

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 2, 2005

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES  
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: May 19, 2005
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. VARIANCE NO. V-126-05

APPLICANT: DANIEL & DARLENE HARTSON  
LOCATION: SOUTHEAST CORNER OF TUNSTALL STREET AND  
VANGUARD AVENUE AT 12062 TUNSTALL STREET

REQUEST: To allow a single-story attached addition to an existing single-family residence to deviate from the required rear yard setback, the rear yard setback open-space requirement, and the required street setback for the new garage. The site is in the R-1 zone (Single-Family Residential).

STAFF RECOMMENDATION: Denial of Variance No. V-126-05.

C.2. CONDITIONAL USE PERMIT NO. CUP-161-05  
INTERPRETATION OF USE NO. IOU-101-05

APPLICANT: REBORNE SALES, INC. (CHARLES H. LIM)  
LOCATION: SOUTHWEST CORNER OF BROOKHURST AND  
CHAPMAN AVENUE AT 12081 BROOKHURST  
STREET.

REQUEST: To determine if the proposed use of an indoor multi-tenant retail mall is a compatible and permitted use subject to Conditional Use Permit approval within the BCSP-BCC zone; and subsequent Conditional Use Permit approval to operate an indoor multi-tenant retail mall with an overall floor area of 37,000 square feet. The area was formerly occupied by the Newberry's retail store and the site is in the BCSP-BCC zone (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-161-05 and Interpretation of Use No. IOU-101-05, subject to the recommended conditions of approval.

C.3. NEGATIVE DECLARATION (RECOGNIZE PREVIOUSLY ADOPTED)  
MINOR MODIFICATION NO. MM-101-05  
REV. SITE PLAN NO. SP-313-02

APPLICANT: JOHN KIM  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,  
BETWEEN GALWAY STREET AND GILBERT STREET  
AT 9618 GARDEN GROVE BOULEVARD.

REQUEST: The previously approved Site Plan No. SP-313-02 consisted of a 60,400 square foot two-story commercial building above a subterranean parking garage, and a 6,350 one-story pad building. The request is to reduce the square footage of the large two-story building to 51,050 square feet, and in place of the subterranean parking garage, construct a three-level above ground parking structure at the rear of the property. The pad building, parking layout, vehicle access, and landscaping on the northern half of the site will remain as originally approved. The site is in the C-2 zone (Community Commercial).

STAFF RECOMMENDATION: Approval of Minor Modification No. MM-101-05 (Rev. SP-313-02), subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT