



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 17, 2011

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBERS

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA

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: November 3, 2011
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1 CONDITIONAL USE PERMIT NO. CUP-336-11

APPLICANT: BONG KYU PAIK

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF WEST STREET AT 12045 GARDEN GROVE
BOULEVARD

REQUEST: Conditional Use Permit approval to allow the re-opening of a bar, previously known as JJang, and to operate the establishment, which is under new ownership as Caesar's Lounge, with an existing Alcoholic Beverage Control Type "48" (On-Sale, General, Public Premises) License. The site is in the HCSP-TZW (Harbor Corridor Specific Plan-Transition Zone West) zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-336-11, subject to the recommended conditions of approval.

C.2 NEGATIVE DECLARATION
AMENDMENT NO. A-164-11
CONDITIONAL USE PERMIT NO. CUP-340-11

APPLICANT: NEXT LEVEL SPORTS COMPLEX, LLC

LOCATION: NORTHWEST CORNER OF KNOTT STREET AND
ACACIA AVENUE AT 12821 KNOTT STREET

REQUEST: To amend the Planned Unit Development No. PUD-104-70 zone to add 'Indoor Sports Facility' as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new sports facility, Next Level Sports Complex, within an existing 100,316 square foot building. The site is in the Planned Unit Development No. PUD-104-70 zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Amendment No. A-164-11 to City Council, and approval of Conditional Use Permit No. CUP-340-11, subject to the recommended conditions of approval.

C.3 AMENDMENT NO. A-165-11
CONDITIONAL USE PERMIT NO. CUP-341-11

APPLICANT: MONG VAN NGO
PROJECT

LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND
MONARCH STREET AT 7272 CHAPMAN AVENUE

PUD ZONE

LOCATION: AREA BOUNDED BY CHAPMAN AVENUE, WESTERN
AVENUE, LAMPSON AVENUE, AND KNOTT STREET

REQUEST: To amend the Planned Unit Development No. PUD-105-71 Rev. '90 zone to add 'Dray, Freight, or Trucking Yards' as a permitted use subject to Conditional Use Permit approval, in conjunction with Conditional Use Permit approval to operate a truck/trailer parking yard at 7272 Chapman Avenue. A & M Trucking is currently using a portion of the rear parking lot at 7272 Chapman Avenue, which is an existing 175,111 square foot industrially developed property. The site is in the Planned Unit Development No. PUD-105-71 Rev. '90 zone.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-165-11 to City Council and approval of Conditional Use Permit No. CUP-341-11, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT