

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 4, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

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

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

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: August 21, 2003

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

C.1. CONDITIONAL USE PERMT NO. CUP-116-03

APPLICANT: THE ULTIMATE LIQUOR & JR. MARKET
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND HAZARD AVENUE AT 14461 BROOKHURST STREET

REQUEST: To allow an existing liquor store/mini-mart under new ownership to continue to operate with an Alcoholic Beverage Control Type "21" (Off-Sale, General) license. The site is located in the C-1 (Neighborhood Commercial) zone.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-328-03
DEVELOPMENT AGREEMENT

APPLICANT: DANIEL & KIM SEID
LOCATION: NORTHEAST CORNER OF 15TH STREET AND BROOKHURST
STREET AT 10001 15TH STREET

REQUEST: To allow the construction of a 10,340 square foot multi-tenant retail building. The site is located in the G1 (Neighborhood Commercial) zone.

C.3. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-03
AMENDMENT NO. A-102-03
SITE PLAN NO. SP-330-03
VARIANCE NO. V-106-03
TENTATIVE PARCEL MAP NO. PM-2003-127
DEVELOPMENT AGREEMENT

APPLICANT: SHIL PARK
LOCATION: NORTHEAST CORNER OF MAGNOLIA AVENUE AND GARDEN
GROVE BOULEVARD AT 9001 GARDEN GROVE BOULEVARD

REQUEST: To allow the construction of a single-story commercial building and a variance to deviate from the landscape/setback requirements. This request includes a parcel map that will subdivide an adjacent residential lot, and consolidate into one lot a portion of the subdivided residential lot with three existing commercial lots. In order to use the subdivided portion of the residential lot as part of the commercial development, a zone change and general plan amendment is required. The site is located in the C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) zone.

C.4. NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-115-03

APPLICANT: SPRINT PCS
LOCATION: WEST SIDE OF HARBOR BOULEVARD SOUTH OF GARDEN
GROVE BOULEVARD AT 13141 HARBOR BOULEVARD

REQUEST: To allow the construction and operation of an unmanned wireless telecommunications facility disguised as a 59-foot palm tree located behind an existing single-story retail establishment. The site is located in the HCSP-TZS (Harbor Corridor Specific Plan, Transition Zone South).

D. MATTERS FROM COMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT