

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 5, 2002

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 5:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES  
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN  
Commissioner Nguyen absent.

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES  
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN

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

A. ORAL COMMUNICATIONS - PUBLIC

B. CONTINUED PUBLIC HEARINGS (Authorization for the Chairman to execute Resolution shall be included in the motion.)

B.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-143-02  
SITE PLAN NO. SP-314-02  
TENTATIVE TRACT MAP NO. TT-16433  
VARIANCE NO. V-295-02  
DEVELOPMENT AGREEMENT

APPLICANT: BRANDYWINE DEVELOPMENT CORPORATION  
LOCATION: EAST SIDE OF GILBERT STREET NORTH OF STANFORD AVENUE AT  
12632, 12642, 12672, AND 12692 GILBERT STREET

REQUEST: To allow the site to be rezoned to Planned Unit Development; to deviate from the minimum lot size for a residential PUD; to subdivide 2.7 acres into 16 single-family lots with one common lot; and to improve the site with 16 single family homes. The site is located in the R-1-7 (Single Family Residential) zone.

B.2. CONDITIONAL USE PERMIT NO. CUP-623-02

APPLICANT: YOUNG S. KEH

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF GALWAY AT  
9816 GARDEN GROVE BOULEVARD

REQUEST: To allow an existing restaurant (Seoul Hae Jung Guk) to operate under an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine – Public Eating Place) License. The site is located in the C-2 (Community Commercial) zone.

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

C.1. TENTATIVE PARCEL MAP NO. PM-2002-193

APPLICANT: ARROYO DEVELOPMENT PARTNERS LLC.

LOCATION: EAST SIDE OF HASTER STREET NORTH OF LAMPSON AVENUE AT  
12242 THROUGH 12352 HASTER STREET

REQUEST: To allow the consolidation of 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 (Multiple Family Residential) zone.

C.2. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-145-02  
SITE PLAN NO. SP-316-02  
TENTATIVE TRACT MAP NO. TT-16453  
DEVELOPMENT AGREEMENT

APPLICANT: WESTERN PACIFIC HOUSING

LOCATION: SOUTHEAST CORNER OF CENTURY BOULEVARD AND TAFT STREET

REQUEST: To allow the rezone of approximately 5.28 acres in the CCSP/PR51 (Peripheral Residential District Area 51 of the Community Center Specific Plan) to PUD (Planned Unit Development) for a 42 lot subdivision and construction of 37 single-family homes.

C.3. CONDITIONAL USE PERMIT NO. CUP-625-02

APPLICANT: EVERGREEN WORLD, INC.

LOCATION: SOUTHWEST CORNER OF WESTMINSTER AVENUE AND  
BROOKHURST STREET AT 9856 WESTMINSTER AVENUE

REQUEST: To allow a 7,500 square foot adult day care center with an outdoor patio in an existing retail shopping center located in the C-1 (Neighborhood Commercial) zone.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT