

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 18, 2007

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE  
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN, PAK  
Commissioners Brietigam, Chi, and Pak absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: September 20, 2007  
Approved by four ayes with Commissioners Brietigam, Chi, and Pak absent.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
- C.1. ENVIRONMENTAL IMPACT REPORT  
SITE PLAN NO. SP-397-06  
CONDITIONAL USE PERMIT NO. CUP-186-06  
TENTATIVE PARCEL MAP NO. PM-2006-161  
DEVELOPMENT AGREEMENT

APPLICANT: WAL-MART STORES, INC.  
SAM WALTON DEVELOPMENT COMPLEX  
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF  
BROOKHURST STREET AT 9852 CHAPMAN AVENUE

REQUEST: To demolish the existing building, formerly Vons Pavilion; Site Plan approval to construct a 173,157 square foot retail commercial building on a 10.33-acre site; Tentative Parcel Map approval to consolidate two (2) parcels of land into one lot. The proposed building will be two-stories with the first level for at-grade parking and the second level for retail floor space. The request includes Conditional Use Permit approval for an Alcoholic Beverage Control "Type 21" (Off-Sale General) License. The development includes the certifying of a

Final Environmental Impact Report for the project and a Development Agreement is also proposed. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan - Brookhurst Chapman Commercial) zone.

ACTION: The case was approved to be continued to a date uncertain by four ayes with Commissioners Brietigam, Chi, and Pak absent.

C.2. NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-01-07  
AMENDMENT NO. A-135-07

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF GILBERT STREET AT 9251, 9271, AND 9301 CHAPMAN AVENUE

REQUEST: To change the General Plan Land Use designation from Low Medium Density Residential to Medium Density Residential for three properties located at 9251, 9271, and 9301 Chapman Avenue. Also requested, is the rezone of the three properties from R-2 (Limited-Multiple Residential) to R-3 (Multiple-Family Residential).

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5615 was approved by four ayes with one amendment, and with Commissioners Brietigam, Chi, and Pak absent. No further action unless appealed by November 8, 2007. City Council action is required on the Negative Declaration, GPA-01-07, and A-135-07. The recommended date is November 27, 2007.

C.3. NEGATIVE DECLARATION  
SITE PLAN NO. SP-431-07  
VARIANCE NO. V-165-07

APPLICANT: SARAH PHAN  
LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF GILBERT STREET AT 9271 CHAPMAN AVENUE

REQUEST: Site Plan approval to construct four (4), two-story multiple-family dwelling units on a 15,280 square foot lot and Variance approval to deviate from the required 10'-0" drive aisle and dwelling unit separation. The subject property is in the R-2 (Limited-Multiple Residential) zone. The Site Plan and Variance requests are in conjunction with a separately processed General Plan Amendment (GPA-01-07) and Zone Change (A-135-07).

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5616 was approved by four ayes with Commissioners Brietigam, Chi, and Pak absent. No further action unless appealed by November 8, 2007.

C.4. NEGATIVE DECLARATION  
SITE PLAN NO. SP-432-07  
VARIANCE NO. V-166-07  
TENTATIVE TRACT MAP NO. TT-17247  
DEVELOPMENT AGREEMENT

APPLICANT: DUC NGUYEN

LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF GILBERT STREET AT 9301 CHAPMAN AVENUE

REQUEST: Site Plan approval to construct eleven (11), three-story, residential dwelling units on a 24,470 square foot lot; Variance approval to deviate from the required 10'-0" drive aisle and dwelling unit separation; and Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. A Development Agreement is also included. The subject property is in the R-2 (Limited-Multiple Residential) zone. The Site Plan, Variance, Tentative Tract Map, and Development Agreement requests are in conjunction with a separately processed General Plan Amendment (GPA-01-07) and Zone Change (A-135-07).

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5617 was approved by four ayes with an amendment to Condition No. 13, and with Commissioners Brietigam, Chi, and Pak absent. No further action unless appealed by November 8, 2007. City Council action is required on the Development Agreement. The recommended date is November 27, 2007.