

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 2, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON,
KELLEHER, NGUYEN

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON,
KELLEHER, NGUYEN

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: November 18, 2004

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

C.1. CONDITIONAL USE PERMIT NO. CUP-147-04

APPLICANT: CONOCO PHILLIPS COMPANY
LOCATION: SOUTHEAST CORNER OF KNOTT AVENUE AND
LAMPSON AVENUE AT 12512 KNOTT AVENUE.

REQUEST: Conditional Use Permit approval for a person-to-person transfer of an Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer and Wine) License for "Circle K", an existing convenience store.

STAFF RECOMMENDATION: Approve Conditional Use Permit No. CUP-147-04, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-359-04
DEVELOPMENT AGREEMENT

APPLICANT: PAUL I. KIM
LOCATION: NORTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND GILBERT STREET AT 9465
GARDEN GROVE BOULEVARD.

REQUEST: To construct a 13,045 square foot, two-story office building for general office and medical uses, on a 37,125 square foot site. The first floor is 4,270 square feet with eleven (11) covered parking spaces; the second floor is 8,775 square feet of floor area. The site is in the OP (Office Professional) zone.

STAFF RECOMMENDATION: Recommend approval of the Development Agreement to City Council, and approve Site Plan No. SP-359-04, subject to the recommended conditions of approval.

C.3. NEGATIVE DECLARATION
TENTATIVE PARCEL MAP NO. PM-2004-279
SITE PLAN NO. SP-360-04

APPLICANT: GDC OIP, INC.
LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND
WESTERN AVENUE AT 7465 LAMPSON AVENUE.

REQUEST: Tentative Parcel Map approval to subdivide the existing 5.3 acre site into three lots; Site Plan approval to construct two new industrial buildings with Parcel No. 1 building to be approximately 15,023 square feet in size, and Parcel No. 2 building to be approximately 39,072 in size; and, to renovate the existing 45,636 square foot industrial building on Parcel No. 3 by adding 1,200 square feet to the existing building.

STAFF RECOMMENDATION: Adopt the Negative Declaration, and approve Tentative Parcel Map No. PM-2004-279, and Site Plan No. SP-360-04, subject to the recommended conditions of approval.

D. ITEM FOR CONSIDERATION

D.1. DIAMOND PLAZA

APPLICANT: HANSON LEE
LOCATION: SOUTHWEST CORNER OF EUCLID STREET AND
BUSINESS CENTER PARKWAY. ASSESSOR'S
PARCEL NUMBER 099-181-83

REQUEST: Consideration of a proposal to construct a 15,980 square foot commercial/ office building in the Planned Unit Development No. PUD-104-81 zone.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT