

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MAY 3, 2007

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN, PAK
Vice Chair Pierce absent.

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

A. ORAL COMMUNICATIONS - PUBLIC

Ms. Verla Lambert and Jaide Eastman approached the Commission and commented on the California Environmental Quality Act (CEQA) with regard to Environmental Impact Reports (EIR's); the Hazard Elimination Safety Program (HES), with regard to safety improvements on public road and highways; the advantages of street median trees; and the benefits of a green environment.

B. APPROVAL OF MINUTES: April 19, 2007

Approved by five ayes with Vice Chair Pierce absent and Commissioner Beard abstaining.

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

C.1. VARIANCE NO. V-156-07

APPLICANT: MERLE AND MARY ANN EIDE
LOCATION: SOUTHWEST CORNER OF DANIEL AVENUE AND
JACALENE LANE AT 11772 DANIEL AVENUE

REQUEST: To allow a 378 square foot addition to an existing detached garage to deviate from the minimum 1,000 square foot rear yard open space requirement, and to allow the structure to exceed one-half the width of the

lot. The site is in the R-1 (Single-Family Residential) zone.

ACTION: Other than the applicants, no one spoke in favor of or in opposition to the request. Resolution No. 5592 was approved by six ayes with Vice Chair Pierce absent. No further action unless appealed by May 24, 2007.

Prior to the public hearing item C.2., and due to a conflict of interest, Chair Chi excused himself from the dais after Commissioner Pak was appointed acting Chair by a vote of five ayes with Vice Chair Pierce absent.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-387-06
TENTATIVE TRACT MAP NO. TT-17006
VARIANCE NO. V-135-06
DEVELOPMENT AGREEMENT

APPLICANT: MIKE LEE
LOCATION: EAST SIDE OF JOSEPHINE STREET, SOUTH OF LAMPSON AVENUE AT 12612 JOSEPHINE STREET

REQUEST: Site Plan approval to construct eight (8) two-story residential dwelling units; Variance approval to deviate from the required 10'-0" separation between the driveway and the units; and Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. A Development Agreement is also included. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5531 was approved by four ayes with Commissioner Brietigam voting no, and with Chair Chi and Vice Chair Pierce absent. No further action unless appealed by May 24, 2007. City Council action is required on the Development Agreement. The recommended date is June 12, 2007.

C.3. CONDITIONAL USE PERMIT NO. CUP-205-07

APPLICANT: TAM NGUYEN AND LINH NGUYEN
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, EAST OF BROOKHURST STREET AT 10121 WESTMINSTER AVENUE

REQUEST: To expand an existing trade school, Advanced Beauty College, to include the entire freestanding building. The site is in the Planned Unit Development No. PUD-108-96 zone.

ACTION: Other than the applicants, two people spoke in favor of the request and no one spoke in opposition to the request. A presentation booklet was presented to the

Commissioners for their review. Resolution No. 5593 was approved by five ayes, with an amendment to allow the Community Development Director to remove Condition No. 30, after the 90-day period, at his/her discretion, with Commissioner Pak voting no and Vice Chair Pierce absent. No further action unless appealed by May 24, 2007.

C.4. TENTATIVE PARCEL MAP NO. PM-2007-106

APPLICANT: BKM DEVELOPMENT
LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND WESTERN AVENUE AT 7465 LAMPSON AVENUE

REQUEST: To reconfigure an existing three-lot subdivision into a four-lot subdivision for the purpose of selling each property as an industrial parcel. The existing three-lot subdivision was created under Parcel Map No. PM-2004-279, and a Negative Declaration was previously adopted for this project under Site Plan No. SP-360-04.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5594 was approved by six ayes with Vice Chair Pierce absent. No further action unless appealed by May 24, 2007.