



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MARCH 1, 2012

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBERS

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA
Commissioner Dovinh absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: January 19, 2012
Approved by six ayes with Commissioner Dovinh absent.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. PLANNED UNIT DEVELOPMENT NO. PUD-110-96 (REV. 12)
CONDITIONAL USE PERMIT NO. CUP-347-12

APPLICANT: JARED HARDIN
LOCATION: SOUTHEAST AND SOUTHWEST CORNERS OF TRASK
AVENUE AND BROOKHURST STREET AT 9898 AND
10150 TRASK AVENUE

REQUEST: To modify the Sign and Graphic Standards in an existing
Planned Unit Development (PUD-110-96) to allow a 59-
foot high auto dealership electronic freeway-oriented
sign, subject to Conditional Use Permit approval, for an
auto dealership on a minimum two-acre site. The site is
in the Planned Unit Development No. PUD-110-96 zone.

ACTION: Other than the applicant, the owner, and architect, no
one spoke in favor of the request and eleven people
spoke in opposition to the request. One letter, three
petitions, and digital billboard controversy information
was submitted in opposition of the request. Resolution
Nos. 5759-12 (PUD) and 5763-12 (CUP), with

amendments, were adopted by three ayes with Commissioners Brietigam and Pak voting no, and with Commissioner Dovich absent. No further action unless appealed by March 22, 2012. City Council action is required on Planned Unit Development No. PUD-110-96 (REV. 12), the recommended date is April 10, 2012.

C.2. MITIGATED NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-127-12
SITE PLAN NO. SP-467-12
TENTATIVE TRACT MAP NO. TT-17432
DEVELOPMENT AGREEMENT NO. DA-184-12

APPLICANT: CITY VENTURES
LOCATION: NORTHWEST CORNER OF EUCLID STREET AND HAZARD AVENUE AT 10901 HAZARD AVENUE

REQUEST: To rezone a 5.97-acre lot from PUD-104-81 to Residential Planned Unit Development to allow the construction of a 56-unit single-family residential small-lot subdivision; a Site Plan to construct the 56 homes along with street and open space improvements; and a Tentative Tract Map to subdivide the property into 56 separate lots. A Development Agreement is also included. The site is in the Planned Unit Development No. PUD-104-81 zone.

ACTION: Other than the applicant and the architect, no one spoke in favor of or in opposition to the request. Resolution Nos. 5760-12 (PUD/DA) and 5761-12 (SP/TT), with amendments, were adopted by six ayes with Commissioner Dovich absent. No further action unless appealed by March 22, 2012. City Council action is required on the Mitigated Negative Declaration, Planned Unit Development No. PUD-127-12, and Development Agreement No. DA-184-12, the recommended date is April 10, 2012.

C.3. CONDITIONAL USE PERMIT NO. CUP-346-12

APPLICANT: KIMBERLY TUYEN VO
LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST WAY AT 10051 GARDEN GROVE BOULEVARD

REQUEST: To modify the Conditions of Approval for an existing 2,673 square foot restaurant, Men Say Quan, operating with an existing State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License approved under Conditional Use Permit No. CUP-318-11; to extend the hours of operation to be from 9:00 a.m. to 12:30 a.m., Monday through Wednesday, and from 9:00 a.m. to 1:30 a.m., Thursday through Saturday; and, to allow live entertainment in the form of a one-man band with amplified sound and a

stage. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One letter describing the business, was submitted by the applicant. Resolution of Denial No. 5762-12 was adopted by five ayes with Commissioner Lazenby abstaining and Commissioner Dovich absent. No further action unless appealed by March 22, 2012.

D. MATTERS FROM COMMISSIONERS

D.1. SELECTION OF CHAIR

ACTION: Commissioner Brietigam moved for Commissioner Bui to continue as Chair, seconded by Commissioner Lazenby. The motion was approved by six ayes with Commissioner Dovich absent.

D.2. SELECTION OF VICE CHAIR

ACTION: Commissioner Brietigam moved for Commissioner Cabral to continue as Vice Chair, seconded by Commissioner Lazenby. The motion was approved by six ayes with Commissioner Dovich absent.