

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

DECEMBER 1, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

STUDY SESSION - 6:00 P.M.

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

1. General Plan Update
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: November 17, 2005

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

C.1. SITE PLAN NO. SP-381-05

APPLICANT: A VAN BUI

LOCATION: SOUTHWEST CORNER OF FLOWER STREET AND 15TH STREET AT 14121 FLOWER STREET.

REQUEST: To construct two (2) detached, two-story multiple-family units with a combined living area of 6,750 square feet, with each unit having an attached two-car garage, located on an 11,225 square foot lot improved with an existing single-family home. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-381-05, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-382-05
CONDITIONAL USE PERMIT NO. CUP-175-05
TENTATIVE PARCEL MAP NO. PM-2005-260

APPLICANT: ALEX CUEVAS

LOCATION: NORTHEAST CORNER OF BROOKHURST STREET AND TRASK AVENUE AT 13482 BROOKHURST STREET.

REQUEST: Site Plan and Conditional Use Permit approval to construct a service station with a 2,900 square foot convenience store (Arco AM/PM), a 968 square foot automatic car wash, and to allow the business to continue to operate with a Type "20" (Off-Sale Beer and Wine) Alcoholic Beverage Control License. Also, Tentative Parcel Map approval to consolidate two (2) parcels into one (1) parcel. The existing Arco AM/PM service station will be demolished to facilitate the proposal. The site is in the C-2 (Community Commercial) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, approval of Site Plan No. SP-382-05, Conditional Use Permit No. CUP-175-05, and Tentative Parcel Map No. PM-2005-260, subject to the recommended conditions of Approval.

C.3. SITE PLAN NO. SP-348-04 (Rev. 05)
CONDITIONAL USE PERMIT NO. CUP-141-04

APPLICANT: GALAXY OIL COMPANY
LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD
AND BANNER AVENUE, NORTH OF THE SR-22
FREEWAY AT 13321 HARBOR BOULEVARD.

REQUEST: A Modification to Approved Plans to construct a storage area (approximately 1,100 square feet) on the second floor of an approved gas station with convenience market. The site is in the HCSP-TZS (Harbor Corridor Specific Plan-Transition Zone South) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-348-04 (Rev. 05) and Conditional Use Permit No. CUP-141-04, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT