



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

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

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AUGUST 6, 2009

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BEARD, VICE CHAIR KIRKHAM  
COMMISSIONERS BONIKOWSKI, BUI, CABRAL, ELLSWORTH, TRAN  
Commissioners Bui and Ellsworth absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
Ms. Peggy Bergin expressed concerns relating to Item D.1. stating that she did not receive a notice regarding the sale of the two mobile home parks; that her and her neighbor's properties share a common wall with the park site; and that she hopes the new owner will maintain the park.
- B. APPROVAL OF MINUTES: June 18, 2009  
Approved by four ayes with Commissioners Bui and Ellsworth absent and Commissioner Tran abstaining.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. SITE PLAN NO. SP-422-07 TIME EXTENSION

APPLICANT: NEWLAND CENTRAL, LLC  
LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN WILSON STREET AND NEWLAND STREET AT 8372 CENTRAL AVENUE

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-422-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-117-07 zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5690 was approved by five ayes with Commissioners Bui and

Ellsworth absent. No further action on Site Plan No. SP-422-07 unless appealed by August 27, 2009.

C.2. SITE PLAN NO. SP-425-07 TIME EXTENSION

APPLICANT: ALLEN CHEN

LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF BARNETT WAY AT 11241 AND 11251 TRASK AVENUE

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-425-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-118-07 zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Three people spoke with concerns regarding the auto detailing/car sales business at the 11251 Trask Avenue home; the unkempt condition of the home; the height of the new fence; the privacy issue with regard to the second story windows; and the granting of variances. One letter of concern was received regarding the auto detailing/car sales business. Resolution No. 5691 was approved by five ayes with Commissioners Bui and Ellsworth absent. No further action on Site Plan No. SP-425-07 unless appealed by August 27, 2009.

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: The motion to continue the case to the regularly scheduled Planning Commission meeting on Thursday, October 1, 2009, was approved by five ayes with Commissioners Bui and Ellsworth absent.

D. ITEM FOR CONSIDERATION

D.1. GENERAL PLAN CONFORMITY

APPLICANT: CITY OF GARDEN GROVE

LOCATION: 13741 CLINTON STREET (EAST SIDE OF CLINTON STREET, NORTH OF WESTMINSTER AVENUE)  
13096 BLACKBIRD STREET (SOUTHERLY END OF BLACKBIRD STREET, SOUTH OF GARDEN GROVE BOULEVARD)

REQUEST: Determination by the Garden Grove Planning Commission for the finding of General Plan consistency concerning the sale of two City-owned mobile home parks. The sites are in the R-3 (Multiple-Family Residential) zone and the General Plan Land Use Designations are 13741 Clinton Street (Low Density Residential) and 13096 Blackbird Street (International West Mixed Use).

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5693 was approved by five ayes with Commissioners Bui and Ellsworth absent. No further action unless appealed by August 27, 2009.