

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

APRIL 6, 2006

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
Commissioner Chi absent.

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: March 16, 2006
Approved by five ayes with Commissioner Pierce abstaining and
Commissioner Chi absent.

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

C.1. VARIANCE NO. V-139-06

APPLICANT: DEMETRIO GOVEA
LOCATION: SOUTH SIDE OF DANIEL AVENUE, WEST OF WEST
STREET AT 11962 DANIEL AVENUE

REQUEST: To allow a new single-family home to encroach into
the front setback. The site is in the R-1 (Single-
Family Residential) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request, and two letters of support were written. Resolution No. 5543 was approved by six ayes with Commissioner Chi absent. No further action on the Variance unless appealed by April 27, 2006.

C.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-111-06
SITE PLAN NO. SP-393-06
VARIANCE NO. V-138-06
TENTATIVE TRACT MAP NO. TT-17022
DEVELOPMENT AGREEMENT

APPLICANT: LV DEVELOPMENT, INC.
LOCATION: WEST SIDE OF NELSON STREET, NORTH OF
STANFORD AVENUE AT 12661 NELSON STREET

REQUEST: To change the zoning of the 1.3 acre property to Planned Unit Development Residential (PUD-R); Variance approval to deviate from the minimum three acre lot size requirement for a residential Planned Unit Development; Site Plan approval to construct 12 two-story and three-story single-family detached homes; Tentative Tract Map approval to create the subdivision to allow for the sale of the homes on individual lots; and a Development Agreement. The site is in the CCSP-PR 11 (Community Center Specific Plan-Peripheral Residential) PR 11) zone.

ACTION: The case was moved to the next regular Planning Commission hearing date of May 4, 2006 by a vote of six ayes with Commissioner Chi absent.

C.3. SITE PLAN NO. SP-392-06
DEVELOPMENT AGREEMENT

APPLICANT: HEWSON PROPERTIES/ GARDEN GROVE, LLC
LOCATION: EAST SIDE OF GILBERT STREET, NORTH OF
CHAPMAN AVENUE AT 11900 GILBERT STREET

REQUEST: To construct a one-story, 12,411 square foot office building on an approximately 47,819 square foot lot. The building is proposed to be used by the Social Security/ General Services Administration (GSA). The site is in the BCSP-OE (Brookhurst-Chapman Specific Plan – Office Entertainment) zone.

ACTION: Other than the applicant and three representatives, no one spoke in favor of or in opposition to the request. Resolution No. 5540 was approved by six ayes with Commissioner Chi absent. No further action on the Site Plan unless appealed by April 27, 2006. City Council action is required on the Development Agreement. The recommended date is June 13, 2006.

D. ITEM FOR CONSIDERATION

D.1. ADOPTION OF CODE OF ETHICS
Acknowledged.