



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

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OCTOBER 1, 2009

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR BEARD, VICE CHAIR KIRKHAM  
COMMISSIONERS BONIKOWSKI, BUI, CABRAL, ELLSWORTH,  
TRAN

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: September 3, 2009

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

C.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-133-99  
(REV. 05/REV. 09)

APPLICANT: CRYSTAL CATHEDRAL MINISTRIES  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND  
LEWIS STREET AT 13280 CHAPMAN AVENUE

REQUEST: To modify the permitted uses of Planned Unit Development No. PUD-133-99, to allow general and medical offices, medical clinics, and trade schools. The Crystal Cathedral Ministries is located in the Planned Unit Development No. PUD-133-99 zone, which currently allows for religious uses such as religious schools, day care, cemeteries, and supportive offices and uses.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) to City Council, subject to the recommended Conditions of Approval.

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

D.1. MITIGATED NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-123-09  
DEVELOPMENT AGREEMENT

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: TRIANGULAR SITE BOUNDED BY BROOKHURST STREET, GARDEN GROVE BOULEVARD, AND BROOKHURST WAY, ADDRESSED AS 12791-12861 BROOKHURST STREET (WEST SIDE), 10071-10151 GARDEN GROVE BOULEVARD (NORTH SIDE), AND 12882 BROOKHURST WAY

REQUEST: To establish a Mixed-Use Planned Unit Development zoning for the purpose of allowing future development of the 13.9-acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 dwelling units, in addition to sufficient parking, open space, an urban trail, and related development standards for a Mixed-Use Development. The site is in the Planned Unit Development No. PUD-102-88 and C-2

(Community Commercial) zones, and the proposed zone is PUD (Planned Unit Development). A Development Agreement is also included.

STAFF RECOMMENDATION: Recommend adoption of the Mitigated Negative Declaration, and approval of Planned Unit Development No. PUD-123-09 and the Development Agreement to City Council.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT