

A G E N D A

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

AUGUST 19, 2004

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,  
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON,  
KELLEHER, NGUYEN

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,  
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON,  
KELLEHER, NGUYEN

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: August 5, 2004

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

C.1. NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-4-04  
PLANNED UNIT DEVELOPMENT NO. PUD-104-04  
SITE PLAN NO. SP-349-04  
TENTATIVE TRACT MAP NO. TT-16732  
DEVELOPMENT AGREEMENT

APPLICANT: D. R. HORTON  
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF  
HARBOR BOULEVARD AT 12662 CHAPMAN AVENUE.

REQUEST: To change the General Plan Land Use designation, from Recreational Commercial to Medium High Residential, with an increase of the maximum density range from 42 to 48 dwelling units per acre, and a rezoning to Planned Unit Development. Also, a Site Plan approval to develop the 4.56 acre lot with a four story condominium development with 220 units and two level parking. A Tentative Tract Map is also proposed for the sale of the units. The site is in the HCSP-TCB (Harbor Corridor Specific Plan-Tourist Commercial B) zone.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-143-04

APPLICANT: XUAN THE NGUYEN  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,  
BETWEEN COAST STREET AND MONROE STREET,  
EAST OF BEACH BOULEVARD AT 8342 GARDEN  
GROVE BOULEVARD, UNITS 6-12.

REQUEST: To allow the operation of an adult day care facility within an existing commercial center. The site is in the R-3 (Multiple Family Residential) zone.

D.2. VARIANCE NO. V-118-04

APPLICANT: NEWLAND PARK CONDO ASSOCIATION  
LOCATION: WEST SIDE OF NEWLAND STREET, SOUTH OF  
LARSON AT 13171 NEWLAND STREET.

REQUEST: To construct an electronic access security gate in the required front yard. The gate would be constructed across the driveway and would preclude access to the required guest parking. The site is in the Planned Unit Development No. PUD-101-91 zone.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT