

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 3, 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 Commissioner Lecong.

- A. ORAL COMMUNICATIONS - PUBLIC
One person asked for clarification on the demolition of the center islands on Garden Grove Boulevard from Brookhurst Street to Century Boulevard. Staff stated that a new sewer line was being installed and that at a future time, the medians would be reconstructed.
- B. APPROVAL OF MINUTES: July 20, 2006
Approved by seven ayes with one correction.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. TENTATIVE PARCEL MAP NO. PM-2006-172
VARIANCE NO. V-147-06

APPLICANT: MY TRONG NGO
LOCATION: NORTHEAST CORNER OF DOROTHY AVENUE AND
WESTLAKE STREET AT 10601 DOROTHY AVENUE

REQUEST: Tentative Parcel Map approval to subdivide one 13,074 square foot lot into two separate lots (one at 7,641 square feet and one at 5,433 square feet) in conjunction with a request for a Variance from Section 19.16.050 of the City Code for reduced lot area 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. One letter of opposition was written. The Planning Commission motioned for staff to continue the case to the September 7, 2006 Planning Commission meeting and to bring back a resolution of approval with the Conditions of Approval attached. The motion was approved by seven ayes.

C.2. SITE PLAN NO. 403-06

APPLICANT: JOHN LOPEZ
LOCATION: EAST SIDE OF LUCILLE AVENUE, NORTH OF GARDEN GROVE BOULEVARD AT 12812 LUCILLE AVENUE.

REQUEST: To construct two (2) detached, two-story, multiple-family residential units with a combined living area of 4,625 square feet, located on a 10,877 square foot lot; each unit shall have a two-car garage. The site is in the R-2 (Limited Multiple Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5556 was approved by seven ayes. No further action unless appealed by August 24, 2006.

C.3. SITE PLAN NO. SP-389-06

APPLICANT: DZUNG (DENNIS) VO
LOCATION: SOUTHEAST CORNER OF LAMPSON AVENUE AND JOSEPHINE STREET AT 8752 LAMPSON AVENUE

REQUEST: To construct a two-story, 5,630 square foot residential duplex with two (2) attached, two-car enclosed garages on a 12,875 square foot lot. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5535 was approved by seven ayes. No further action unless appealed by August 24, 2006.

C.4. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-113-06
SITE PLAN NO. SP-400-06
TENTATIVE TRACT MAP NO. TT-17025
DEVELOPMENT AGREEMENT

APPLICANT: OLSON URBAN HOUSING, LLC
LOCATION: WEST SIDE OF HASTER STREET, SOUTH OF
LAMPSON AVENUE AT 12681 HASTER STREET

REQUEST: To rezone the 3.8-acre site to Residential Planned Unit Development; Site Plan approval to develop the northern half with 33 three-story town home dwelling units; and Tentative Tract Map approval to create the subdivision to allow for the sale of the units. A reciprocal access and parking arrangement is included between the existing 62 bed residential convalescent care facility on the site's southern half and the proposed town home development on the northern half. 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. One person cited a concern with green space, and another asked a clarification question with regard to the affect of the project on her mobile home park. Resolution Nos. 5536 (PUD/DA) and 5537 (SP/TT) were approved, with an amendment to Condition Nos. 30 and 34, by seven ayes. No further action on Site Plan No. SP-400-06 and Tentative Tract Map No. TT-17025 unless appealed by August 24, 2006. City Council action is required on Planned Unit Development No. PUD-113-06 and the Development Agreement. The recommended date is September 26, 2006.

C.5. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-114-06
SITE PLAN NO. SP-404-06
VARIANCE NO. V-145-06
TENTATIVE TRACT MAP NO. TT-17087
STREET VACATION NO. SV-115-06
DEVELOPMENT AGREEMENT

APPLICANT: SHELDON GROUP

LOCATION: 1.70 ACRES OF EXISTING PUBLIC PARKING LOT BOUNDED BY GARDEN GROVE BOULEVARD, GROVE AVENUE, ACACIA PARKWAY, AND THE ALLEYWAY BETWEEN MAIN STREET AND GROVE AVENUE. ACCESSOR PARCEL NUMBERS INCLUDE 089-213-02, 28, 29, 31, 32, AND 47.

REQUEST: Site Plan approval to construct a five-story mixed-use building with a total of 100 condominium units, consisting of 88 residential and 12 live/work, along with a subterranean garage for assigned residential parking. The first floor has 12 live/work units facing Grove Avenue, with on-grade parking for use by visitors and Main Street customers. The PUD will allow for a mixed-use development and a Variance request is included to waive the five-acre minimum site area requirement. The site is in the CCSP-MX (Community Center Specific Plan-Mixed Use) zone.

ACTION: Other than the applicant, and the architect, no one spoke in favor of or in opposition to the request. Five people cited their concerns with regard to parking, sewer issues, and the Main Street Downtown Business Association's relation to the project. Resolution Nos. 5538 (PUD/SV/DA) and 5539 (SP/V/TT) were approved by seven ayes, with an amendment to Condition Nos. 24, 35, 38, and 41, with a clarification to 'contribution condition'. No further action on Site Plan No. SP- 404-06, Variance No. V-145-06, and Tentative Tract Map No. TT-17087, unless appealed by August 24, 2006. City Council action is required on Planned Unit Development No. PUD-114-06, Street Vacation No. SV-115-06, and the Development Agreement. The recommended date is October 10, 2006.