

**RESUME
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 19, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES,
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN
Commissioner Barry absent.

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

A. ORAL COMMUNICATIONS – PUBLIC
None.

B. APPROVAL OF MINUTES – April 21, 2005
Approved by six ayes with Commissioner Barry absent.

C. ITEM FOR CONSIDERATION

C.1. RESOLUTION AFFIRMING APPROVAL OF CONDITIONAL USE
PERMIT NO. CUP-160-05

ACTION: Other than the applicant, and the applicant's
representative, no one spoke in favor of or in
opposition to the request. Resolution No. 5494 was
approved by six ayes with Commissioner Barry
absent. No further action unless appealed by June 9,
2005.

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

D.1. MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-2-05(A)
PLANNED UNIT DEVELOPMENT NO. PUD-107-05
SITE PLAN NO. SP-368-05
DEVELOPMENT AGREEMENT

APPLICANT: GARDEN GROVE GALLERIA, LLC (TED YOON)
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET AT 10080 AND 10180 GARDEN GROVE BOULEVARD.

REQUEST: To amend the General Plan Land Use designation by changing the current designation of HC (Heavy Commercial) to MU (Mixed Use); to rezone the site to PUD-MX (Planned Unit Development); and Site Plan approval to construct an eight-story mixed-use building.

The first four building levels consist of two, double-height commercial floors providing 126,510 square feet of tenant space at the front, and four floors of parking garage at the rear. The 5th floor is used entirely for parking. Above this, the 6th, 7th and 8th floors contain 66 condominiums (22 units per floor).

The General Plan Amendment and PUD will allow for a mixed-use development and include the two adjacent lots to the east of the project on Garden Grove Boulevard (Total area of 6.1 acres).

ACTION: Other than the applicant's two representatives, eight people spoke in favor of the request and five people spoke in opposition to the request. One letter was written in opposition to the request.

Revised Condition No. 48 to read: All requirements of the Garden Grove Building Division and Fire Department shall be met, including any required occupancy permits and inspections. The development will meet the requirements for new high-rise buildings including fire sprinklers, fire alarms, a smoke removal system, and a fire control room **(refer to City of Garden Grove Fire Department pamphlet entitled "Requirements and standards**

for New High-Rise Buildings”). A building is considered to be “high-rise” when it is a height of 55 feet or more per City Ordinance.

Revised Condition No. 49 to read: All fire protection **requirements** shall meet all applicable State and **Local** codes.

Revised Condition No. 79 to read: The owner/ developer shall submit for review and approval by the Community Development Department, a “Loading/ Unloading Plan” for the property, **including the travel path and turning radius of delivery trucks**, prior to issuance of any permit. The “Loading/ Unloading Plan” shall provide information and schedules for deliveries onto the site. All loading and unloading operations shall be conducted so as not to interfere with parking or with vehicle and pedestrian access. Loading berths are ten feet wide by 35 feet in length. No delivery trucks shall be left on or idling during deliveries. Include information on loading for the residential units.

Resolution Nos. 5495 and 5496 were approved by five ayes, with Commissioner Chi voting no, and Commissioner Barry absent. No further action unless appealed by June 9, 2005. City Council action is required on the General Plan Amendment, the Planned Unit Development, and the Development Agreement (Resolution No. 5495). The recommended date is June 28, 2005.

E. MATTERS FROM COMMISSIONERS

None.

F. MATTERS FROM STAFF

Staff suggested that Commissioners call staff members with clarification questions that might arise.

Staff read a brief history of future items.

G. ADJOURNMENT: 9:45 p.m.