

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 18, 2007

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
All present.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: November 16, 2006
Approved by six ayes with Commissioner Pak abstaining.
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute
Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-408-06
TENTATIVE TRACT MAP NO. TT-17001

APPLICANT: FUSCOE ENGINEERING (GLENN LAKE)
LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD
AND CHAPMAN AVENUE AT 12015 HARBOR
BOULEVARD

REQUEST: To convert the 371-unit hotel complex, known as
the Marriott Suites, Garden Grove, into a hotel
condominium conversion development. The
purpose is to allow individual ownership of an

existing suite and to have the complex continue to operate as a full service hotel on the six-acre site. All reciprocal access, parking, maintenance, and other shared activities, under the existing zoning and CC & R's for the site, will remain intact. The site is in the Planned Unit Development No. PUD-122-98 zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5573 was approved by seven ayes. No further action unless appealed by February 8, 2007.

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

D.1. NEGATIVE DECLARATION
AMENDMENT NO. A-129-07

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code Section 9.08.030 (Land Use Matrix) modifying the zones where assembly uses – such as, but not limited to, education institutions, health clubs, trade schools, preschools, and private clubs and lodges – may be established; to require approval of a Conditional Use Permit for these and other similar assembly uses; and to move the development standards for schools from Section 9.01.060 (Definitions) to Section 9.08.050 (Special Operating Conditions and Development Standards).

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5579 was approved by seven ayes, with discussion to consider adult day care in the C-2 (Community Commercial) zones. No further action unless appealed by February 8, 2007. City Council action is required on the adoption of the Negative Declaration and approval of Amendment No. A-129-07. The recommended date is February 27, 2007.

D.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-415-07
AMENDMENT NO. A-130-07

APPLICANT: DONNA MORRIS

LOCATION: SOUTH SIDE OF STANFORD AVENUE, EAST OF
CRESTWOOD CIRCLE AT 9792 STANFORD AVENUE

REQUEST: To amend the zoning map to change the zone of the property from R-1 (Single-Family Residential), with a minimum lot size of 15,000 square feet, to R-1 (Single-Family Residential), with a minimum lot size of 9,000 square feet; Site Plan approval for the construction of four new single-family homes on existing lots ranging in size from 9,365 square feet to 11,970 square feet.

ACTION: Commissioner Pierce removed himself from the dais. Other than the applicant, one person spoke in favor of the request and thirteen spoke in opposition to the request. Three letters were written in opposition to the request. Resolution Nos. 5580 (A) and 5581 (SP) were denied by six ayes, with Commissioner Pierce absent, and with the Planning Commission motioning for staff to bring back resolutions of denial to the next regularly scheduled Planning Commission meeting. No further action unless appealed by February 8, 2007.

D.3. SITE PLAN NO. SP-416-07
VARIANCE NO. V-152-07

APPLICANT: THUNDER HOLDINGS, LLC.

LOCATION: NORTHEAST CORNER OF FERNWOOD DRIVE AND
WESTMINSTER AVENUE AT 10901 WESTMINSTER
AVENUE

REQUEST: Site Plan approval to construct a one-story, 3,500 square foot addition to an existing one-story 7,000 square foot commercial building, with a Variance request to deviate from the required interior side, and rear landscape setbacks. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the architect, one person spoke in favor of the request and one person asked clarification questions. Additional conditions of approval to the Engineering Services Division were noted.

Resolution No. 5582 was approved by seven ayes, with an amendment to the Conditions of Approval to add the following condition, "Permits shall be obtained for the removal of the pole sign and the pole sign shall be removed prior to the issuance of permits for the construction of the addition." No further action unless appealed by February 8, 2007.

D.4. NEGATIVE DECLARATION
AMENDMENT NO. A-131-07

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code modifying the Residential Development Standards, Section 9.16.050, to establish the maximum number of bathrooms in any residence based upon the number of bedrooms. Also proposed, is an amendment to the Procedures and Hearings, Section 9.24.030, to allow minor deviations from the maximum number of bathrooms in any residence.

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5583 was approved by seven ayes. No further action unless appealed by February 8, 2007. City Council action is required on the adoption of the Negative Declaration and the approval of Amendment No. A-131-07. The recommended date is February 27, 2007.