



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

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JULY 5, 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: May 17, 2012
  
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. NEGATIVE DECLARATION  
AMENDMENT NO. A-169-12

APPLICANT: HARBOR PLAZA, LLC  
LOCATION: NORTHEAST CORNER OF GARDEN GROVE  
BOULEVARD AND HARBOR BOULEVARD AT 12892-  
12952 HARBOR BOULEVARD

REQUEST: To amend the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone to modify Condition (a), for the Professional office (including medical) use, in order to increase the allowable percentage of Professional office (including medical) uses to a maximum of 25% of the total building square footage of a retail shopping development. The site is in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Amendment No. A-169-12 to City Council.

C.2. NEGATIVE DECLARATION  
AMENDMENT NO. A-168-12  
CONDITIONAL USE PERMIT NO. CUP-575-01 (REV. 12)

APPLICANT: TRONG THAT TON  
LOCATION: EAST SIDE OF BROOKHURST STREET, NORTH OF  
LAMPSON AVENUE AT 12332 BROOKHURST  
STREET

REQUEST: A Zone Change Amendment to rezone the subject property, located at 12332 Brookhurst Street, from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) to operate an existing restaurant with live entertainment in the form of karaoke. Also, to modify the Conditions of Approval for an existing 4,627 square foot restaurant, Chyll, operating under an existing State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License approved under Conditional Use Permit No. CUP-575-01, to extend its business hours and operate from 10:00 a.m. to 12:30 a.m., Monday through Wednesday, and from 10:00 a.m. to 2:00 a.m., Thursday through Sunday; and, to allow live entertainment in the form of karaoke. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Amendment No. A-168-12 to City Council and approval of Conditional Use Permit No. CUP-575-01 (REV. 12), subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT