

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JULY 20, 2006

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR MARGOLIN  
COMMISSIONERS CALLAHAN, CHI, LECONG, PAK, PIERCE  
All present.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
One person submitted contact information and spoke on the quality of life in the City, as well as the Mitchell School area on Century Boulevard, and her concerns with recent development which has created issues with traffic congestion, high density, privacy, parking, infrastructure, noise, cleanliness and safety in the community, deterioration of street pavement, and more graffiti. She also stated that the three keys to less deterioration are setbacks, and review of parking and density laws.
- B. APPROVAL OF MINUTES: June 15, 2006  
Approved by seven ayes.

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

C.1. TENTATIVE PARCEL MAP NO. PM-2006-174

APPLICANT: MCWHINNEY ENTERPRISES  
LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD  
AND CHAPMAN AVENUE AT 12007 AND 12011  
HARBOR BOULEVARD

REQUEST: To create a four-lot subdivision for four approved restaurant pads from one parcel previously created under Parcel Map No. PM-96-196. The site is in the PUD-122-98 zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5551 was approved by seven ayes. No further action unless appealed by August 10, 2006.

C.2. SITE PLAN NO. SP-401-06  
TENTATIVE TRACT MAP NO. TT-16734  
VARIANCE NO. V-144-06

APPLICANT: MIRALOMA INVESTORS, LLC  
LOCATION: WEST SIDE OF SHADY LANE, NORTH OF  
WESTMINSTER AVENUE AT 13871 SHADY LANE

REQUEST: Site Plan and Tentative Tract Map approval to convert an existing 15-unit apartment complex to condominiums; and Variance approval to deviate from the number of on-site parking spaces. The site is in the R-2 (Limited Multiple-Family Residential) zone.

ACTION: Other than the applicant's representative, one person spoke in favor of the project, and no one spoke in opposition to the project. Resolution No. 5554 was approved by seven ayes with an amendment to Condition No. 4. No further action unless appealed by August 10, 2006.

C.3. NEGATIVE DECLARATION  
AMENDMENT NO. A-126-06  
SITE PLAN NO. SP-402-06  
CONDITIONAL USE PERMIT NO. CUP-187-06

APPLICANT: BYUNG S. CHO

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD,  
EAST OF JOSEPHINE STREET AT 8813 GARDEN  
GROVE BOULEVARD

REQUEST: To amend Title 9 to allow auto body paint and repair in the C-2 zone, subject to Conditional Use Permit approval; and subsequent Site Plan and Conditional Use Permit approval to expand an existing 1,830 square foot auto repair facility by adding a 1,770 square foot paint and body shop on an approximately 28,000 square foot site. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. One letter of opposition was submitted. Resolution Nos. 5553 (A) and 5552 (SP/CUP) were approved by seven ayes. No further action on the Site Plan and Conditional Use Permit unless appealed by August 10, 2006. City Council Action is required on the Amendment. The recommended date is September 12, 2006.