



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 17, 2010

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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: May 20, 2010

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

C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-125-10
SITE PLAN NO. SP-457-10
TENTATIVE TRACT MAP NO. TT-17369
DEVELOPMENT AGREEMENT NO. DA-181-10

APPLICANT: BRANDYWINE HOMES

LOCATION: NORTHWEST CORNER OF CENTURY BOULEVARD AND TAFT STREET AT 13031, 13035, 13051, 13061, 13063, 13081 TAFT STREET, 13082 CENTURY BOULEVARD, 10671, 10681, 10691 WALNUT STREET

REQUEST: To rezone a three-acre site from CCSP-CC43 (Community Center Specific Plan – Community Commercial District) to Planned Unit Development for the allowance to create a 53-unit townhouse multi-family subdivision; a Site Plan to construct the 53 townhomes with associated site improvements that include street parking, open space areas, and an urban trail; and a Tentative Tract Map to create the one-lot subdivision for the purpose of selling each townhome as a condominium. A Development Agreement is also included. The site is in the CCSP-CC43 (Community Center Specific Plan – Community Commercial District) zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-125-10 and Development Agreement No. DA-181-10 to City Council, and approval of Site Plan No. SP-457-10 and Tentative Tract Map No. TT-17369, subject to the recommended Conditions of Approval.

C.2. CONDITIONAL USE PERMIT NO. CUP-284-09 (REV. 10)

APPLICANT: H. BRUCE NGUYEN

LOCATION: WEST SIDE OF MAIN STREET BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD AT 12941 MAIN STREET

REQUEST: To amend Conditional Use Permit No. CUP-284-09 to modify the approved floor plan of the 7 Seas Fish House to include a new sushi bar and new rear dining/lounge area. Also, to extend the hours of operation to be 11:00 a.m. to 2:00 a.m., seven

days a week, and to allow limited live entertainment in the form of one vocalist and one amplified instrumentalist. The existing restaurant will continue to operate with an Alcoholic Beverage Control Type "47" (On-Sale, General) License. The site is in the CCSP-MX33&HR (Community Center Specific Plan, Mixed Use District, Area 33 & Historical Retail Overlay Zone).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-284-09 (Rev. 10), subject to the recommended Conditions of Approval.

C.3. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-133-99
(REV. 05/REV. 09)

APPLICANT: CRYSTAL CATHEDRAL MINISTRIES
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND
LEWIS STREET AT 13280 CHAPMAN AVENUE

REQUEST: To modify the permitted uses of Planned Unit Development No. PUD-133-99, to allow general and medical offices, medical clinics, and trade schools. The Crystal Cathedral Ministries is located in the Planned Unit Development No. PUD-133-99 zone, which currently allows for religious uses such as religious schools, day care, cemeteries, and supportive offices and uses.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) to City Council, subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT