

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

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

JUNE 7, 2007

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

STUDY SESSION – 6:00 P.M.

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE  
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN, PAK  
Commissioner Pak absent.

1. Site Plans and Variances were discussed.
2. The reading of the brief description of future Agenda items was moved to the Matters from Staff portion of the Planning Commission meeting.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE  
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN, PAK  
Commissioner Pak absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: May 3, 2007  
Approved by five ayes with Vice Chair Pierce abstaining and Commissioner Pak absent.
- 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-117-07  
SITE PLAN NO. SP-422-07  
TENTATIVE TRACT MAP NO. TT-17127  
VARIANCE NO. V-157-07

APPLICANT: NEWLAND CENTRAL, LLC  
LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN WILSON STREET AND NEWLAND STREET AT 8372 CENTRAL AVENUE

REQUEST: To rezone a 35,533 square foot lot from R-3 (Multiple-Family Residential) to Residential Planned Unit Development for the allowance to create a small-lot residential subdivision consisting of eight (8) lots with Lot 8 to be maintained as common area, in conjunction with requests for a Variance to deviate from the minimum three-acre lot size for Residential Planned Unit Developments; a Site Plan to construct seven (7) detached two-story, single-family homes; and a Tentative Tract Map to create the eight (8) lot subdivision for the proposed development. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of the request. One person spoke in opposition to the request and submitted a petition with 12 signatures. Two letters were written in opposition to the request. Resolution Nos. 5595 (PUD) and 5596 (SP, TT, V) were approved by six ayes with Commissioner Pak absent, and with an amendment to the Conditions of Approval to state that the applicant would work with staff to mitigate any privacy issues with regard to the second story rear windows. No further action on Site Plan No. SP-422-07, Tentative Tract Map No. TT-17127, and Variance No. V-157-07 unless appealed by June 28, 2007. City Council action is required on Planned Unit Development No. PUD-117-07. The recommended date is August 28, 2007.

C.2. TENTATIVE PARCEL MAP NO. PM-2006-293

APPLICANT: BURKE REAL ESTATE GROUP  
LOCATION: NORTHEAST CORNER OF MONARCH STREET AND PATTERSON DRIVE AT 11258, 11262, 11264, AND 11266 MONARCH STREET

REQUEST: To reconfigure four parcels of land into two parcels of land to convert a previously approved multi-tenant industrial complex into an industrial condominium development. The purpose is to allow the individual ownership of the tenant spaces and to have the complex continue to operate as an integrated multi-tenant industrial complex. The site is in the Planned Unit Development No. PUD-103-76 (Rev. 92) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5597 was approved by six ayes with Commissioner Pak absent. No further action unless appealed by June 28, 2007.