



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 19, 2009

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, KIRKHAM,
NGUYEN

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: February 5, 2009
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-121-08
SITE PLAN NO. SP-444-08
TENTATIVE TRACT MAP NO. TT-17276
DEVELOPMENT AGREEMENT

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

REQUEST: To rezone a 5.47-acre lot from Planned Unit
Development No. PUD-104-81 to Residential
Planned Unit Development for the allowance to
create a residential condominium/townhouse

development that consists of 90 homes; a Site Plan to construct the 90 condominiums/townhomes with associated site improvements that include parking facilities and open space areas; and a Tentative Tract Map to create a one (1) lot subdivision for the purpose of selling each unit as a condominium/townhouse. The site is in the PUD-104-81 zone.

STAFF RECOMMENDATION: Approval of the withdrawal of any further consideration or action on this matter of Planned Unit Development No. PUD-121-08, Site Plan No. SP-444-08, Tentative Tract Map No. TT-17276, and the Development Agreement.

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

D.1. AMENDMENT NO. A-146-09

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code, Section 9.16.160(H) – Groundcover, and Section 9.16.160(L) – Substitute Landscaping, to allow artificial turf within the R-1 (Single-Family Residential) zone, subject to special standards.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-146-09 to City Council.

D.2. SITE PLAN NO. SP-448-09
CONDITIONAL USE PERMIT NO. CUP-260-09

APPLICANT: JESUS GARCIA
LOCATION: EAST SIDE OF SEABOARD CIRCLE, NORTH OF WESTMINSTER AVENUE AT 13862 SEABOARD CIRCLE

REQUEST: Site Plan and Conditional Use Permit approval to construct a two-story, 805 square foot addition to an existing single-story, 676 square foot office building for Garcia's Recycling; to expand the existing recycling area canopy by 1,800 square feet; and to construct a new 1,980 square foot freestanding canopy. The site is in the M-1 (Limited Industrial) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-448-09 and Conditional Use Permit No. CUP-260-09, subject to the recommended Conditions of Approval.

D.3. CONDITIONAL USE PERMIT NO. CUP-257-09
VARIANCE NO. V-181-09

APPLICANT: HYE VIN LEE

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
BETWEEN CANNERY STREET AND CASA LINDA
LANE AT 9240 GARDEN GROVE BOULEVARD, SUITE
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REQUEST: Conditional Use Permit approval to operate a 3,944 square foot cosmetology school, ASEL Beauty College, within an existing multi-tenant shopping center. The school will offer cosmetology, manicurist, and esthetician courses, and operate Monday through Friday from 9:00 a.m. to 5:00 p.m. Also, a Variance request to allow the school to deviate from the minimum parking requirement. The site is in the C-2 (Community Commercial) zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-257-09 and Variance No. V-181-09, subject to the recommended Conditions of Approval.

E. ITEM FOR CONSIDERATION

E.1. Acknowledgement of the 2008 Annual Report on the Status of the General Plan.

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT