



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

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

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OCTOBER 1, 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 Tran absent. Commissioner Bonikowski joined  
the meeting at 7:02 p.m.

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 3, 2009  
Approved by four ayes with Commissioners Bonikowski, Bui, and Tran absent.
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute  
Resolution shall be included in the motion.)

C.1. 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: Vice Chair Kirkham moved to continue the case to a date  
uncertain, seconded by Commissioner Ellsworth. The

motion was approved by five ayes, with Commissioners Bui and Tran absent.

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

D.1. MITIGATED NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-123-09  
DEVELOPMENT AGREEMENT

APPLICANT: CITY OF GARDEN GROVE

LOCATION: TRIANGULAR SITE BOUNDED BY BROOKHURST STREET, GARDEN GROVE BOULEVARD, AND BROOKHURST WAY, ADDRESSED AS 12791-12861 BROOKHURST STREET (WEST SIDE), 10071-10151 GARDEN GROVE BOULEVARD (NORTH SIDE), AND 12882 BROOKHURST WAY

REQUEST: To establish a Mixed-Use Planned Unit Development zoning for the purpose of allowing future development of the 13.9-acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 dwelling units, in addition to sufficient parking, open space, an urban trail, and related development standards for a Mixed-Use Development. The site is in the Planned Unit Development No. PUD-102-88 and C-2 (Community Commercial) zones, and the proposed zone is PUD (Planned Unit Development). A Development Agreement is also included.

ACTION: No one spoke in favor of or in opposition to the request. Two people spoke with concerns regarding traffic and density. Resolution No. 5694 was approved by four ayes with Chair Beard voting no, and Commissioners Bui and Tran absent. No further action on PUD-123-09 unless appealed by October 22, 2009. City Council action is required on the Mitigated Negative Declaration, PUD-123-09, and the Development Agreement. The recommended date is November 10, 2009.