



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MARCH 5, 2009

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, KIRKHAM, NGUYEN
All present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
Led by Chair Pierce.

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: February 19, 2009
Approved by six ayes with Commissioner Brietigam abstaining.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

- C.1. SITE PLAN NO. SP-439-08 TIME EXTENSION
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 approve a one-year time extension for the approved entitlements under Site Plan No. SP-439-08, Conditional Use Permit No. CUP-220-08, and Variance No. V-171-08, 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: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5675 was approved by seven ayes. No further action unless appealed by March 26, 2009.

C.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-09(A)
AMENDMENT NO. A-147-09
SITE PLAN NO. SP-450-09
CONDITIONAL USE PERMIT NO. CUP-262-09

APPLICANT: TRI NGUYEN THICH
LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD STREET AT 10510 CHAPMAN AVENUE

REQUEST: General Plan Amendment to change the Land Use designation from Office Professional to Low Density Residential; a Zone Change Amendment to rezone the 1.8-acre site to R-1-7 (Single-Family Residential) to allow a religious facility on the site; Site Plan approval to construct two, one-story buildings for religious purposes (Buddhist Temple) with the 5,261 square foot building for religious assembly and the 4,345 square foot building for living/residence space. Both buildings to have extended roof heights for architectural enhancement. Also, Conditional Use Permit approval for the operation of the proposed religious facility. The site is in the OP (Office Professional) zone.

ACTION: Other than the applicant's representative, ten people spoke in support of the request, three people spoke with concerns, and no one spoke in opposition to the request. Over 60 letters were received in support of the request and one letter of opposition was written by Francis, Evelyn, and Patty Steinhoff. Resolution Nos. 5673 (GPA/A) and 5674 (SP/CUP) were approved by seven ayes with amendments to the conditions. No further action unless appealed by March 26, 2009. City Council action is required on the Negative Declaration, General Plan Amendment No. GPA-1-09(A), and Amendment No. A-147-09, the recommended date is April 14, 2009.