

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 5, 2006

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, LECONG, MARGOLIN, PIERCE
All present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
Led by Chair Callahan.

- A. ORAL COMMUNICATIONS - PUBLIC
None.

- B. APPROVAL OF MINUTES: December 1, 2005
Approved by seven ayes.

- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
SITE PLAN NO. SP-383-06
TENTATIVE TRACT MAP NO. TT-16935
DEVELOPMENT AGREEMENT

APPLICANT: LINDA KWONG
LOCATION: EAST SIDE OF LORNA STREET, SOUTH OF
STANFORD AVENUE AT 12782 LORNA STREET

REQUEST: To construct ten (10) residential dwelling units with two-story and split-level designs, and Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the architect, no one spoke in favor of or in opposition to the request. Resolution No. 5526 was approved by seven ayes. No further action on the Site Plan or Tentative Tract Map unless appealed by January 26, 2006. City Council action is required on the Development Agreement, the recommended date is February 14, 2006.

C.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-06(A)
PLANNED UNIT DEVELOPMENT NO. PUD-110-06
SITE PLAN NO. SP-385-06
TENTATIVE TRACT MAP NO. TT-16856
DEVELOPMENT AGREEMENT

APPLICANT: OLSON URBAN HOUSING, LLC
LOCATION: EAST SIDE OF PALM STREET, SOUTH OF THE INTERSECTION OF PALM STREET AND HARBOR BOULEVARD AT 12852 PALM STREET

REQUEST: To change the General Plan Land Use from Mixed-Use to Medium-High Residential; to rezone the site to Planned Unit Development; Site Plan approval to construct an at grade parking structure with 159 dwelling units above the parking structure on a 3.8 acre parcel of land; Tentative Tract Map approval to create the subdivision to allow the units to be sold as condominiums. A Development Agreement is proposed. The site is in the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of the project and one person spoke in opposition to the project. Resolution Nos. 5527 (PUD/GPA) and 5528 (SP/TT) were approved by seven ayes. No further action on the Site Plan or Tentative Tract Map unless appealed by January 26, 2006. City Council action required on the General Plan Amendment, Planned Unit Development, and Development Agreement, the recommended date is February 28, 2006.

C.3. NEGATIVE DECLARATION
AMENDMENT NO. A-125-06

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 5 and Title 9 of the Garden Grove Municipal Code relating to smoking (hookah) lounges.

ACTION: No one spoke in favor of or in opposition to the Amendment, one person expressed a concern with regard to pool tables. Resolution No. 5529 was approved by seven ayes with three amendments to Chapter 5.75 Regulation of Smoking Lounges. No further action unless appealed by January 26, 2006. City Council action required on the Amendment, the recommended date is January 10, 2006.

C.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-01-06(B)

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To change the Land Use Element for the modification of the housing density of the "Medium High Density Residential" land use designation from between 32.1 and 48 units per acre to between 32.1 and 60 units per acre.

ACTION: No one spoke for or against the General Plan Amendment. Two persons expressed concerns with regard to the notification process, the impact on schools, open space and density. Resolution No. 5530 was approved by six ayes with the no vote being Commissioner Barry. No further action unless appealed by January 26, 2006. City Council action is required on the General Plan Amendment, the recommended date is February 28, 2006.

D. SELECTION OF CHAIR AND VICE CHAIR:

Commissioner Lecong moved to elect Vice Chair Jones as Chair, seconded by Chair Callahan. The motion was approved by seven ayes.

Commissioner Chi moved to elect Commissioner Margolin as Vice Chair, seconded by Commissioner Lecong. The motion was approved by seven ayes.