

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 18, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN
Commissioner Chi absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: July 21, 2005
Approved.
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute
Resolution shall be included in the motion.)

C.1. CONDITIONAL USE PERMIT NO. CUP-167-05

APPLICANT: HIEP XUAN PHAN
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF CYPRESS STREET AT 10582 GARDEN
GROVE BOULEVARD.

REQUEST: To allow an existing convenience store to operate
with an original (new) Alcoholic Beverage Control
Type "20" (Off-Sale Beer and Wine) License. The
site is in the DC (District Commercial) zone.

ACTION: Item continued off-calendar.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-169-05

APPLICANT: THUAN PHAM
LOCATION: NORTHEAST CORNER OF HARBOR BOULEVARD
AND TRASK AVENUE AT 13458 HARBOR
BOULEVARD.

REQUEST: Conditional Use Permit approval to change the type of an existing Alcoholic Beverage Control License from a Type "20" (Off-Sale Beer and Wine) to a Type "21" (Off-Sale General) for an existing mini-market, Dee's Mini-Market. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Item continued to September 1, 2005.

D.2. PLANNED UNIT DEVELOPMENT NO. PUD-133-99 (REV.-05)
SITE PLAN NO. SP-373-05
TENTATIVE PARCEL MAP NO. PM-99-214
DEVELOPMENT AGREEMENT

APPLICANT: CRYSTAL CATHEDRAL MINISTRIES
LOCATION: NORTHEAST CORNER OF THE INTERSECTION OF
DAWN STREET AND SALERNO STREET AT 12141
LEWIS STREET.

REQUEST: A Revision to an existing Planned Unit Development (PUD-133-99) for the Crystal Cathedral. The proposed change is to incorporate into the PUD a single, remaining residential lot in the middle of a parking lot. The house and parking lot are on the southern boundary of the Crystal Cathedral, along Dawn Avenue, and the existing access from the cul-de-sac on Salerno Street will be closed (Note: This portion to be a Street Vacation via Tentative Parcel Map No. PM-99-214). Also, a Site Plan request to demolish the existing residence at 12186 Salerno Street and construct a warehouse of approximately 11,000 square feet. A Tentative Parcel Map will incorporate the residential lot into one of the parcels that makes up the Crystal Cathedral development. The site is in the PUD-133-99 zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution Nos. 5508 and 5509 approved by six ayes with amendments to the conditions of approval. No further action on the Site Plan or Tentative Parcel Map unless appealed by September 8, 2005. City Council action required for PUD-133-99 Revised 05 and on the Development Agreement. Recommended date for a City Council public hearing is September 27, 2005.

D.3. SITE PLAN NO. SP-374-05

APPLICANT: JULIE NGUYEN & NHIEN DONG
LOCATION: EAST SIDE OF LORNA STREET, NORTH OF GARDEN GROVE BOULEVARD AT 12922 LORNA STREET.

REQUEST: To construct five (5) townhouse residences on a 16,137 square foot lot. The site is in the R-3(T) (Multiple-Family Residential Transition) zone.

ACTION: Other than a representative for the applicants, no one spoke in favor, and the same individual who wrote a letter against the request spoke against the request. Resolution No. 5512 approved by five ayes with amendments to the conditions of approval and Commissioner Kelleher voting no. No further action unless appealed by September 8, 2005.

**D.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-3-05(A)
PLANNED UNIT DEVELOPMENT NO. PUD-108-05
SITE PLAN NO. SP-375-05
VARIANCE NO. V-131-05
TENTATIVE TRACT MAP NO. TT-16895**

APPLICANT: MAKENA GREAT AMERICAN
LOCATION: NORTHWEST CORNER OF THE INTERSECTION OF EUCLID STREET AND TRASK AVENUE AT 13461 EUCLID STREET.

REQUEST: To change the General Plan Land Use designation from LDR (Low Density Residential) to MU (Mixed Use), and a zone change to Planned Unit Development for a mix of commercial, residential, and church uses/development on a four (4) acre site. The project includes a Site Plan proposal for the development of a 7,200 square foot commercial building, and a Tentative Tract Map to consolidate

17 lots into eight (8) lots. A Variance request is also included in order to allow a Mixed Use PUD with less than the required five (5) acre minimum parcel area.

ACTION: Other than representatives for the applicant, no one spoke against and four people spoke in favor of the request. Resolution Nos. 5510 and 5511 approved by six ayes with amendments to the conditions of approval. No further action on the Site Plan, Variance, or Tentative Tract Map unless appealed by September 8, 2005. City Council action required on the General Plan Amendment and the Planned Unit Development. Recommended date for City Council action is September 27, 2005.

E. MATTERS FROM COMMISSIONERS

Commissioner Margolin asked about the status of a code enforcement issue for the property located at the end of the residential street between Newhope and West Streets. Staff stated that Code Enforcement is currently working with the property owner.

F. MATTERS FROM STAFF

Staff reviewed the tentative items for the next agenda, and reminded the Commission about the Planning Forum on September 15, 2005. Staff also noted that the City Council would be considering sewer fees at their meeting on August 23, 2005.

G. ADJOURNMENT 9:20 p.m.