

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 17, 2008

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR (VACANT), 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: December 6, 2007

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

C.1. SITE PLAN NO. SP-435-07
CONDITIONAL USE PERMIT NO. CUP-219-07
DEVELOPMENT AGREEMENT

APPLICANT: RANDY ITAYA (C/O GENE FONG ASSOC.)
LOCATION: WEST SIDE OF HARBOR BOULEVARD, NORTH OF
CHAPMAN AVENUE AT 11767 HARBOR BOULEVARD
AND 12261 CHAPMAN AVENUE

REQUEST: To expand the existing Embassy Suites hotel and conference/banquet facilities by adding a new 17-story, 238-room hotel tower to the existing 374-room hotel, along with 56,000 square feet of new banquet and meeting rooms to the existing facility. The overall 12.79-acre site will include the

existing Embassy Suites site area and the entire golf driving range located to the west of the hotel complex. The overall improvement plans include creating a resort type hotel, adding a new restaurant and spa, and renovating the on-site circulation and parking arrangements that will include the two existing hotels (The Hampton Inn & Hilton Garden Inn) that are located directly east of the Embassy Suites. A Development Agreement is also proposed.

STAFF RECOMMENDATION: Recommend approval of the Development Agreement to City Council, and approval of Site Plan No. SP-435-07 and Conditional Use Permit No. CUP-219-07, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-120-07
SITE PLAN NO. SP-434-07
VARIANCE NO. V-168-07
DEVELOPMENT AGREEMENT

APPLICANT: RON PIERCE
LOCATION: SOUTHWEST CORNER OF NELSON STREET AND
STANFORD AVENUE AT 12781 NELSON STREET

REQUEST: To rezone the site to Planned Unit Development (PUD-120-07) in order to improve a 45,745 square foot lot with a new 5,400 square foot auto body shop building that includes an office and storage room; also, a new 4,026 square foot building that will consist of four (4) individual tenant spaces; and a new 1,120 square foot wash bay. The existing 3,234 square foot auto body building will remain on the property and the existing accessory structures will be demolished. Also, Variance approval to allow the project to deviate from the five-acre minimum lot size requirement. A Development Agreement is also proposed. The site is in the Planned Unit Development No. PUD-103-78 zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration, approval of Planned Unit Development No. PUD-120-07, and the Development Agreement to City Council, and approval of Site Plan No. SP-434-07 and Variance No. V-168-07, subject to the recommended conditions of approval.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-436-08
STREET VACATION NO. SV-117-08
VARIANCE NO. V-169-08

APPLICANT: LMC MANAGEMENT GROUP, LLC
LOCATION: A TRIANGLE-SHAPED PROPERTY ON NORTH SIDE OF STANFORD AVENUE BETWEEN BROOKHURST STREET AND BROOKHURST WAY AT 12711 AND 12731 BROOKHURST STREET

REQUEST: To construct an approximately 3,900 square foot multi-tenant building, that includes a drive-through coffee shop, with a Variance request for reduced setbacks in conjunction with a request to vacate the easterly portion of the Brookhurst Way right-of-way. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, and approval of Site Plan No. SP-436-08, Street Vacation No. SV-117-08, and Variance No. V-169-08, subject to the recommended conditions of approval.

C.4. TENTATIVE PARCEL MAP NO. PM-2005-255

APPLICANT: KAM SANG COMPANY, INC. (MICHAEL LEE)
LOCATION: WEST SIDE OF HARBOR BOULEVARD NORTH, APPROXIMATELY 980 FEET FROM TWINTREE AVENUE, AND EAST SIDE OF THACKERY DRIVE NORTH FROM TWINTREE AVENUE TO CUL-DE-SAC TERMINUS AT 12141-12321 HARBOR BOULEVARD AND 12246-12322 THACKERY DRIVE

REQUEST: To approve a one-year time extension for the approved entitlement under Tentative Parcel Map No. PM-2005-255. The site is in the Planned Unit Development No. PUD-141-01 zone.

STAFF RECOMMENDATION: Approval of Time Extension.

C.5. NEGATIVE DECLARATION
SITE PLAN NO. SP-438-08
VARIANCE NO. V-170-08

APPLICANT: W. JEAN DODDS, DVM & CHARLES BERMAN, ESQ.
LOCATION: NORTH SIDE OF SALINAZ DRIVE, EAST OF NEWHOPE STREET AT 11561 SALINAZ DRIVE

REQUEST: To reuse an existing 10,723 square foot building, along with Site Plan approval to construct a building addition of approximately 6,700 square feet to be used by the Hemopet Center for Greyhound Rescue and Pet Animal Recovery. The approximately two-acre site includes the construction of 16,420 square feet of kennels or 'suites' for greyhounds. A Variance is required for a reduced front yard setback. The site is in the M-1 (Limited Industrial) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration and approval of Site Plan No. SP-438-08 and Variance No. V-170-08, subject to the recommended conditions of approval.

C.6. SITE PLAN NO. SP-439-08
CONDITIONAL USE PERMIT NO. CUP-220-08
VARIANCE NO. V-171-08

APPLICANT: DARIO GONZALEZ
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF HAZEL STREET AT 9087 GARDEN GROVE
BOULEVARD

REQUEST: To demolish three existing structures, on a 6,500 square foot lot used for automobile smog and repair operation, and Site Plan approval to construct a single, new building for the same business. Also, Conditional Use Permit approval for a Minor Auto Maintenance use in the C-1 (Neighborhood Commercial) zone, and a Variance to waive the rear yard setback. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-439-08, Conditional Use Permit No. CUP-220-08, and Variance No. V-171-08, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT