



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

NOVEMBER 15, 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: October 18, 2012
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. SITE PLAN NO. SP-472-12
LOT LINE ADJUSTMENT NO. LLA-10-12
DEVELOPMENT AGREEMENT NO. DA-188-12

APPLICANT: BRANDYWINE HOMES

LOCATION: WEST SIDE OF HOPE STREET, SOUTH OF WESTMINSTER AVENUE AT 14051 AND 14061 HOPE STREET

REQUEST: Site Plan approval to construct a 34-unit, three-story apartment complex with a 30 percent affordable housing density bonus for low to moderate income families, along with a request for a Lot Line Adjustment to consolidate two properties into one parcel within the R-3 (Multiple-Family Residential) zone at 14051 and 14061 Hope Street. The project will include one, two, and three bedroom units that range in size from 771 square feet to 1,225 square feet. Pursuant to State Law regarding affordable housing projects, the applicant is also requesting one waiver from the R-3 zone development standards in order to allow residential units within ten feet of a driving aisle. A Development Agreement is also included. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Recommend approval of Development Agreement No. DA-188-12 to City Council and approve of Site Plan No. SP-472-12 and Lot Line Adjustment No. LLA-10-12, subject to the recommended conditions of approval.

C.2. AMENDMENT NO. A-170-12
CONDITIONAL USE PERMIT NO. CUP-284-09 (REV. 12)

APPLICANT: H. BRUCE NGUYEN

LOCATION: WEST SIDE OF MAIN STREET, BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD AT 12941 MAIN STREET

REQUEST: To amend the CC-2 (Civic Center – Main Street) zone to allow live entertainment, for “eating establishment/restaurant with limited entertainment” uses, in the forms of a full band, karaoke, and disc-jockey (DJ). Currently, the CC-2 zone limits “eating establishment/restaurant with limited entertainment” uses to include up to two (2) performers in the form of one amplified instrumentalist and one (1) vocalist, subject to Conditional Use Permit approval, and no dancing or audience participation is permitted. Additionally, a request for Conditional Use Permit approval to amend the Conditions of Approval for an existing 6,000 square foot restaurant, 7 Seas Fish House, to extend the hours of operation to be from 11:00

p.m. to 1:30 a.m. Sunday through Thursday, and 11:00 p.m. to 2:00 a.m. Friday and Saturday, along with a request to allow live entertainment in the form of a full band, karaoke, and disc-jockey (DJ). The site is in the CC-2 (Civic Center – Main Street) zone.

STAFF RECOMMENDATION: Recommend denial of Amendment No. A-170-12 and Conditional Use Permit No. CUP-284-09 (REV. 12).

C.3. SITE PLAN NO. SP-473-12

APPLICANT: JAIME DUENAS

LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND A BETTER WAY AT 11621 WESTMINSTER AVENUE

REQUEST: Site Plan approval to construct a new 2,320 square foot office building on a 2.1-acre site that will be shared by three businesses, Roger's Grading, B & D Towing, and California Fuels. The site is in the M-1 (Limited Industrial) zone and the new office building will be used by California Fuels.

STAFF RECOMMENDATION: Approve Site Plan No. SP-473-12, subject to the recommended conditions of approval.

C.4. DEVELOPMENT AGREEMENT NO. DA-189-12

APPLICANT: LANDMARK MARRIOTT SUITES, LLC

LOCATION: 12015 HARBOR BOULEVARD

REQUEST: The Planning Commission will consider recommendation to the Garden Grove City Council of adoption of a First Amendment to Development Agreement between the City of Garden Grove and Landmark Marriott Suites, LLC for property located at 12015 Harbor Boulevard in the City of Garden Grove, California (Assessor's Parcel No. 231-481-02). On September 8, 1998, the City of Garden Grove entered into a Development Agreement with the Landmark Hospitality, LLC, the predecessor in interest to the current property owner. The proposed First Amendment to Development Agreement would amend the 1998 Development Agreement to add a legal description of the property subject to the Development Agreement.

STAFF RECOMMENDATION: Recommend adoption of First Amendment to Development Agreement No. DA-189-12 to City Council.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT