

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 7, 2007

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

STUDY SESSION - 6:00 P.M. FOUNDERS ROOM

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE,
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, NGUYEN, PAK

1. Discuss Site Plans and Variances.
2. Brief description of future Agenda items.

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

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, NGUYEN, PAK

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: May 3, 2007
- 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-117-07
SITE PLAN NO. SP-422-07
TENTATIVE TRACT MAP NO. TT-17127
VARIANCE NO. V-157-07

APPLICANT: NEWLAND CENTRAL, LLC
LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN
WILSON STREET AND NEWLAND STREET AT 8372
CENTRAL AVENUE

REQUEST: To rezone a 34,533 square foot lot from R-3 (Multiple-Family Residential) to Residential Planned Unit Development for the allowance to create a small-lot residential subdivision consisting of eight (8) lots with Lot 8 to be maintained as common area, in conjunction with requests for a Variance to deviate from the minimum three-acre lot size for Residential Planned Unit Developments; a Site Plan to construct seven (7) detached two-story, single-family homes; and a Tentative Tract Map to create the eight (8) lot subdivision for the proposed development. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of Planned Unit Development No. PUD-117-07 to City Council, and approval of Site Plan No. SP-422-07, Tentative Tract Map No. TT-17127, and Variance No. V-157-07, subject to the recommended conditions of approval.

C.2. TENTATIVE PARCEL MAP NO. PM-2006-293

APPLICANT: BURKE REAL ESTATE GROUP
LOCATION: NORTHEAST CORNER OF MONARCH STREET AND
PATTERSON DRIVE AT 11258, 11262, 11264, AND
11266 MONARCH STREET

REQUEST: To reconfigure four parcels of land into two parcels of land to convert a previously approved multi-tenant industrial complex into an industrial condominium development. The purpose is to allow the individual ownership of the tenant spaces and to have the complex continue to operate as an integrated multi-tenant industrial complex. The site is in the Planned Unit Development No. PUD-103-76 (Rev. 92) zone.

STAFF RECOMMENDATION: Approval of Tentative Parcel Map No. PM-2006-293, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT