

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 18, 2007

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: November 16, 2006
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-408-06
TENTATIVE TRACT MAP NO. TT-17001

APPLICANT: FUSCOE ENGINEERING (GLENN LAKE)
LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD
AND CHAPMAN AVENUE AT 12015 HARBOR
BOULEVARD

REQUEST: To convert the 371-unit hotel complex, known as the Marriott Suites, Garden Grove, into a hotel condominium conversion development. The purpose is to allow individual ownership of an existing suite and to have the complex continue to operate as a full service hotel on the six-acre site. All reciprocal access, parking, maintenance, and

other shared activities, under the existing zoning and CC & R's for the site, will remain intact. The site is in the Planned Unit Development No. PUD-122-98 zone.

STAFF RECOMMENDATION: Recommend approval of Site Plan No. SP-408-06 and Tentative Tract Map No. TT-17001, 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. NEGATIVE DECLARATION
AMENDMENT NO. A-129-07

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: A proposal to amend Title 9 of the Garden Grove Municipal Code Section 9.08.030 (Land Use Matrix) modifying the zones where assembly uses – such as, but not limited to, education institutions, health clubs, trade schools, preschools, and private clubs and lodges – may be established; to require approval of a Conditional Use Permit for these and other similar assembly uses; and to move the development standards for schools from Section 9.01.060 (Definitions) to Section 9.08.050 (Special Operating Conditions and Development Standards).

STAFF RECOMMENDATION: Recommend the adoption of the Negative Declaration and the approval of Amendment No. A-129-07 to City Council.

D.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-415-07
AMENDMENT NO. A-130-07

APPLICANT: DONNA MORRIS
LOCATION: SOUTH SIDE OF STANFORD AVENUE, EAST OF CRESTWOOD CIRCLE AT 9792 STANFORD AVENUE

REQUEST: To amend the zoning map to change the zone of the property from R-1 (Single-Family Residential), with a minimum lot size of 15,000 square feet, to R-1 (Single-Family Residential), with a minimum lot size of 9,000 square feet; Site Plan approval for the construction of four new single-family homes on existing lots ranging in size from 9,365 square

feet to 11,970 square feet. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Recommend the adoption of the Negative Declaration and the approval of Amendment No. A-130-07 to City Council, and approval of Site Plan No. SP-415-07, subject to the recommended conditions of approval.

D.3. SITE PLAN NO. SP-416-07
VARIANCE NO. V-152-07

APPLICANT: THUNDER HOLDINGS, LLC
LOCATION: NORTHEAST CORNER OF FERNWOOD DRIVE AND WESTMINSTER AVENUE AT 10901 WESTMINSTER AVENUE

REQUEST: Site Plan approval to construct a one-story, 3,500 square foot addition to an existing one-story, 7,000 square foot commercial building, with a Variance request to deviate from the required interior side, and rear landscape setbacks. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-416-07 and Variance No. V-152-07, subject to the recommended conditions of approval.

D.4. NEGATIVE DECLARATION
AMENDMENT NO. A-131-07

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: A proposal to amend Title 9 of the Garden Grove Municipal Code modifying the Residential Development Standards, Section 9.16.050, to establish the maximum number of bathrooms in any residence based upon the number of bedrooms. Also proposed, is an amendment to the Procedures and Hearings, Section 9.24.030, to allow minor deviations from the maximum number of bathrooms in any residence.

STAFF RECOMMENDATION: Recommend the adoption of the Negative Declaration and the approval of Amendment No. A-131-07 to City Council.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT