



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

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

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SEPTEMBER 16, 2010

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BEARD, VICE CHAIR BUI  
COMMISSIONERS BONIKOWSKI, CABRAL, ELLSWORTH, PAK  
Commissioner Pak with one vacancy.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: September 2, 2010  
Approved by four ayes, with Commissioner Pak absent, Commissioner Ellsworth abstaining, and one vacancy.
- 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: FIDELITY DEVELOPMENT CO. (ALLAN CHEN)  
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. 5721 was approved by five ayes with Commissioner Pak absent and one vacancy. No further action unless appealed by October 7, 2010.

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

APPLICANT: FIDELITY DEVELOPMENT CO. (ALLAN 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, and the applicant's associate, no one spoke in favor of or in opposition to the request. One person spoke with concerns regarding property maintenance issues and illegal auto body shop issues with past tenants. Resolution No. 5722 was approved by five ayes with Commissioner Pak absent and one vacancy. No further action unless appealed by October 7, 2010.

C.3. AMENDMENT NO. A-156-10

APPLICANT: MY V. NGUYEN  
LOCATION: NORTHEAST CORNER OF LAMPSON AVENUE AND EUCLID STREET AT 12460 EUCLID STREET

REQUEST: To amend the CCSP-OP9 (Community Center Specific Plan – Office Professional, Area 9) zone to add 'delicatessen/sandwich shop' as a permitted use within the Office Professional sub-district, Area 9. The site is in the CCSP-OP9 (Community Center Specific Plan – Office Professional, Area 9) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One letter of concern was written regarding traffic and that there is no need for a delicatessen in area. One person spoke with concerns regarding traffic, parking, and neighborhood safety. Resolution No. 5723 was approved by five ayes with Commissioner Pak absent and one vacancy. No further action unless appealed by October 7, 2010. City Council action is required on A-156-10, the recommended date is November 9, 2010.

C.4. MITIGATED NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-1-10(A)  
PLANNED UNIT DEVELOPMENT NO. PUD-126-10  
TENTATIVE PARCEL MAP NO. PM-2010-1178  
CONDITIONAL USE PERMIT NO. CUP-303-10  
DEVELOPMENT AGREEMENT NO. DA-183-10

APPLICANT: MCWHINNEY  
LOCATION: WEST SIDE OF HARBOR BOULEVARD, SOUTH OF LAMPSON AVENUE, NORTH OF GARDEN GROVE

BOULEVARD AT 12581, 12591, 12681, 12721 HARBOR BOULEVARD, AND 12602 AND 12601 LEDA LANE

REQUEST: To establish a Planned Unit Development zoning with development standards for the development of a water park hotel on an approximately 12.1-acre site along with a General Plan Amendment to change the General Plan Land Use designations of two properties from Low Density Residential to International West Mixed Use, a Conditional Use Permit to allow for the sale of alcoholic beverages in the hotel and hotel restaurants, and a Tentative Parcel Map to reconfigure the existing six properties into three separate properties. The proposed water park hotel project will include the water park hotel that consists of an approximately 639 room hotel, an approximately 130,000 square foot water park, approximately 18,000 square feet of retail, approximately 30,000 square feet of meeting space, restaurants within the hotel facility, a parking structure, and an approximately 14,850 square foot restaurant pad. A Development Agreement is also included. The site is in the Planned Unit Development No. PUD-121-98 and R-1 (Single-Family Residential) zones.

ACTION: No one spoke in favor of or in opposition to the request. Two people spoke with concerns regarding fire access roads, the clarity of the project, and the public hearing process. Due to the need for further environmental analysis, the motion to continue the case to a date uncertain was approved by five ayes, with Commissioner Pak absent and one vacancy.