

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 17, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, LECONG, MARGOLIN, PIERCE
None absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: November 3, 2005
Approved by five ayes with Commissioners Lecong and Pierce abstaining.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-176-05

APPLICANT: SANG JOON CHOI
LOCATION: SOUTH SIDE OF KATELLA AVENUE, WEST OF
BROOKHURST STREET AT 9750 KATELLA AVENUE.

REQUEST: To operate a 2,934 square foot dental trade school
in an existing one-story, 4,222 square foot
commercial building. The site is in the C-2
(Community Commercial) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5521 was approved by seven ayes with an amendment to Condition of Approval No. 33 to read that the dental lab equipment shall be for classroom use only and that no treatment of patients or volunteers, other than the dental trade school students, shall be allowed. No further action unless appealed by December 8, 2005.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-384-05
DEVELOPMENT AGREEMENT

APPLICANT: SYNTHESIS (FARA LOCKWOOD)
LOCATION: EAST SIDE OF DALE STREET, NORTH OF STANFORD AVENUE AT 12632 DALE STREET.

REQUEST: To construct a three-story apartment complex with 25 residential units on a 38, 629 square foot lot using the State Density Bonus Law allowances for density, concessions and incentives, and statewide parking standards. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant and the owner, seven people spoke in favor of the request and four persons spoke in opposition to the request. One favorable letter was written by Lam Pham; one favorable petition was submitted containing 38 names. Two opposing letters were written by Billy D. Cornett and Anton M. Langstraat; two opposing petitions were submitted, one with 14 names and the other with 19 names. Resolution No. 5522 was approved by six ayes, with Commissioner Lecong abstaining. No further action on the Site Plan unless appealed by December 8, 2005. City Council action is required on the Development Agreement, the recommended date is January 24, 2006.