

A G E N D A
GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MAY 19, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN

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

- A. ORAL COMMUNICATIONS - PUBLIC

- B. APPROVAL OF MINUTES – April 21, 2005

- C. FOR CONSIDERATION
 - C.1. RESOLUTION AFFIRMING APPROVAL OF CONDITIONAL USE PERMIT NO. CUP-160-05

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

D.1. MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT NO. GPA-2-05(A)

PLANNED UNIT DEVELOPMENT NO. PUD-107-05

SITE PLAN NO. SP-368-05

DEVELOPMENT AGREEMENT

APPLICANT: GARDEN GROVE GALLERIA, LLC (TED YOON)
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
WEST OF BROOKHURST STREET AT 10080 AND
10180 GARDEN GROVE BOULEVARD.

REQUEST: To amend the General Plan Land Use designation by changing the current designation of HC (Heavy Commercial) to MU (Mixed Use); to rezone the site to PUD-MX (Planned Unit Development); and Site Plan approval to construct an eight-story mixed-use building.

The first four building levels consist of two, double-height commercial floors providing 126,510 square feet of tenant space at the front, and four floors of parking garage at the rear. The 5th floor is used entirely for parking. Above this, the 6th, 7th and 8th floors contain 66 condominiums (22 units per floor).

The General Plan Amendment and PUD will allow for a mixed use development and include the two adjacent lots to the east of the project on Garden Grove Boulevard (Total area of 6.1 acres).

STAFF RECOMMENDATION: Adoption of the Mitigated Negative Declaration, recommend approval of General Plan Amendment No. GPA-2-05(A), Planned Unit Development No. PUD-107-05 and the Development Agreement to City Council, and approval of Site Plan No. SP-368-05, subject to the recommended conditions of approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT