



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

JULY 5, 2012

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBERS

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA
Commissioners Brietigam, Dovich, and Pak absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: May 17, 2012
Approved by four ayes with Commissioners Brietigam, Dovich, and Pak absent.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. NEGATIVE DECLARATION
AMENDMENT NO. A-169-12

APPLICANT: HARBOR PLAZA, LLC
LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD
AND HARBOR BOULEVARD AT 12892-12952 HARBOR
BOULEVARD

REQUEST: To amend the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone to modify Condition (a), for the Professional office (including medical) use, in order to increase the allowable percentage of Professional office (including medical) uses to a maximum of 25% of the total building square footage of a retail shopping development. The site is in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. One letter was written with concerns regarding parking and

medical versus retail uses. Resolution No. 5775-12 was adopted by four ayes with Commissioners Brietigam, Dovich, and Pak absent. No further action unless appealed by July 26, 2012. City Council action is required on the Negative Declaration and Amendment No. A-169-12, the recommended date is August 28, 2012.

C.2. NEGATIVE DECLARATION
AMENDMENT NO. A-168-12
CONDITIONAL USE PERMIT NO. CUP-575-01 (REV. 12)

APPLICANT: TRONG THAT TON

LOCATION: EAST SIDE OF BROOKHURST STREET, NORTH OF LAMPSON AVENUE AT 12332 BROOKHURST STREET

REQUEST: A Zone Change Amendment to rezone the subject property, located at 12332 Brookhurst Street, from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) to operate an existing restaurant with live entertainment in the form of karaoke. Also, to modify the Conditions of Approval for an existing 4,627 square foot restaurant, Chyll, operating under an existing State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License approved under Conditional Use Permit No. CUP-575-01, to extend its business hours and operate from 10:00 a.m. to 12:30 a.m., Monday through Wednesday, and from 10:00 a.m. to 2:00 a.m., Thursday through Sunday; and, to allow live entertainment in the form of karaoke. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Two people spoke with concerns regarding noise. One letter was written in regard to noise. Resolution Nos. 5771-12 (A) and 5772-12 (CUP), with amendments, were adopted by four ayes with Commissioners Brietigam, Dovich, and Pak absent. No further action unless appealed by July 26, 2012. City Council action is required on the Negative Declaration and Amendment No. A-168-12, the recommended date is August 28, 2012.