



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 16, 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: September 2, 2010

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

C.1. SITE PLAN NO. SP-422-07 TIME EXTENSION

APPLICANT: FIDELITY DEVELOPMENT CO. (ALLAN CHEN)
LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN WILSON STREET AND NEWLAND STREET AT 8372 CENTRAL AVENUE

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-422-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-117-07 zone.

STAFF RECOMMENDATION: Approval of Time Extension.

C.2. SITE PLAN NO. SP-425-07 TIME EXTENSION

APPLICANT: FIDELITY DEVELOPMENT CO. (ALLAN CHEN)
LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF BARNETT WAY AT 11241 AND 11251 TRASK AVENUE

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-425-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-118-07 zone.

STAFF RECOMMENDATION: Approval of Time Extension.

C.3. AMENDMENT NO. A-156-10

APPLICANT: MY V. NGUYEN
LOCATION: EAST SIDE OF EUCLID STREET, JUST NORTH OF LAMPSON AVENUE. SEE ADDRESSES BELOW.

REQUEST: To amend the CCSP-OP9 (Community Center Specific Plan – Office Professional, Area 9) zone to add 'delicatessen/sandwich shop', limited to 1,200 square feet of gross floor area with 0-16 seats and less than 300 square feet of customer/dining area, as a permitted use, subject to Conditional Use Permit approval, within the Office Professional sub-district, Area 9. The site is in the CCSP-OP9 (Community Center Specific Plan – Office Professional, Area 9) zone. The Office Professional sub-district, Area 9, includes fifteen (15) parcels

with addresses of 12242, 12252, 12302, 12312, 12322, 12332, 12352, 12362, 12372, 12400, 12412, 12422, 12432, and 12460 Euclid Street, with parcel nos. 090-072-12, 13, 14, 25, 26, 27, 30, 43, 50, 51, 52, 53, 58, and 090-073-01 and 02.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-156-10 to City Council.

- C.4. 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: MCWHINNEY

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 640 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 parking structure, and an 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.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT