

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 16, 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 Pak absent.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Vice Chair Margolin.

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: October 19, 2006  
Approved by five ayes with Commissioner Pak absent and  
Commissioner Lecong abstaining.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution  
shall be included in the motion.)
  - C.1. SITE PLAN NO. SP-408-06  
TENTATIVE TRACT MAP NO. TT-17001

APPLICANT: FUSCOE ENGINEERING (GLENN LAKE)  
LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD  
AND CHAPMAN AVENUE AT 12015 HARBOR  
BOULEVARD

REQUEST: To convert the 371-unit hotel complex, known as  
the Marriott Suites, Garden Grove, into a hotel  
condominium conversion development. The  
purpose is to allow individual ownership of an

existing suite and to have the complex continue to operate as a full service hotel on the six-acre site. All reciprocal access, parking, maintenance, and other shared activities, under the existing zoning and CC & R's for the site, will remain intact. The site is in the Planned Unit Development No. PUD-122-98 zone.

ACTION: The motion to continue the case to January 18, 2007 was approved by six ayes, with Commissioner Pak absent.

C.2. SITE PLAN NO. SP-413-06  
TENTATIVE PARCEL MAP NO. PM-2005-283

APPLICANT: CACH NGUYEN  
LOCATION: WEST SIDE OF 9<sup>TH</sup> STREET, SOUTH OF CHAPMAN AVENUE AT 12121 9<sup>TH</sup> STREET

REQUEST: To subdivide an existing 24,000 square foot lot into two parcels. Parcel 'A' would be 12,810 square feet in area and Parcel 'B' would be 9,590 square feet in area. Also proposed, is Site Plan approval to construct a 3,260 square foot, two-story, single-family home with an attached two-car, 440 square foot garage. Additionally proposed, is a 700 square foot second unit on Parcel 'B' with an attached one-car, 220 square foot garage. The site is in the R-2 (Single-Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of the request and one person spoke with concerns regarding the request. One letter was written with concerns. Resolution No. 5574 was approved by five ayes with amendments to Conditions of Approval Nos. 5, 6, 7, and 8, the addition of Condition No. 37, and with Commissioner Pak absent, and Commissioner Lecong abstaining. No further action unless appealed by December 11, 2006.

C.3. SITE PLAN NO. SP-414-06  
VARIANCE NO. V-150-06  
LOT LINE ADJUSTMENT NO. LLA-3-06

APPLICANT: GG HOMES, LLC.  
LOCATION: NORTHEAST CORNER OF CHAPMAN AVENUE AND MAGNOLIA STREET AT 9001, 9011, 9031, 9041 CHAPMAN AVENUE AND 9002 MARYLEE AVENUE

REQUEST: Site Plan approval to improve five (5) vacant lots each with a two-story single-family home; Variance approval to allow the project to deviate from the minimum lot size, and from the front, side street, and rear setbacks; and a Lot Line Adjustment to modify the lot line for the four (4) lots on Chapman Avenue in order to increase the size of each lot. The sites are in the R-1 (Single-Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of the request and four persons spoke with concerns regarding the request. The motion to approve Resolution No. 5575 was denied by three ayes and three noes with Vice Chair Margolin and Commissioners Callahan and Lecong voting no, and with Commissioner Pak absent. No further action unless appealed by December 11,2006.