

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JULY 19, 2007

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN, PAK
All present.

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: July 5, 2007
Approved by seven ayes.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. DEVELOPMENT AGREEMENT (REV. 07) FOR:
PLANNED UNIT DEVELOPMENT NO. PUD-116-06
SITE PLAN NO. SP-410-06
TENTATIVE TRACT MAP NO. TT-17035

APPLICANT: WESTERN PACIFIC HOUSING, INC.
LOCATION: END OF CYNTHIA CIRCLE CUL-DE-SAC ON THE EAST SIDE OF EUCLID AVENUE, NORTH OF WESTMINSTER AVENUE, AND SOUTH OF WOODBURY ROAD, AT 11031 CYNTHIA CIRCLE

REQUEST: To amend the Development Agreement for Site Plan No. SP-410-06 and Tentative Tract Map No. TT-17035 for the development of 144 residential units on a 6.82-acre property located at the end of the Cynthia Circle cul-de-sac. Entitlements have previously been approved and include a residential Planned Unit Development, a Site Plan for 21 buildings with six or eight townhomes each, and a Tract Map to divide the units into condominiums. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5605 was approved by seven ayes. No further action unless appealed by August 9, 2007. City Council action is required on the amended Development Agreement (Rev. 07). The recommended date is to be determined.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-398-06
TENTATIVE TRACT MAP NO. TT-17066

APPLICANT: HOAN HUU NGUYEN
LOCATION: WEST SIDE OF GILBERT STREET, BETWEEN
STONEHAVEN CIRCLE AND MAYRENE DRIVE AT 12661
GILBERT STREET

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-398-06 and Tentative Tract Map No. TT-17066. The site is in the R-1-7 (Single-Family Residential) zone.

ACTION: Other than the applicant, two people spoke in favor of the request, and no one spoke in opposition to the request. Resolution No. 5604 was approved by seven ayes. No further action unless appealed by August 9, 2007.

D. PUBLIC MEETING ITEM

D.1. ENVIRONMENTAL IMPACT REPORT
SITE PLAN NO. SP-397-06
CONDITIONAL USE PERMIT NO. CUP-186-06
TENTATIVE PARCEL MAP NO. PM-2006-161
DEVELOPMENT AGREEMENT

APPLICANT: WAL-MART STORES, INC.
SAM WALTON DEVELOPMENT COMPLEX
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF
BROOKHURST STREET AT 9852 CHAPMAN AVENUE

REQUEST: A Public Meeting in order to receive public comments and input on the Draft Environmental Impact Report (Draft EIR) for the proposed project, a Wal-Mart Supercenter. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial) zone.

ACTION: Ten people spoke in opposition to the request with 15 additional names submitted for opposing non-speakers, two people spoke with concerns, and three people spoke in favor of the request. One letter was submitted on behalf of State Assemblyman Jose Solario. There was no discussion and no actions were taken.