

A G E N D A

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

MARCH 2, 2006

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR MARGOLIN  
COMMISSIONERS CALLAHAN, CHI, LECONG, PIERCE

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

- A. ORAL COMMUNICATIONS - PUBLIC
  
- B. APPROVAL OF MINUTES: February 16, 2006
  
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. NEGATIVE DECLARATION  
SITE PLAN NO. SP-390-06  
TENTATIVE PARCEL MAP NO. PM-2005-200  
VARIANCE NO. V-136-06  
DEVELOPMENT AGREEMENT  
  
APPLICANT: RAMANLAL S. PATEL  
LOCATION: EAST SIDE OF PALM STREET AT THE  
INTERSECTION OF PALM STREET AND HARBOR  
BOULEVARD AT 12812 PALM STREET

REQUEST: Site Plan approval to expand the existing 17 unit motel by constructing a three-story, 41-unit hotel development on approximately 1.32 acres; Tentative Parcel Map approval to consolidate two land parcels into one lot; Variance approval to deviate from the required front yard setback. The site is in the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend the Development Agreement to City Council, and approval of Site Plan No. SP-390-06, Tentative Parcel Map No. PM-2005-200, and Variance No. V-136-06, subject to the recommended conditions of approval.

C.2. CONDITIONAL USE PERMIT NO. CUP-180-06

APPLICANT: JULIET THU MAI NGUYEN  
LOCATION: WEST SIDE OF BROOKHURST STREET, SOUTH OF GARDEN GROVE BOULEVARD AT 13135 BROOKHURST STREET

REQUEST: Conditional Use Permit approval to allow an existing restaurant, PM Café, to operate with an original (new) Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine-Bona Fide Eating Place) License. The site is in the C-2 (Community Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-180-06.

C.3. CONDITIONAL USE PERMIT NO. CUP-150-05

APPLICANT: ALBERT GHARIBIAN  
LOCATION: NORTHWEST CORNER OF CHAPMAN AVENUE AND KNOTT STREET AT 6961 CHAPMAN AVENUE

REQUEST: Conditional Use Permit approval to convert a previous service station to allow the operation of an automotive maintenance shop and an automotive detailing business. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-150-05, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT