

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 21, 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
Commissioner Chi absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: September 7, 2006
Approved by six ayes with Commissioner Chi absent.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-115-06
SITE PLAN NO. SP-406-06
TENTATIVE TRACT MAP NO. TT-17101
VARIANCE NO. V-148-06
DEVELOPMENT AGREEMENT

APPLICANT: WAYNE TANI ARCHITECTS
LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF
NEWHOPE STREET AT 11631 AND 11641 TRASK
AVENUE.

REQUEST: To rezone the 1.6 acres of land to Residential Planned Unit Development for the allowance to create a small-lot residential subdivision consisting of 13 lots with Lot Nos. 1 and 2 to be maintained as one lot; Variance approval to deviate from the minimum three-acre lot size for a Residential Planned Unit Development; Site Plan approval to construct 12, two-story detached single-family homes; and Tentative Tract Map approval to create the 13 lot subdivision for the proposed development. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant's representative, no one spoke in favor or opposition to the request. Resolution Nos. 5564 (PUD/DA) and 5565 (SP/TT/V) were approved, by six ayes, with Commissioner Chi absent. No further action on Site Plan No. SP-406-06, Tentative Tract Map No. TT-17101, and Variance No. V-148-06 unless appealed by October 12, 2006. City Council action is required on Planned Unit Development No. PUD-115-06 and the Development Agreement. The recommended date is November 14, 2006.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-407-06
TENTATIVE TRACT MAP NO. TT-17095

APPLICANT: TIMMONS & ASSOCIATES, INC.
LOCATION: WEST SIDE OF LORNA STREET, SOUTH OF LAMPSON AVENUE AT 12571 LORNA STREET.

REQUEST: Site Plan approval to construct a six (6) unit condominium development in conjunction with a Tentative Tract Map to subdivide one (1) existing parcel into six (6) separate parcels. 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. Resolution No. 5566 was approved by six ayes, with an amendment to Condition 31.C., with Commissioner Chi absent. No further action unless appealed by October 12, 2006.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-409-06
TENTATIVE TRACT MAP NO. TT-17111

APPLICANT: WILLIAM LEE
LOCATION: NORTHWEST CORNER OF STANFORD AVENUE AND
ADELLE STREET AT 8591 AND 8621 STANFORD
AVENUE.

REQUEST: Site Plan approval to construct a six (6) unit
condominium development in conjunction with a
Tentative Tract map to create a one-lot subdivision
for the purpose of selling each unit as a
condominium. 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.
5567 was approved by six ayes, with an
amendment to Condition Nos. 16 and 38.C., with
Commissioner Chi absent. No further action unless
appealed by October 12,2006.

C.4. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-116-06
SITE PLAN NO. SP-410-06
TENTATIVE TRACT MAP NO. TT-17035
DEVELOPMENT AGREEMENT

APPLICANT: WESTERN PACIFIC HOUSING, INC.
LOCATION: CYNTHIA CIRCLE CUL-DE-SAC, ON EAST SIDE OF
EUCLID STREET, BETWEEN WESTMINSTER AVENUE
AND WOODBURY ROAD AT 11031 CYNTHIA
CIRCLE.

REQUEST: To demolish the existing apartment complex and to
construct 144 residential units on a 6.82-acre
property located at the end of the Cynthia Circle
cul-de-sac. The entitlements include a request to
rezone the property to a Residential Planned Unit
Development, a Site Plan for the proposed
buildings (21 buildings with six or eight town
homes each), and a Tentative Tract Map to divide
the units into condominiums. A Development
Agreement is also included. 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. After the Public Hearing was closed, the Public Hearing portion was re-opened by the approval of five ayes, with Commissioner Callahan voting no, and Commissioner Chi absent. Further testimony included three persons who asked clarification questions. Resolution Nos. 5568 (PUD/DA) and 5569 (SP/TT) were approved by six ayes, with amendments to the Conditions of Approval, one correction to the Staff Report, and with Commissioner Chi absent.

No further action on Site Plan No. SP-410-06 and Tentative Tract Map No. TT-17035 unless appealed by October 12, 2006. City Council action is required on Planned Unit Development No. PUD-116-06 and the Development Agreement. The recommended date is to be determined.