add new strategies to reduce criminal activity, problems, and CUP violations. The site is in the PUD-104-81 Rev. 86, 90, 91/ Planned Unit Development-Euclid Business Park zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-253-08, subject to the recommended Conditions of Approval.

C.3. 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: Planning Commission to consider all matters pertaining to Conditional Use Permit No. CUP-252-08, regarding both a Resolution of Approval and a Resolution of Denial, and take the appropriate action.

C.4. CONDITIONAL USE PERMIT NO. CUP-239-08

APPLICANT: TRONG DUONG

LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN FLOWER STREET AND HOPE STREET AT 10212 WESTMINSTER AVENUE

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Ngoc Hue Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-239-08, subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT