

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 5, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

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

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

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: July 15, 2004

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

C.1. CONDITIONAL USE PERMIT NO. CUP-140-04

APPLICANT: BOK SOON SIN

LOCATION: EAST SIDE OF GALWAY STREET, NORTH OF GARDEN GROVE BOULEVARD AT 12942 GALWAY STREET, UNIT B AND C.

REQUEST: To allow an existing restaurant, Hanuri Restaurant, to operate with an original Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

C.2. CONDITIONAL USE PERMIT NO. CUP-142-04

APPLICANT: JIM K. SEONG

LOCATION: SOUTHEAST CORNER OF KATELLA AVENUE AND GILBERT STREET AT 9510 KATELLA AVENUE.

REQUEST: To allow the transfer of ownership of an Alcoholic Beverage Control Type "21" (Off-Sale General) License for an existing liquor store, Melodia's Liquor. The site is in the C-1 (Neighborhood Commercial) zone.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-348-04
CONDITIONAL USE PERMIT NO. CUP-141-04

APPLICANT: GALAXY OIL COMPANY

LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD AND BANNER AVENUE, NORTH OF THE SR-22 FREEWAY AT 13321 HARBOR BOULEVARD.

REQUEST: To add two additional fuel dispensers and a new storage tank to an existing convenience market, as well as increase the canopy size, and add 976 square feet of market space. Also, a Conditional Use Permit to allow the convenience market to operate with an Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is in the HCSP-TZS (Harbor Corridor Specific Plan-Transition Zone South) zone.

C.4. TENTATIVE PARCEL MAP NO. PM-2004-147

APPLICANT: FOOD PARTNERS, LLC
LOCATION: NORTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND EUCLID STREET AT 12951 EUCLID
STREET.

REQUEST: To subdivide a 79,096 square foot parcel into two
lots; one 30,430 square foot lot and one 48,666
square foot lot. The site is in the CCSPMX33
(Community Center Specific Plan, Mixed Use
District No. 33) zone.

C.5. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-4-04
PLANNED UNIT DEVELOPMENT NO. PUD-104-04
SITE PLAN NO. SP-349-04
TENTATIVE TRACT MAP NO. TT-16732
DEVELOPMENT AGREEMENT

APPLICANT: D. R. HORTON
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF
HARBOR BOULEVARD AT 12662 CHAPMAN AVENUE.

REQUEST: To change the General Plan Land Use designation,
from Recreational Commercial to Medium High
Residential, with an increase of the maximum
density range from 42 to 48 dwelling units per acre,
and a rezoning to Planned Unit Development. Also,
a Site Plan approval to develop the 4.56 acre lot
with a four story condominium development with
220 units and two level parking. A Tentative Tract
Map is also proposed for the sale of the units. The
site is in the HCSP-TCB (Harbor Corridor Specific
Plan-Tourist Commercial B) zone.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT