



**RESUME'  
A G E N D A**

**GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING**

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JANUARY 15, 2009

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK  
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, KIRKHAM, NGUYEN  
Commissioner Nguyen absent.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Commissioner Beard.

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: December 4, 2008  
Approved by six ayes with Commissioner Nguyen absent.
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute  
Resolution shall be included in the motion.)
  - C.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-121-08  
SITE PLAN NO. SP-444-08  
TENTATIVE TRACT MAP NO. TT-17276  
DEVELOPMENT AGREEMENT

APPLICANT: EMPIRE HOMES  
LOCATION: NORTHWEST CORNER OF HAZARD AVENUE AND EUCLID  
STREET AT 10901 HAZARD AVENUE

REQUEST: To rezone a 5.47-acre lot from Planned Unit Development  
No. PUD-104-81 to Residential Planned Unit Development  
for the allowance to create a residential  
condominium/townhouse development that consists of 90  
homes; a Site Plan to construct the 90  
condominiums/townhomes with associated site  
improvements that include parking facilities and open  
space areas; and a Tentative Tract Map to create a one  
(1) lot subdivision for the purpose of selling each unit as

a condominium/townhouse. The site is in the PUD-104-81 zone.

ACTION: The motion to continue the case to the February 19, 2009 Planning Commission meeting was approved by six ayes, with Commissioner Nguyen absent.

C.2. CONDITIONAL USE PERMIT NO. CUP-253-08

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: NORTH OF BUSINESS CENTER PARKWAY, SOUTH OF FORBES AVENUE ON WEST SIDE OF EUCLID STREET AT 14241 EUCLID STREET, SUITE C-101

REQUEST: A request from the City of Garden Grove to revise the 'conditions of approval' for an existing restaurant with entertainment (The Can Restaurant and Club) that operates with a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License. The conditions of approval shall be revised through the approval of a new Conditional Use Permit No. CUP-253-08, that replaces the existing Conditional Use Permit No. CUP-285-96. The proposed conditions will clarify the operational requirements of the business and add new strategies to reduce criminal activity, problems, and CUP violations. The site is in the PUD-104-81 Rev. 86, 90, 91/ Planned Unit Development-Euclid Business Park zone.

ACTION: Other than the City of Garden Grove staff, three people spoke in favor of the request, no one spoke in opposition to the request, and two people spoke with concerns. A motion to revoke the original Conditional Use Permit was denied by a tie of three ayes and three noes, with Commissioners Bankson, Pak, and Pierce voting no, and with Commissioner Nguyen absent. Resolution No. 5665 was then approved by four ayes with Commissioners Brietigam and Kirkham voting no, and with Commissioner Nguyen absent. No further action unless appealed by February 5, 2009.

C.3. CONDITIONAL USE PERMIT NO. CUP-252-08

APPLICANT: 888 BROTHERS, INC.  
LOCATION: WEST SIDE OF BROOKHURST STREET, SOUTH OF CHAPMAN AVENUE AT 12119 BROOKHURST STREET

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Four Seasons Hot Pot Chinese Restaurant, with a new original, Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial) zone.

ACTION: Other than the applicant, two persons spoke in favor of the request and no one spoke in opposition to the request. Resolution of Denial No. 5659 was approved by four ayes with Commissioners Pak and Pierce voting no, and with Commissioner Nguyen absent. No further action unless appealed by February 5, 2009.

C.4. CONDITIONAL USE PERMIT NO. CUP-239-08

APPLICANT: TRONG DUONG  
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN  
FLOWER STREET AND HOPE STREET AT 10212  
WESTMINSTER AVENUE

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Ngoc Hue Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution of Denial No. 5645 was approved by four ayes with Commissioners Pak and Pierce voting no, and with Commissioner Nguyen absent. No further action unless appealed by February 5, 2009.