

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

JULY 20, 2006

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: June 15, 2006

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

C.1. TENTATIVE PARCEL MAP NO. PM-2006-174

APPLICANT: MCWHINNEY ENTERPRISES
LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD
AND CHAPMAN AVENUE AT 12007 AND 12011
HARBOR BOULEVARD

REQUEST: To create a four-lot subdivision for four approved restaurant pads from one parcel previously created under Parcel Map No. PM-96-196. The site is in the PUD-122-98 zone.

STAFF RECOMMENDATION: Approval of Tentative Parcel Map No. PM-2006-174, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-401-06
TENTATIVE TRACT MAP NO. TT-16734
VARIANCE NO. V-144-06

APPLICANT: MIRALOMA INVESTORS, LLC
LOCATION: WEST SIDE OF SHADY LANE, NORTH OF WESTMINSTER AVENUE AT 13871 SHADY LANE

REQUEST: Site Plan and Tentative Tract Map approval to convert an existing 15-unit apartment complex to condominiums; and Variance approval to deviate from the number of on-site parking spaces. The site is in the R-2 (Limited Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-401-06, Tentative Tract Map No. TT-16734, and Variance No. V-144-06, subject to the recommended conditions of approval.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-402-06
AMENDMENT NO. A-126-06
CONDITIONAL USE PERMIT NO. CUP-187-06

APPLICANT: BYUNG S. CHO
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF JOSEPHINE STREET AT 8813 GARDEN GROVE BOULEVARD

REQUEST: To amend Title 9 to allow auto body paint and repair in the C-2 zone, subject to Conditional Use Permit approval; and subsequent Site Plan and Conditional Use Permit approval to expand an existing 1,830 square foot auto repair facility by adding a 1,770 square foot paint and body shop on an approximately 28,000 square foot site. The site is in the C-2 zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, and approval of Site Plan No. SP-402-06, Amendment No. A-126-06, and Conditional Use Permit No. CUP-187-06, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

1. An 'information only' memorandum to the Planning Commission with regard to design changes to an approved commercial development, Site Plan No. SP-335-03. The design changes reduce the size of the project from a two-story building, of approximately 28,000 square feet, into two, single-story buildings of approximately 10,750 square total.

F. ADJOURNMENT