

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 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: November 20, 2003

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

C.1. SITE PLAN NO. SP-334-03  
CONDITIONAL USE PERMIT NO. CUP-120-03

APPLICANT: DE HUA JR.

LOCATION: WEST SIDE OF BROOKHURST STREET NORTH OF BIXBY AVENUE AT 12171 THROUGH 12181 BROOKHURST STREET

REQUEST: To allow an existing restaurant (Seafood Place Chinese Restaurant) currently operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License to expand from 4,470 square feet to 15,190 square feet, and to have live entertainment and dancing. The site is located in the Brookhurst Chapman Specific Plan (Light Commercial) zone.

C.2. CONDITIONAL USE PERMIT NO. CUP-125-03

APPLICANT: VIEN DONG INC.  
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND  
WESTMINSTER AVENUE AT 13861 BROOKHURST STREET

REQUEST: To allow an indoor, multi-tenant retail shopping center within an existing supermarket, and to continue operating under an Alcoholic Beverage Control Type "21" (Off-Sale – General Package Store) License. The site is located in the C-2 (Community Commercial) zone.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-127-03

APPLICANT: HEE SOOK LEE  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF GILBERT  
STREET AT 9520 GARDEN GROVE BOULEVARD

REQUEST: To allow an existing restaurant (BCD Tofu House) currently operating under an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Public Eating Place) License, to expand the hours of operation to be open 24 hours a day, seven days a week. The site is located in the C-2 (Community Commercial) zone.

D.2. NEGATIVE DECLARATION  
CONDITIONAL USE PERMIT NO. CUP-126-03

APPLICANT: CINGULAR WIRELESS  
LOCATION: WEST SIDE OF EUCLID STREET NORTH OF CHAPMAN AVENUE  
AT 11935 EUCLID STREET

REQUEST: To allow the construction and operation of a telecommunications facility disguised as a 63-foot tall palm tree, with four ground-mounted enclosed equipment cabinets in an existing small commercial center. The site is located in the CCSP-DC1 (Community Center Specific Plan, District Commercial Area 1) zone.

D.3. AMENDMENT NO. A-103-03

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: CITY WIDE

REQUEST: The City of Garden Grove is proposing to amend Title 9 of the Municipal Code, Section 9.12.030 Conversion of Multiple-Family Residential Units. The amendment proposes to change the application process for requests to convert rental-housing units to ownership housing. This process is commonly referred to as a condo conversion.

D.4. NEGATIVE DECLARATION  
SITE PLAN NO. SP-336-03  
DEVELOPMENT AGREEMENT

APPLICANT: AJIT DIGHE

LOCATION: WEST SIDE OF VALLEY VIEW STREET SOUTH OF CHAPMAN  
AVENUE AT 12101 VALLEY VIEW STREET

REQUEST: To allow the construction of a 10,000 square foot commercial building  
including a covered walkway that would extend to an existing building.  
The site is located in the Planned Unit Development No. PUD-104-73  
zone.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT: