



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

NOVEMBER 17, 2011

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
Commissioners Bui, Pak, and Silva absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: November 3, 2011
Approved by three ayes with Commissioners Bui, Pak, and Silva absent and
Commissioner Lazenby abstaining.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be
included in the motion.)

C.1 CONDITIONAL USE PERMIT NO. CUP-336-11

APPLICANT: BONG KYU PAIK
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF
WEST STREET AT 12045 GARDEN GROVE BOULEVARD

REQUEST: Conditional Use Permit approval to allow the re-opening
of a bar, previously known as JJang, and to operate the
establishment, which is under new ownership as
Caesar's Lounge, with an existing Alcoholic Beverage
Control Type "48" (On-Sale, General, Public Premises)
License. The site is in the HCSP-TZW (Harbor Corridor
Specific Plan-Transition Zone West) zone.

ACTION: Other than the applicant's representative, no one spoke
in favor of the request and three people spoke in
opposition to the request. Six letters were written in
opposition to the request. The motion to bring back a
Resolution of Denial failed with two aye votes and two
no votes by Vice Chair Cabral and Commissioner Dovich,

with Commissioners Bui, Pak, and Silva absent. The following motion to re-open the public hearing and continue the case to the next regularly scheduled Planning Commission meeting on Thursday, December 1, 2011, for additional Commissioners to be present, was approved by four ayes with Commissioners Bui, Pak, and Silva absent.

C.2 NEGATIVE DECLARATION
AMENDMENT NO. A-164-11
CONDITIONAL USE PERMIT NO. CUP-340-11

APPLICANT: NEXT LEVEL SPORTS COMPLEX, LLC
LOCATION: NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE AT 12821 KNOTT STREET

REQUEST: To amend the Planned Unit Development No. PUD-104-70 zone to add 'Indoor Sports Facility' as a permitted use, subject to Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new sports facility, Next Level Sports Complex, within an existing 100,316 square foot building. The site is in the Planned Unit Development No. PUD-104-70 zone.

ACTION: Other than the applicant, no one spoke in favor of the request and two people spoke with concerns. One letter was written in opposition to the request. Resolution Nos. 5752-11 (A) and 5753-11 (CUP), were adopted by four ayes, with amendments to the Conditions of Approval, with Commissioners Bui, Pak, and Silva absent. City Council action is required on the Negative Declaration and Amendment No. A-164-11, the recommended date is December 13, 2011. No further action unless appealed by December 8, 2011.

C.3 AMENDMENT NO. A-165-11
CONDITIONAL USE PERMIT NO. CUP-341-11

APPLICANT: MONG VAN NGO
PROJECT
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND MONARCH STREET AT 7272 CHAPMAN AVENUE

PUD ZONE
LOCATION: AREA BOUNDED BY CHAPMAN AVENUE, WESTERN AVENUE, LAMPSON AVENUE, AND KNOTT STREET

REQUEST: To amend the Planned Unit Development No. PUD-105-71 Rev. '90 zone to add 'Dray, Freight, or Trucking Yards' as a permitted use subject to Conditional Use Permit approval, in conjunction with Conditional Use Permit approval to operate a truck/trailer parking yard at 7272 Chapman Avenue. A & M Trucking is currently using a portion of the rear parking lot at 7272 Chapman Avenue, which is an

existing 175,111 square foot industrially developed property. The site is in the Planned Unit Development No. PUD-105-71 Rev. '90 zone.

ACTION: Due to an emergency resulting in a loss of quorum, the motion to continue the open public hearing to the next regularly scheduled Planning Commission meeting on Thursday, December 1, 2011, was approved by four ayes with Commissioners Bui, Pak, and Silva absent.