

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 4, 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  
All members 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: April 6, 2006  
Approved by six ayes with Commissioner Chi abstaining.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
- C.1. 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  
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: Other than the applicant's representative, one person spoke in favor of the request and no one spoke in opposition to the request. Resolution Nos. 5541 (PUD/DA) and 5542 (SP/V/TT) were approved by seven ayes. No further action on the Site Plan, Variance or Tentative Tract Map unless appealed by May 25, 2006. City Council action is required on the Planned Unit Development and Development Agreement, the recommended date is June 13, 2006.

C.2. SITE PLAN NO. SP-394-06  
TENTATIVE PARCEL MAP NO. PM-2006-126

APPLICANT: DIEN NGUYEN  
LOCATION: WEST SIDE OF LOARA STREET, NORTH OF  
CHAPMAN AVENUE AT 11861 LOARA STREET

REQUEST: Tentative Parcel Map approval to divide an existing 36,057 square foot parcel into two (2) 18,028 square foot lots; and Site Plan approval to construct two (2) single-family homes. 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. One person cited concerns and asked clarification questions. Resolution No. 5544 was approved by seven ayes. No further action unless appealed by May 25, 2006.

C.3. SITE PLAN NO. SP-395-06  
CONDITIONAL USE PERMIT NO. CUP-185-06

APPLICANT: GOSPEL FIRST KOREAN BAPTIST CHURCH  
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE  
BOULEVARD AND COAST STREET AT 8132 GARDEN  
GROVE BOULEVARD, AND THE PROPERTY LOCATED  
TWO LOTS TO THE WEST AT 8100 GARDEN GROVE  
BOULEVARD

REQUEST: Site Plan and Conditional Use Permit approval to  
construct a 3,000 square foot addition to the  
existing 5,884 square foot Gospel First Korean  
Baptist Church building, and subsequent use of the  
site for religious facilities. The church site is  
located in the R-3 (Multiple-Family Residential)  
zone, and the proposal includes a shared parking  
arrangement with the property at 8100 Garden  
Grove Boulevard.

ACTION: Other than the applicant's representative, no one  
spoke in favor of or in opposition to the request.  
Resolution No. 5545 was approved by seven ayes  
with an amendment to Condition of Approval No.  
16. No further action unless appealed by May 25,  
2006.