

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 2, 2006

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

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

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

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: February 16, 2006  
Approved by six 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-390-06  
TENTATIVE PARCEL MAP NO. PM-2005-200  
VARIANCE NO. V-136-06  
DEVELOPMENT AGREEMENT
- APPLICANT: RAMANLAL S. PATEL  
LOCATION: EAST SIDE OF PALM STREET AT THE  
INTERSECTION OF PALM STREET AND HARBOR  
BOULEVARD AT 12812 PALM STREET

REQUEST: To expand the existing 17 unit motel by constructing a three-story, 41 unit hotel development on approximately 1.32 acres; Tentative Parcel Map approval to consolidate two land parcels into one lot; Variance approval to deviate from the required front yard setback. 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 or in opposition to the request, and one person asked clarification questions with regard to driveways, traffic, and neighborhood notification. Resolution No. 5537 was approved by six ayes with one amendment to the conditions of approval. No further action on the Site Plan, Tentative Parcel Map, and Variance unless appealed by March 23, 2006. City Council action is required on the Development Agreement, the recommended date is April 11, 2006.

C.2. CONDITIONAL USE PERMIT NO. CUP-180-06

APPLICANT: JULIET THU MAI NGUYEN

LOCATION: WEST SIDE OF BROOKHURST STREET, SOUTH OF GARDEN GROVE BOULEVARD AT 13135 BROOKHURST STREET

REQUEST: To allow an existing restaurant, PM Café, to operate with an original (new) Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine-Bona Fide Eating Place) License. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant's representative, one person spoke in favor the request and no one spoke in opposition to the request. One 80-signature petition was submitted in favor of the request. The Planning Commission motioned for staff to bring back a resolution of approval to the March 16, 2006 meeting with Conditions of Approval attached. The motion was approved by six ayes.

C.3. CONDITIONAL USE PERMIT NO. CUP-150-05

APPLICANT: ALBERT GHARIBIAN

LOCATION: NORTHWEST CORNER OF CHAPMAN AVENUE AND  
KNOTT STREET AT 6961 CHAPMAN AVENUE

REQUEST: To convert a previous service station to allow the operation of an automotive maintenance shop and an automotive detailing business. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the applicant, the car wash developer and the lessee of the bay, no one spoke in favor of or in opposition to the project. One person wrote a letter and also expressed his concerns at the hearing with regard to noise, the visibility of the adjacent property, and the size of the perimeter wall. Resolution No. 5475 was approved by six ayes with amendments to the Conditions of Approval. No further action unless appealed by March 23, 2006.