

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MAY 4, 2006

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR MARGOLIN
COMMISSIONERS CALLAHAN, CHI, LECONG, PAK, PIERCE

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: April 6, 2006

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-111-06
SITE PLAN NO. SP-393-06
VARIANCE NO. V-138-06
TENTATIVE TRACT MAP NO. TT-17022
DEVELOPMENT AGREEMENT

APPLICANT: LV DEVELOPMENT, INC.
LOCATION: WEST SIDE OF NELSON STREET, NORTH OF
STANFORD AVENUE AT 12661 NELSON STREET

REQUEST: To change the zoning of the 1.3 acre property to Planned Unit Development Residential (PUD-R); Variance approval to deviate from the minimum three acre lot size requirement for a residential Planned Unit Development; Site Plan approval to construct 12 two-story and three-story single-family detached homes; Tentative Tract Map approval to create the subdivision to allow for the sale of the homes on individual lots; and a Development Agreement. The site is in the CCSP-PR 11 (Community Center Specific Plan-Peripheral Residential PR 11) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend Planned Unit Development No. PUD-111-06 and the Development Agreement to City Council, and approve Site Plan No. SP-393-06, Variance No. V-138-06, and Tentative Tract Map No. TT-17022, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-394-06
TENTATIVE PARCEL MAP NO. PM-2006-126

APPLICANT: DIEN NGUYEN
LOCATION: WEST SIDE OF LOARA STREET, NORTH OF
CHAPMAN AVENUE AT 11861 LOARA STREET

REQUEST: Tentative Parcel Map approval to divide an existing 36,057 square foot parcel into two (2) 18,028 square foot lots; and Site Plan approval to construct two (2) single-family homes. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-394-06 and Tentative Parcel Map No. PM-2006-126, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-395-06
CONDITIONAL USE PERMIT NO. CUP-185-06

APPLICANT: GOSPEL FIRST KOREAN BAPTIST CHURCH
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND COAST STREET AT 8132 GARDEN
GROVE BOULEVARD, AND THE PROPERTY
LOCATED TWO LOTS TO THE WEST AT 8100
GARDEN GROVE BOULEVARD

REQUEST: Site Plan and Conditional Use Permit approval to construct a 3,000 square foot addition to the existing 5,884 square foot Gospel First Korean Baptist Church building, and subsequent use of the site for religious facilities. The church site is located in the R-3 (Multiple-Family Residential) zone, and the proposal includes a shared parking arrangement with the property at 8100 Garden Grove Boulevard.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-395-06 and Conditional Use Permit No. CUP-185-06, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT