

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JULY 19, 2007

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. "A" ROOM

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: July 5, 2007

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

C.1. DEVELOPMENT AGREEMENT (REV. 07) FOR:  
PLANNED UNIT DEVELOPMENT NO. PUD-116-06  
SITE PLAN NO. SP-410-06  
TENTATIVE TRACT NO. TT-17035

APPLICANT: WESTERN PACIFIC HOUSING, INC.  
LOCATION: END OF CYNTHIA CIRCLE CUL-DE-SAC ON THE  
EAST SIDE OF EUCLID AVENUE, NORTH OF  
WESTMINSTER AVENUE, AND SOUTH OF  
WOODBURY ROAD, AT 11031 CYNTHIA CIRCLE

REQUEST: To amend the Development Agreement for Site Plan No. SP-410-06 and Tentative Tract Map No. TT-17035 for the development of 144 residential units on a 6.82-acre property located at the end of the Cynthia Circle cul-de-sac. Entitlements have previously been approved and include a residential Planned Unit Development, a Site Plan for 21 buildings with six or eight townhomes each, and a Tract Map to divide the units into condominiums. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Recommend approval of Development Agreement (Rev. 07) to City Council.

C.2. NEGATIVE DECLARATION  
SITE PLAN NO. SP-398-06  
TENTATIVE TRACT MAP NO. TT-17066

APPLICANT: HOAN HUU NGUYEN  
LOCATION: WEST SIDE OF GILBERT STREET, BETWEEN  
STONEHAVEN CIRCLE AND MAYRENE DRIVE AT  
12661 GILBERT STREET

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-398-06 and Tentative Tract Map No. TT-17066. The site is in the R-1-7 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Time Extension.

D. PUBLIC MEETING ITEM:

D.1. ENVIRONMENTAL IMPACT REPORT  
SITE PLAN NO. SP-397-06  
CONDITIONAL USE PERMIT NO. CUP-186-06  
TENTATIVE PARCEL MAP NO. PM-2006-161  
DEVELOPMENT AGREEMENT

APPLICANT: WAL-MART STORES, INC.  
SAM WALTON DEVELOPMENT COMPLEX  
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF  
BROOKHURST STREET AT 9852 CHAPMAN AVENUE

REQUEST: A Public Meeting in order to receive public comments and input on the Draft Environmental Impact Report (Draft EIR) for the proposed project, a Wal-Mart Supercenter. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial) Zone.

STAFF RECOMMENDATION: No actions to be taken.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT