

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 18, 2007

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. MEETING ROOM 'A'

ROLL CALL: CHAIR CHI, 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: September 20, 2007

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

C.1. ENVIRONMENTAL IMPACT REPORT
SITE PLAN NO. SP-397-06
CONDITIONAL USE PERMIT NO. CUP-186-06
TENTATIVE PARCEL MAP NO. PM-2006-161
DEVELOPMENT AGREEMENT

APPLICANT: WAL-MART STORES, INC.

SAM WALTON DEVELOPMENT COMPLEX

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF
BROOKHURST STREET AT 9852 CHAPMAN AVENUE

REQUEST: To demolish the existing building, formerly Vons Pavilion; Site Plan approval to construct a 173,157 square foot retail commercial building on a 10.33-acre site; Tentative Parcel Map approval to

consolidate two (2) parcels of land into one lot. The proposed building will be two-stories with the first level for at-grade parking and the second level for retail floor space. The request includes Conditional Use Permit approval for an Alcoholic Beverage Control "Type 21" (Off-Sale General) License. The development includes the certifying of a Final Environmental Impact Report for the project and a Development Agreement is also proposed. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial) zone.

STAFF RECOMMENDATION: Certifying the Final Environmental Impact Report, recommend approval of the Development Agreement to City Council, and approval of Site Plan No. SP-397-06, Conditional Use Permit No. CUP-186-06, and Tentative Parcel Map No. PM-2006-161, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-01-07
AMENDMENT NO. A-135-07

APPLICANT: CITY OF GARDEN GROVE
LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF GILBERT STREET AT 9251, 9271, and 9301 CHAPMAN AVENUE

REQUEST: To change the General Plan Land Use designation from Low Medium Density Residential to Medium Density Residential for three properties located at 9251, 9271, and 9301 Chapman Avenue. Also requested, is the rezone of the three properties from R-2 (Limited-Multiple Residential) to R-3 (Multiple-Family Residential).

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration, and approval of General Plan Amendment No. GPA-01-07 and Amendment No. A-135-07 to City Council.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-431-07
VARIANCE NO. V-165-07

APPLICANT: SARAH PHAN
LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF
GILBERT STREET AT 9271 CHAPMAN AVENUE

REQUEST: Site Plan approval to construct four (4), two-story multiple-family dwelling units on a 15,280 square foot lot and Variance approval to deviate from the required 10'-0" drive aisle and dwelling unit separation. The subject property is in the R-2 (Limited-Multiple Residential) zone. The Site Plan and Variance requests are in conjunction with a separately processed General Plan Amendment (GPA-01-07) and Zone Change (A-135-07).

STAFF RECOMMENDATION: Adoption of the Negative Declaration, and approval of Site Plan No. SP-431-07 and Variance No. V-165-07, subject to the recommended conditions of approval.

C.4. NEGATIVE DECLARATION
SITE PLAN NO. SP-432-07
VARIANCE NO. V-166-07
TENTATIVE TRACT MAP NO. TT-17247
DEVELOPMENT AGREEMENT

APPLICANT: DUC NGUYEN
LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF
GILBERT STREET AT 9301 CHAPMAN AVENUE

REQUEST: Site Plan approval to construct eleven (11), three-story, residential dwelling units on a 24,470 square foot lot; Variance approval to deviate from the required 10'-0" drive aisle and dwelling unit separation; and Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. A Development Agreement is also included. The subject property is in the R-2 (Limited-Multiple Residential) zone. The Site Plan, Variance, Tentative Tract Map, and Development Agreement requests are in conjunction with a separately processed General Plan Amendment (GPA-01-07) and Zone Change (A-135-07).

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of the Development Agreement to City Council, and approval of Site Plan No. SP-432-07, Variance No. V-166-07, and Tentative Tract Map No. TT-17247, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT