



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 3, 2009

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR BEARD, VICE CHAIR KIRKHAM
COMMISSIONERS BONIKOWSKI, BUI, CABRAL, ELLSWORTH,
TRAN

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: November 19, 2009

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

C.1. SITE PLAN NO. SP-372-05 TIME EXTENSION
TENTATIVE TRACT MAP NO. TT-16894
VARIANCE NO. V-129-05
DEVELOPMENT AGREEMENT

APPLICANT: MAHMOUD BDAIWI
LOCATION: SOUTHEAST CORNER OF STANFORD AVENUE AND
ADELLE STREET AT 8642 STANFORD AVENUE

REQUEST: To approve a two-year time extension for the approved entitlements under Site Plan No. SP-372-05 and Variance No. V-129-05 included in a Development Agreement approved in 2005, to construct 12 semi-detached three-story homes. A Tentative Tract Map (TT-16894) to subdivide the units into condominiums, was also approved as part of the Development Agreement. Tentative Tract Map No. TT-16894 was extended by Assembly Bill No. AB333, which automatically grants a two-year time extension for all tentative maps valid as of July 15, 2009. The two-year time extension will align the Site Plan and Variance approval with the automatic extension of the Tract Map until November 11, 2011. The site is currently developed with six residential units.

STAFF RECOMMENDATION: Planning Commission to recommend to City Council, the approval of a two-year Time Extension for the Development Agreement governing the approved entitlements under Site Plan No. SP-372-05, Variance No. V-129-05, and Tentative Tract Map No. TT-16894.

C.2. AMENDMENT NO. A-152-09

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code (Zoning Ordinance, Title 9, Reorganized October 2009) to incorporate landscape water efficiency requirements amending:

Chapter 9.08: SINGLE FAMILY RESIDENTIAL
REQUIREMENTS, Sections:

9.08.40.040: Landscaping: Purpose
9.08.40.050: Landscaping: General Provisions
9.08.40.060: Landscaping Requirements

Chapter 9.12: MULTI-FAMILY REQUIREMENTS,
Sections:

9.12.40.070: Landscaping: Purpose
9.12.40.080: Landscaping: General Provisions
9.12.40.090: Landscaping Requirements

Chapter 9.16: COMMERCIAL/INDUSTRIAL/OPEN
SPACE REQUIREMENTS, Sections:

9.16.40.050: Landscaping: Purpose
9.16.40.060: Landscaping: General Provisions
9.16.40.070: Landscaping Requirements

The City of Garden Grove is amending the Municipal Code to comply with the requirements of State of California Assembly Bill 1881 that amended the Water Conservation in the Landscape Act. The changes will result in a reduction in water use for new landscapes. The Amendment is found to be exempt from CEQA based on a Category 7 Exemption (14 California Code of Regulations Section 15307) for activities that enhance or protect a natural resource.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-152-09 to City Council.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT