

RESUME'
REVISED AGENDA

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 17, 2008

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: VICE CHAIR PIERCE
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, KIRKHAM, NGUYEN,
PAK
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 6, 2007
Approved by five ayes with Commissioner Nguyen absent and Commissioner Kirkham abstaining.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

Item C.2 was taken out of order for Vice Chair Pierce to remove himself from the dais in order to provide testimony as applicant for case number PUD-120-07. Commissioner Breitigam moved to select Commissioner Pak as Acting Chair, seconded by Commissioner Bankson. The motion was approved by four ayes with Commissioners Pierce and Nguyen absent, and Commissioner Pak abstaining.

- C.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-120-07
SITE PLAN NO. SP-434-07
VARIANCE NO. V-168-07
DEVELOPMENT AGREEMENT

APPLICANT: RON PIERCE
LOCATION: SOUTHWEST CORNER OF NELSON STREET AND
STANFORD AVENUE AT 12781 NELSON STREET

REQUEST: To rezone the site to Planned Unit Development (PUD-120-07) in order to improve a 45,745 square foot lot with a new 5,400 square foot auto body shop building that includes an office and storage room; also, a new 4,026 square foot building that will consist of four (4) individual tenant spaces; and a new 1,120 square foot wash bay. The existing 3,234 square foot auto body building will remain on the property and the existing accessory structures will be demolished. Also, Variance approval to allow the project to deviate from the five-acre minimum lot size requirement. A Development Agreement is also proposed. The site is in the Planned Unit Development No. PUD-103-78 zone.

ACTION: One person spoke in favor of the request and no one spoke in opposition to the request. Resolution Nos. 5622 (PUD) and 5623 (SP/V/DA) were approved by five ayes with Commissioners Pierce and Nguyen absent. No further action unless appealed by February 7, 2008. City Council action is required on the Negative Declaration, on PUD-120-07, and the Development Agreement. The recommended date is February 26, 2008.

Vice Chair Pierce rejoined the discussion at 7:29 p.m.

C.1. SITE PLAN NO. SP-435-07
CONDITIONAL USE PERMIT NO. CUP-219-07
DEVELOPMENT AGREEMENT

APPLICANT: RANDY ITAYA (C/O GENE FONG ASSOC.)
LOCATION: WEST SIDE OF HARBOR BOULEVARD, NORTH OF CHAPMAN AVENUE AT 11767 HARBOR BOULEVARD AND 12261 CHAPMAN AVENUE

REQUEST: To expand the existing Embassy Suites hotel and conference/banquet facilities by adding a new 17-story, 238-room hotel tower to the existing 374-room hotel, along with 56,000 square feet of new banquet and meeting rooms to the existing facility. The overall 12.79-acre site will include the existing Embassy Suites site area and the entire golf driving range located to the west of the hotel complex. The overall improvement plans include creating a resort type hotel, adding a new restaurant and spa, and renovating the on-site circulation and parking arrangements that will include the two existing hotels (The Hampton Inn & Hilton Garden Inn) that are located directly east of the Embassy Suites. A Development Agreement is also proposed.

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5621 was approved by six ayes with Commissioner Nguyen absent. No further action unless

appealed by February 7, 2008. City Council action is required on the Development Agreement. The recommended date is March 11, 2008.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-436-08
STREET VACATION NO. SV-117-08
VARIANCE NO. V-169-08

APPLICANT: LMC MANAGEMENT GROUP, LLC
LOCATION: A TRIANGLE-SHAPED PROPERTY ON THE NORTH SIDE OF STANFORD AVENUE BETWEEN BROOKHURST STREET AND BROOKHURST WAY AT 12711 AND 12731 BROOKHURST STREET

REQUEST: To construct an approximately 3,900 square foot multi-tenant building, that includes a drive-through coffee shop, with a Variance request for reduced setbacks in conjunction with a request to vacate the easterly portion of the Brookhurst Way right-of-way. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Three persons spoke in favor of the request and no one spoke in opposition to the request. Resolution Nos. 5624 (SP/V) and 5628 (SV) were approved by six ayes with Commissioner Nguyen absent. No further action unless appealed by February 7, 2008. City Council action is required on SV-117-08. The recommended date is February 26, 2008.

C.4. TENTATIVE PARCEL MAP NO. PM-2005-255

APPLICANT: KAM SANG COMPANY, INC. (MICHAEL LEE)
LOCATION: WEST SIDE OF HARBOR BOULEVARD NORTH, APPROXIMATELY 980 FEET FROM TWINTREE AVENUE, AND EAST SIDE OF THACKERY DRIVE NORTH FROM TWINTREE AVENUE TO CUL-DE-SAC TERMINUS AT 12141-12321 HARBOR BOULEVARD AND 12246-12322 THACKERY DRIVE

REQUEST: To approve a one-year time extension for the approved entitlement under Tentative Parcel Map No. PM-2005-255. The site is in the Planned Unit Development No. PUD-141-01 zone.

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5625 was approved by six ayes with Commissioner Nguyen absent. No further action unless appealed by February 7, 2008.

C.5. NEGATIVE DECLARATION
SITE PLAN NO. SP-438-08
VARIANCE NO. V-170-08

APPLICANT: W. JEAN DODDS, DVM & CHARLES BERMAN, ESQ.
LOCATION: NORTH SIDE OF SALINAZ DRIVE, EAST OF NEWHOPE STREET AT 11561 SALINAZ DRIVE

REQUEST: To reuse an existing 10,723 square foot building along with Site Plan approval to construct a building addition of approximately 6,700 square feet to be used by the Hemopet Center for Greyhound Rescue and Pet Animal Recovery. The approximately two-acre site includes the construction of 16,420 square feet of kennels or 'suites' for greyhounds. A Variance is required for a reduced front yard setback. The site is in the M-1 (Limited Industrial) zone.

ACTION: The motion to continue the case to the next regularly scheduled Planning Commission meeting on Thursday, February 7, 2008, was approved by six ayes with Commissioner Nguyen absent.

C.6. SITE PLAN NO. SP-439-08
CONDITIONAL USE PERMIT NO. CUP-220-08
VARIANCE NO. V-171-08

APPLICANT: DARIO GONZALEZ
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF HAZEL STREET AT 9087 GARDEN GROVE BOULEVARD

REQUEST: To demolish three existing structures, on a 6,500 square foot lot used for automobile smog and repair operation, and Site Plan approval to construct a single, new building for the same business. Also, Conditional Use Permit approval for a Minor Auto Maintenance use in the C-1 (Neighborhood Commercial) zone, and a Variance to waive the rear yard setback. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5627 was approved by six ayes with Commissioner Nguyen absent. No further action unless appealed by February 7, 2008.