

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 15, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 5:30 P.M.

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

1. Power Point Presentation on Proposed Cell Tower Master Plan.
2. Questions regarding Agenda items.
3. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: December 4, 2003

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

C.1. SITE PLAN NO. SP-334-03
CONDITIONAL USE PERMIT NO. CUP-120-03
DEVELOPMENT AGREEMENT

APPLICANT: DE HUA JR.
LOCATION: WEST SIDE OF BROOKHURST STREET, NORTH OF BIXBY
AVENUE AT 12171 AND 12181 BROOKHURST STREET

REQUEST: To allow an existing restaurant (Seafood Place Chinese Restaurant) currently operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License, to expand from 4,470 square feet to 15,190 square feet, and to have live entertainment and

dancing. The site is located in the Brookhurst Chapman Specific Plan (Light Commercial) zone.

C.2. CONDITIONAL USE PERMIT NO. CUP-124-03

APPLICANT: FARIBORZ FARAHMAND
LOCATION: EAST SIDE OF MAIN STREET, NORTH OF GARDEN GROVE
BOULEVARD AT 12926 MAIN STREET

REQUEST: To allow open-air seating and to expand the floor area to an existing restaurant operating under an Alcoholic Beverage Control Type "41" (On-Sale General, Public Eating Place) License, located in the Community Center Specific Plan Mixed Use Area 33 (Main Street Historical Overlay) zone.

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

D.1. NEGATIVE DECLARATION
AMENDMENT NO. A-105-04

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITY WIDE

REQUEST: The City of Garden Grove is proposing to amend Title 9 of the Garden Grove Municipal Code to create Section 9.08.100 Wireless Telecommunications Facilities. This amendment to Title 9 will establish a review process and specific development standards for telecommunication wireless facilities within the City of Garden Grove.

D.2. NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-111-03

APPLICANT: NEXTEL COMMUNICATIONS
LOCATION: WEST SIDE OF HARBOR BOULEVARD, NORTH OF CHAPMAN
AVENUE AT 11747 HARBOR BOULEVARD

REQUEST: To allow the installation and operation of an unmanned telecommunications facility at an existing hotel (Hampton Inn & Suites). The proposed facility will consist of a new equipment room adjacent to the pool equipment room, and panel antennas mounted onto the façade of the hotel, disguised as architectural features. The project is located in Planned Unit Development No. PUD-118-98 zone.

D.3. SITE PLAN NO. SP-337-03

APPLICANT: CUONG NGUYEN
LOCATION: EAST SIDE OF MONROE STREET, SOUTH OF GARDEN GROVE
BOULEVARD AT 13052 MONROE STREET

REQUEST: To allow the construction of a new two-story residential duplex with two detached garages on a 10,231 square foot lot. The project site is in the R-3 (Multiple-Family Residential) zone.

D.4. SITE PLAN NO. SP-338-04
VARIANCE NO. V-107-04
DEVELOPMENT AGREEMENT

APPLICANT: ARCHITECTURE M INC.

LOCATION: WEST SIDE OF HASTER STREET, NORTH OF GARDEN GROVE
BOULEVARD AT 12881 HASTER STREET

REQUEST: To allow the construction of an approximate 5,000 square foot multi-tenant commercial building, with a Variance to allow a drive-through aisle in the required rear and side yard landscape setbacks, located in the C-1 (Neighborhood Commercial) zone.

E. ELECTION OF CHAIR AND VICE CHAIR

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT: