



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MARCH 4, 2010

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BEARD, VICE CHAIR (VACANT)
COMMISSIONERS BONIKOWSKI, BUI, CABRAL, ELLSWORTH, TRAN
Commissioner Ellsworth absent with one vacancy.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: January 21, 2010
Approved by four ayes, with Commissioner Ellsworth absent, Commissioner Cabral abstaining, and with one vacancy.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
- C.1. SITE PLAN NO. SP-436-08 TIME EXTENSION 2
VARIANCE NO. V-169-08
STREET VACATION NO. SV-117-08

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

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-436-08, Variance No. V-169-08, and Street Vacation No. SV-117-08 for the construction of an approximately 3,900 square foot multi-tenant building that includes a drive-through coffee shop with associated site improvements on a vacant lot, along with a Variance request for reduced setbacks along a street. In addition, the project approval included a request for the Planning Commission to make the determination that the Vacation of the easterly portion of

the Brookhurst Way right-of-way is consistent with the City's adopted General Plan. 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 No. 5707 was approved by five ayes with Commissioner Ellsworth absent and one vacancy. No further action unless appealed by March 25, 2010.

C.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-124-10
SITE PLAN NO. SP-455-10
TENTATIVE TRACT MAP NO. TT-17353
DEVELOPMENT AGREEMENT NO. DA-180-10

APPLICANT: BRANDYWINE HOMES
LOCATION: WEST SIDE OF FAIRVIEW STREET, SOUTH OF TRASK AVENUE AT 13531, 13551, 13581, AND 13585 FAIRVIEW STREET

REQUEST: To rezone a 2.48-acre site from R-1 (Single-Family Residential) to Planned Unit Development for the allowance to create a 20-unit single-family residential small lot subdivision; a Site Plan to construct the 20 single-family homes with associated site improvements that include on-street parking and open space areas; and a Tentative Tract Map to create the 20-unit subdivision. A Development Agreement is also included.

ACTION: Other than the applicant, one person spoke with concerns regarding the project, and no one spoke in favor of or in opposition to the request. Resolution Nos. 5708 (PUD/DA) and 5709 (SP/TT) were approved, with amendments, by five ayes with Commissioner Ellsworth absent and one vacancy. No further action unless appealed by March 25, 2010. City Council action is required on the Negative Declaration, Planned Unit Development No. PUD-124-10, and Development Agreement No. DA-180-10. The recommended date is April 13, 2010.

C.3. AMENDMENT NO. A-154-10

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: Planning Commission to recommend to City Council, approval of an Amendment to Title 9 of the Garden Grove Municipal Code (Land Use Code) to add Chapter 9.48 pertaining to the undergrounding of utilities, and to make conforming revisions to the existing provisions in Chapter 9.40 pertaining to the required undergrounding in subdivisions.

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5710 was approved by five ayes with Commissioner Ellsworth absent and one vacancy. No further action unless appealed by March 25, 2010. City Council action is required on Amendment No. A-154-10, the recommended date is April 13, 2010.