

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 6, 2007

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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

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: August 16, 2007

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

C.1. SITE PLAN NO. SP-428-07

APPLICANT: KHANH QUOC DANG

LOCATION: EAST SIDE OF TAFT STREET, NORTH OF  
WESTMINSTER AVENUE AT 13892 TAFT STREET

REQUEST: To construct a two-story residential duplex that has a combined living area of 2,760 square feet, with two (2) attached, 434 square foot, two-car enclosed garages for each unit, on a 7,205 square foot lot. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-428-07, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-424-07  
TENTATIVE PARCEL MAP NO. PM-2007-143  
VARIANCE NO. V-162-07

APPLICANT: CHAU HAN  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND  
LORNA STREET AT 12013 LORNA STREET

REQUEST: To subdivide an 18,077 square foot lot into two (2) parcels, Lot 1 will have a lot size of 8,700 square feet and Lot 2 will have a lot size of 7,839 square feet; Variance approval is required to allow Lot 2 to deviate from the minimum 60'-0" lot width requirement. The existing single-family home will remain on Lot 1, and a new two-story single-family home will be constructed on Lot 2. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-424-07, Tentative Parcel Map No. PM-2007-143, and Variance No. V-162-07, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-429-07  
VARIANCE NO. V-163-07

APPLICANT: JESSICA MYERS  
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE  
BOULEVARD AND EUCLID STREET AT 11162  
GARDEN GROVE BOULEVARD

REQUEST: To construct an approximately 3,812 square foot multi-tenant commercial building on an approximately 18,263 square foot vacant lot, with associated parking and landscape improvements, in conjunction with Variance requests for reduced building setbacks and to develop a lot that does not meet the minimum lot size and street frontage requirements. The site is in the CCSP-CC44 (Community Center Specific Plan-Community Center 44) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-429-07 and Variance No. V-163-07, subject to the recommended conditions of approval.

C.4. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-112-06  
SITE PLAN NO. SP-399-06  
VARIANCE NO. V-142-06  
TENTATIVE TRACT MAP NO. TT-17036

APPLICANT: 8641 GARDEN, LLC  
LOCATION: NORTHEAST CORNER OF GARDEN GROVE  
BOULEVARD AND ADELLE STREET AT 8641  
GARDEN GROVE BOULEVARD

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-399-06, Variance No. V-142-06, and Tentative Tract Map No. TT-17036. The site is in the Planned Unit Development No. PUD-112-06 zone.

STAFF RECOMMENDATION: Approval of Time Extension.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT