



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

**GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING**

SEPTEMBER 4, 2008

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, KIRKHAM, NGUYEN
Commissioners Brietigam joined the meeting at 7:20 p.m.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: July 17, 2008
Approved by four ayes with Commissioners Beard and Kirkham abstaining and
Commissioner Brietigam absent.
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute
Resolution shall be included in the motion.)

C.1. CONDITIONAL USE PERMIT NO. CUP-230-08

APPLICANT: SATRAUP, INC.
LOCATION: EAST SIDE OF MAIN STREET, NORTH OF GARDEN GROVE
BOULEVARD AT 12926 & 12932 MAIN STREET

REQUEST: Conditional Use Permit approval to operate an existing
restaurant, Main Street Pizza, with an original Alcoholic
Beverage Control Type "47" (On-Sale General – Bona
Fide Public Eating Place) License. The site is in the CCSP-
MX33&HR (Community Center Specific Plan, Mixed Use
District, Area 33 & Historical Retail Overlay) zone.

ACTION: Other than the applicant's representative, seven people
spoke in favor of the request and no one spoke in
opposition to the request. The Planning Commission
directed staff to bring back a resolution of approval, with
conditions attached, to the October 16, 2008 Planning

Commission meeting. The motion was approved by six ayes with Vice Chair Pak recusing himself from the discussion.

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

D.1. SITE PLAN NO. SP-443-08
TENTATIVE PARCEL MAP NO. PM-2007-152

APPLICANT: KHAI VAN TU
LOCATION: SOUTH SIDE OF CENTRAL AVENUE, EAST OF FLOWER STREET AT 10112 E. CENTRAL AVENUE

REQUEST: Site Plan and Tentative Parcel Map approval to subdivide a 25,200 square foot lot into two (2) lots, each with a total net lot size of 10,800 square feet. The site is in the R-1 (Single-Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One letter of concern was written by Wayne Burns. Resolution No. 5642 was approved by seven ayes with amendments to the conditions. No further action unless appealed by September 25, 2008.

D.2. AMENDMENT NO. A-140-08
CONDITIONAL USE PERMIT NO. CUP-236-08

APPLICANT: THAO PHOUNG THI VU
LOCATION: NORTH SIDE OF HARBOR BOULEVARD, BETWEEN BUARO STREET AND PALM STREET AT 12821 HARBOR BOULEVARD

REQUEST: A proposed Amendment to Title 9 of the Garden Grove Municipal Code to allow a banquet facility with live entertainment and dancing as an incidental use to a full service restaurant, in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone, in conjunction with Conditional Use Permit approval to operate a new 7,532 square foot restaurant, Mon Cheri Restaurant, with an original Alcoholic Beverage Control Type "47" (On-Sale, Beer and Wine) License.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution Nos. 5643 (A) and 5646 (CUP) were approved by seven ayes with amendments to the conditions. No further action on Conditional Use Permit No. CUP-236-08 unless appealed by September 25, 2008. City Council action is required on Amendment No. A-140-08. The recommended date is October 28, 2008.

D.3. CONDITIONAL USE PERMIT NO. CUP-239-08

APPLICANT: TRONG DUONG
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN
FLOWER STREET AND HOPE STREET AT 10212
WESTMINSTER AVENUE

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Ngoc Hue Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Conditional Use Permit No. CUP-239-08 was continued to the October 2, 2008 Planning Commission meeting by a vote of six ayes with Commissioner Brietigam absent.

D.4. AMENDMENT NO. A-141-08
(REF. PLANNED UNIT DEVELOPMENT NO. PUD-112-06)

APPLICANT: 8641 GARDEN, LLC
LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD
AND ADELLE STREET AT 8641 GARDEN GROVE
BOULEVARD

REQUEST: To amend Planned Unit Development No. PUD-112-06, which governs the 26,180 square foot site. The Amendment is to allow, in addition to the previously approved six-unit residential development on this site, C-1 (Neighborhood Commercial) zone uses and applied development standards of the C-1 zone. No project is attached to this Planned Unit Development Amendment. The site is in the Planned Unit Development No. PUD-112-06 zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5644 was approved by seven ayes. City Council action is required on Amendment No. A-141-08, the recommended date is October 28, 2008.

D.5. SITE PLAN NO. SP-422-07

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. 5647 was approved by seven ayes. No further action unless appealed by September 25, 2008.

D.6. SITE PLAN NO. SP-425-07

APPLICANT: T.K. VILLA, LLC

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. Resolution No. 5648 was approved by seven ayes. No further action unless appealed by September 25, 2008.

D.7. AMENDMENT NO. A-143-08

APPLICANT: CITY OF GARDEN GROVE

LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code to establish a ban on locating and operating medical marijuana dispensaries in the City of Garden Grove. The proposed ordinance is based upon the adverse secondary impacts associated with the operation of such dispensaries.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5651 was approved by seven ayes. City Council action is required on Amendment No. A-143-08, the recommended date is September 23, 2008.