



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

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

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JUNE 17, 2010

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BEARD, VICE CHAIR BUI  
COMMISSIONERS BONIKOWSKI, CABRAL, ELLSWORTH, PAK  
Commissioners Bonikowski and Cabral absent with one vacancy.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: May 20, 2010  
Approved by two ayes, with Commissioners Bonikowski and Cabral absent,  
Chair Beard and Commissioner Pak abstaining, and one vacancy.
- 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-125-10  
SITE PLAN NO. SP-457-10  
TENTATIVE TRACT MAP NO. TT-17369  
DEVELOPMENT AGREEMENT NO. DA-181-10

APPLICANT: BRANDYWINE HOMES  
LOCATION: NORTHWEST CORNER OF CENTURY BOULEVARD AND  
TAFT STREET AT 13031, 13035, 13051, 13061, 13063,  
13081 TAFT STREET, 13082 CENTURY BOULEVARD,  
10671, 10681, 10691 WALNUT STREET

REQUEST: To rezone a three-acre site from CCSP-CC43  
(Community Center Specific Plan - Community  
Commercial District) to Planned Unit Development for  
the allowance to create a 53-unit townhouse multi-  
family subdivision; a Site Plan to construct the 53  
townhomes with associated site improvements that  
include street parking, open space areas, and an urban  
trail; and a Tentative Tract Map to create the one-lot

subdivision for the purpose of selling each townhome as a condominium. A Development Agreement is also included. The site is in the CCSP-CC43 (Community Center Specific Plan – Community Commercial District) zone.

ACTION: The motion to continue the case to the July 1, 2010 Planning Commission meeting was approved by four ayes with Commissioners Bonikowski and Cabral absent with one vacancy.

C.2. CONDITIONAL USE PERMIT NO. CUP-284-09 (REV. 10)

APPLICANT: H. BRUCE NGUYEN  
LOCATION: WEST SIDE OF MAIN STREET BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD AT 12941 MAIN STREET

REQUEST: To amend Conditional Use Permit No. CUP-284-09 to modify the approved floor plan of the 7 Seas Fish House to include a new sushi bar and new rear dining/lounge area. Also, to extend the hours of operation to be 11:00 a.m. to 2:00 a.m., seven days a week, and to allow limited live entertainment in the form of one vocalist and one amplified instrumentalist. The existing restaurant will continue to operate with an Alcoholic Beverage Control Type "47" (On-Sale, General) License. The site is in the CCSP-MX33&HR (Community Center Specific Plan, Mixed Use District, Area 33 & Historical Retail Overlay Zone).

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5716 was approved by four ayes with Commissioners Bonikowski and Cabral absent with one vacancy. No further action unless appealed by July 8, 2010.

C.3. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-133-99  
(REV. 05/REV. 09)

APPLICANT: CRYSTAL CATHEDRAL MINISTRIES  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND LEWIS STREET AT 13280 CHAPMAN AVENUE

REQUEST: To modify the permitted uses of Planned Unit Development No. PUD-133-99, to allow general and medical offices, medical clinics, and trade schools. The Crystal Cathedral Ministries is located in the Planned Unit Development No. PUD-133-99 zone, which currently allows for religious uses such as religious schools, day care, cemeteries, and supportive offices and uses.

**ACTION:** Other than the applicant's representative, no one spoke in favor of or in opposition to the request. One person had a traffic concern. Resolution No. 5689 was approved by four ayes with Commissioners Bonikowski and Cabral absent with one vacancy. No further action unless appealed by July 8, 2010. City Council action is required on the Negative Declaration and PUD-133-99 (Rev. 05/Rev. 09), the recommended date is August 10, 2010.