

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

APRIL 21, 2005

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: (A quorum of four is required for approval.)

B.1 Approval of Minutes from January 6, 2005 (previously 'accepted')  
Current Commissioners present at January 6 public hearing:  
*Barry, Callahan, Jones, Kelleher*

B.2 Approval of Minutes from February 3, 2005  
Current Commissioners present at February 3, 2005 public hearing:  
*Barry, Chi, Kelleher, Margolin*

B.3 Approval of Minutes from March 3, 2005  
Current Commissioners present at March 3, 2005 public hearing:  
*Barry, Callahan, Chi, Jones, Margolin*  
*Commissioner Kelleher absent.*

B.4 Approval of Minutes from March 17, 2005  
Current Commissioners present at March 17, 2005 public hearing:  
*Barry, Callahan, Chi, Jones, Kelleher, Lecong, Margolin*

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

C.1. CONDITIONAL USE PERMIT NO. CUP-158-05

APPLICANT: MICHAEL TO (TRAN LEGACY, INC.)  
LOCATION: EAST SIDE OF BROOKHURST STREET, SOUTH OF  
CHAPMAN AVENUE AT 12158 BROOKHURST  
STREET

REQUEST: To allow an existing restaurant, Legacy Seafood & Steakhouse (previously Hawaii Cafeteria) to operate with an Alcoholic Beverage Control Type "47" License (On-Sale General-Eating Place). The site is in the BCSP-BCC zone (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-158-05, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-367-05

APPLICANT: JIM TSOU  
LOCATION: SOUTHWEST CORNER OF LAMPSON AVENUE AND  
MANLEY STREET AT 5262 LAMPSON AVENUE

REQUEST: To construct a new 8,300 square foot two-story commercial building on a half-acre lot that includes a Parking Management Plan for shared parking with the adjacent commercial center. The property was previously improved with a service station and is currently vacant. The site is in the C-1 zone (Neighborhood Commercial).

STAFF RECOMMENDATION: Approval of Site Plan No. SP-367-05, subject to the recommended conditions of approval.

C.3. CONDITIONAL USE PERMIT NO. CUP-160-05

APPLICANT: THERESA NGUYET DAO  
LOCATION: NORTH SIDE OF BOLSA AVENUE, EAST OF WARD  
STREET AT 10651 BOLSA AVENUE

REQUEST: To allow an existing restaurant, Pho Ga-Bo Bolsa, to operate with an original Alcoholic Beverage Control Type "41" License (On-Sale Beer and Wine, Bona Fide Eating Place). The site is in the C-1 zone (Neighborhood Commercial).

STAFF RECOMMENDATION: Denial of Conditional Use Permit No.  
CUP-160-05.

D. ITEMS FOR CONSIDERATION

D.1 Adoption of Code of Ethics

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT