



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

NOVEMBER 15, 2012

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBERS

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA
None absent. Commissioner Dovinh joined the meeting during Oral Communications.

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

- A. ORAL COMMUNICATIONS - PUBLIC
One person spoke asking for a small community garden with a strawberry field to help regain the City's identity as the last strawberry field was gone.
- B. APPROVAL OF MINUTES: October 18, 2012
Approved by seven ayes.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-472-12
LOT LINE ADJUSTMENT NO. LLA-10-12
DEVELOPMENT AGREEMENT NO. DA-188-12

APPLICANT: BRANDYWINE HOMES
LOCATION: WEST SIDE OF HOPE STREET, SOUTH OF WESTMINSTER AVENUE AT 14051 AND 14061 HOPE STREET

REQUEST: Site Plan approval to construct a 34-unit, three-story apartment complex with a 30 percent affordable housing density bonus for low to moderate income families, along with a request for a Lot Line Adjustment to consolidate two properties into one parcel within the R-3 (Multiple-Family Residential) zone at 14051 and 14061 Hope Street. The project will include one, two, and three bedroom units that range in size from 771 square feet to 1,225 square feet. Pursuant to State Law regarding affordable housing projects, the applicant is also requesting one waiver from the R-3 zone development standards in order to allow residential units within ten feet of a driving aisle. A Development

Agreement is also included. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant, and the property owner, no one spoke in favor of or in opposition to the request. One person spoke with regard to building a similar project on his property, and one person expressed concern regarding the number of people in the units and parking. One letter of opposition was written regarding building height, parking, low-income status lowering property values, increased traffic, and curbs and sidewalks. Resolution No. 5783-12 was adopted by seven ayes. No further action unless appealed by December 6, 2012. City Council action is required on Development Agreement No. DA-188-12, the recommended date is January 8, 2013.

Commissioner Pak recused himself from the following discussion as he lived within the 500-foot noticing radius, and Commissioner Silva recused himself due to a conflict of interest as he owned the business next to the 7 Seas Fish House.

C.2. AMENDMENT NO. A-170-12
CONDITIONAL USE PERMIT NO. CUP-284-09 (REV. 12)

APPLICANT: H. BRUCE NGUYEN
LOCATION: WEST SIDE OF MAIN STREET, BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD AT 12941 MAIN STREET

REQUEST: To amend the CC-2 (Civic Center – Main Street) zone to allow live entertainment, for “eating establishment/restaurant with limited entertainment” uses, in the forms of a full band, karaoke, and disc-jockey (DJ). Currently, the CC-2 zone limits “eating establishment/restaurant with limited entertainment” uses to include up to two (2) performers in the form of one amplified instrumentalist and one (1) vocalist, subject to Conditional Use Permit approval, and no dancing or audience participation is permitted. Additionally, a request for Conditional Use Permit approval to amend the Conditions of Approval for an existing 6,000 square foot restaurant, 7 Seas Fish House, to extend the hours of operation to be from 11:00 p.m. to 1:30 a.m. Sunday through Thursday, and 11:00 p.m. to 2:00 a.m. Friday and Saturday, along with a request to allow live entertainment in the form of a full band, karaoke, and disc-jockey (DJ). The site is in the CC-2 (Civic Center – Main Street) zone.

ACTION: Other than the applicant and the owner, four persons spoke in favor of the request, and no one spoke in opposition to the request. One letter was written in support of the denial citing noise, loitering, loss of income, messes behind the building, and disturbances

requiring Police intervention. Resolutions of Denial Nos. 5785-12 (A) and 5786-12 (CUP) were adopted by three ayes with Commissioners Bui and Dovich voting no, and Commissioners Pak and Silva absent. No further action unless appealed by December 6, 2012.

Commissioners Pak and Silva rejoined the meeting.

C.3. SITE PLAN NO. SP-473-12

APPLICANT: JAIME DUENAS
LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND
A BETTER WAY AT 11621 WESTMINSTER AVENUE

REQUEST: Site Plan approval to construct a new 2,320 square foot office building on a 2.1-acre site that will be shared by three businesses, Roger's Grading, B & D Towing, and California Fuels. The site is in the M-1 (Limited Industrial) zone and the new office building will be used by California Fuels.

ACTION: The applicant was not present and no one spoke in favor of or in opposition to the request. Resolution No. 5787-12 was adopted by seven ayes. No further action unless appealed by December 6, 2012.

C.4. DEVELOPMENT AGREEMENT NO. DA-189-12

APPLICANT: LANDMARK MARRIOTT SUITES, LLC
LOCATION: 12015 HARBOR BOULEVARD

REQUEST: The Planning Commission will consider recommendation to the Garden Grove City Council of adoption of a First Amendment to Development Agreement between the City of Garden Grove and Landmark Marriott Suites, LLC for property located at 12015 Harbor Boulevard in the City of Garden Grove, California (Assessor's Parcel No. 231-481-02). On September 8, 1998, the City of Garden Grove entered into a Development Agreement with the Landmark Hospitality, LLC, the predecessor in interest to the current property owner. The proposed First Amendment to Development Agreement would amend the 1998 Development Agreement to add a legal description of the property subject to the Development Agreement.

ACTION: The applicant was not present and no one spoke in favor of or in opposition to the request. Resolution No. 5788-12 was adopted by seven ayes. No further action unless appealed by December 6, 2012. City Council action is required on Development Agreement No. DA-189-12, the recommended date is December 11, 2012.