

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

JULY 7, 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: June 2, 2005

C. ITEM FOR CONSIDERATION:

C.1. RESOLUTION AFFIRMING APPROVAL OF VARIANCE NO.
V-126-05

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

D.1. NEGATIVE DECLARATION
AMENDMENT NO. A-122-05

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Section 9.12.110 of Title 9 of the Garden Grove Municipal Code modifying the Density Bonus Ordinance in order to revise the current code to be in compliance with recent changes in State Law.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, and the recommendation of Amendment No. A-122-05 to City Council.

D.2. SITE PLAN NO. SP-369-05

APPLICANT: ISMAEL VELASQUEZ
LOCATION: SOUTHEAST CORNER OF WILSON STREET AND LARSON AVENUE AT 13122 WILSON STREET.

REQUEST: To add a two-story, 1,738 square foot second unit to an existing one-story dwelling unit thereby creating a duplex on an 8,252 square foot lot. The site is in the R-3 zone (Multiple-Family Residential).

STAFF RECOMMENDATION: Approval of Site Plan No. SP-369-05, subject to the recommended conditions of approval.

D.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-372-05
TENTATIVE TRACT MAP NO. TT-16894
VARIANCE NO. V-129-05
DEVELOPMENT AGREEMENT

APPLICANT: TOURA #3 L.P.
LOCATION: SOUTHEAST CORNER OF ADELLE STREET AND STANFORD AVENUE AT 8642 STANFORD AVENUE.

REQUEST: To construct 12 semi-detached three-story homes with Variances to allow visitor parking spaces on driveways in the required front setback and to deviate from the required separation between a drive aisle and the wall of a residential unit. Also, a Tentative Tract Map to subdivide the units into condominiums. The site is currently developed with six residential units.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, the recommendation of the Development Agreement to City Council, and the approval of Site Plan No. SP-372-05, Tentative Tract Map No. TT-16894 and Variance No. V-129-05, subject to the recommended conditions of approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT