



A G E N D A  
GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

---

OCTOBER 2, 2008

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK  
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, KIRKHAM,  
NGUYEN

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: September 18, 2008
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. CONDITIONAL USE PERMIT NO. CUP-239-08

APPLICANT: TRONG DUONG  
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN  
FLOWER STREET AND HOPE STREET AT 10212  
WESTMINSTER AVENUE

REQUEST: Conditional Use Permit approval to operate an  
existing restaurant, Ngoc Hue Restaurant, with an  
original Alcoholic Beverage Control Type "41" (On-  
Sale, Beer and Wine) License. The site is in the  
C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-239-08.

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

D.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-121-08  
SITE PLAN NO. SP-444-08  
TENTATIVE TRACT MAP NO. TT-17276  
DEVELOPMENT AGREEMENT

APPLICANT: EMPIRE HOMES

LOCATION: NORTHEAST CORNER OF HAZARD AVENUE AND  
EUCLID STREET AT 10901 HAZARD AVENUE

REQUEST: To rezone a 5.47-acre lot from Planned Unit Development No. PUD-104-81 to Residential Planned Unit Development for the allowance to create a residential condominium/townhouse development that consists of 90 homes; a Site Plan to construct the 90 condominiums/townhomes with associated site improvements that include parking facilities and open space areas; and a Tentative Tract Map to create a one (1) lot subdivision for the purpose of selling each unit as a condominium/townhouse. The site is in the PUD-104-81 zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-121-08 and the Development Agreement to City Council, and approval of Site Plan No. SP-444-08 and Tentative Tract Map No. TT-17276, subject to the recommended Conditions of Approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT