



A G E N D A
GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MARCH 1, 2012

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA

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: January 19, 2012
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. PLANNED UNIT DEVELOPMENT NO. PUD-110-96 (REV. 12)
CONDITIONAL USE PERMIT NO. CUP-347-12

APPLICANT: JARED HARDIN

LOCATION: SOUTHEAST AND SOUTHWEST CORNERS OF
TRASK AVENUE AND BROOKHURST STREET AT
9898 AND 10150 TRASK AVENUE

REQUEST: To modify the Sign and Graphic Standards in an existing Planned Unit Development (PUD-110-96) to allow a 59-foot high auto dealership electronic freeway-oriented sign, subject to Conditional Use Permit approval, for an auto dealership on a minimum two-acre site. The site is in the Planned Unit Development No. PUD-110-96 zone.

STAFF RECOMMENDATION: Approval of Planned Unit Development No. PUD-110-96 (Rev. 12), subject to the recommended conditions of approval.

C.2. MITIGATED NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-127-12
SITE PLAN NO. SP-467-12
TENTATIVE TRACT MAP NO. TT-17432
DEVELOPMENT AGREEMENT NO. DA-184-12

APPLICANT: CITY VENTURES

LOCATION: NORTHWEST CORNER OF EUCLID STREET AND
HAZARD AVENUE AT 10901 HAZARD AVENUE

REQUEST: To rezone a 5.97-acre lot from PUD-104-81 to Residential Planned Unit Development to allow the construction of a 56-unit single-family residential small-lot subdivision; a Site Plan to construct the 56 homes along with street and open space improvements; and a Tentative Tract Map to subdivide the property into 56 separate lots. A Development Agreement is also included. The site is in the Planned Unit Development No. PUD-104-81 zone.

STAFF RECOMMENDATION: Recommend adoption of the Mitigated Negative Declaration, and approval of Planned Unit Development No. PUD-127-12 and Development Agreement No. DA-184-12 to City Council, and adoption of the Mitigated Negative Declaration and approval of Site Plan No. SP-467-12 and Tentative Tract Map No. TT-17432, subject to the recommended Conditions of Approval.

C.3. CONDITIONAL USE PERMIT NO. CUP-346-12

APPLICANT: KIMBERLY TUYEN VO

LOCATION: NORTHEAST CORNER OF GARDEN GROVE
BOULEVARD AND BROOKHURST WAY AT 10051
GARDEN GROVE BOULEVARD

REQUEST: To modify the Conditions of Approval for an existing 2,673 square foot restaurant, Men Say Quan, operating with an existing State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License approved under Conditional Use Permit No. CUP-318-11; to extend the hours of operation to be from 9:00 a.m. to 12:30 a.m. Monday through Wednesday, and from 9:00 a.m. to 1:30 a.m. Thursday through Saturday; and, to allow live entertainment in the form of a one-man band with amplified sound and a stage. The site is in the C-2 (Community Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-346-12.

D. MATTERS FROM COMMISSIONERS

D.1. SELECTION OF CHAIR

D.2. SELECTION OF VICE CHAIR

E. MATTERS FROM STAFF

F. ADJOURNMENT