



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

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

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NOVEMBER 20, 2008

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK  
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, KIRKHAM, NGUYEN  
Commissioners Bankson and Pak absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: November 6, 2008  
Approved by four ayes with Vice Chair Pak and Commissioner Bankson absent  
and Chair Pierce abstaining.
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute  
Resolution shall be included in the motion.)

- C.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-121-08  
SITE PLAN NO. SP-444-08  
TENTATIVE TRACT MAP NO. TT-17276  
DEVELOPMENT AGREEMENT

APPLICANT: EMPIRE HOMES  
LOCATION: NORTHEAST CORNER OF HAZARD AVENUE AND EUCLID  
STREET AT 10901 HAZARD AVENUE

REQUEST: To rezone a 5.47-acre lot from Planned Unit Development  
No. PUD-104-81 to Residential Planned Unit Development  
for the allowance to create a residential  
condominium/townhouse development that consists of 90  
homes; a Site Plan to construct the 90  
condominiums/townhomes with associated site  
improvements that include parking facilities and open  
space areas; and a Tentative Tract Map to create a one

(1) lot subdivision for the purpose of selling each unit as a condominium/townhouse. The site is in the PUD-104-81 zone.

ACTION: The motion to continue the case to the January 15, 2009 Planning Commission meeting was approved by five ayes with Vice Chair Pak and Commissioner Bankson absent.

D. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-122-08  
SITE PLAN NO. SP-445-08  
TENTATIVE TRACT MAP NO. TT-17299  
VARIANCE NO. V-179-08

APPLICANT: VT DESIGN SPECIALTIES, INC.  
LOCATION: SOUTH SIDE OF TRASK AVENUE, EAST OF YOCKEY STREET AT 8802 TRASK AVENUE

REQUEST: To rezone a 34,550 square foot lot from R-1 (Single-Family Residential) to Planned Unit Development Residential for the allowance to create a small lot single-family residential development; a Site Plan to construct six detached single-family homes; a Tentative Tract Map to subdivide the lot into six separate lots serviced by a private street; and a Variance to deviate from the code required one acre minimum lot size for a PUD. The site is in the R-1 (Single-Family Residential) zone.

ACTION: Other than the applicant, one person spoke in favor of the request and one person expressed concerns. No one spoke in opposition to the request. Resolution Nos. 5657 (PUD) and 5658 (SP/TT/V) were approved by four ayes, with Commissioner Kirkham voting no, and with Vice Chair Pak and Commissioner Bankson absent. No further action on Site Plan No. SP-445-08, Tentative Tract Map No. TT-17299, and Variance No. V-179-08 unless appealed by December 11, 2008. City Council action is required on the Negative Declaration and Planned Unit Development No. PUD-122-08. The recommended date is January 27, 2009.

D.2. CONDITIONAL USE PERMIT NO. CUP-252-08

APPLICANT: 888 BROTHERS, INC.  
LOCATION: WEST SIDE OF BROOKHURST STREET, SOUTH OF CHAPMAN AVENUE AT 12119 BROOKHURST STREET

REQUEST: To operate an existing restaurant, Four Seasons Hot Pot Chinese Restaurant, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the BCSP-BCC

(Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial) zone.

**ACTION:** The motion to continue the case to the January 15, 2009 Planning Commission meeting in order to bring back both a Resolution of Approval and Resolution of Denial, was approved by five ayes with Vice Chair Pak and Commissioner Bankson absent.

D.3. NEGATIVE DECLARATION  
AMENDMENT NO. A-145-08  
SITE PLAN NO. SP-446-08  
VARIANCE NO. V-180-08

**APPLICANT:** SARAH PHAN  
**LOCATION:** SOUTH SIDE OF PEARL STREET, BETWEEN JOY STREET AND NELSON STREET, AT 10712 PEARL STREET

**REQUEST:** Zone Change Amendment to change the zone of the subject property, located at 10712 Pearl Street, from CCSP-BC29 (Community Center Specific Plan-Business Center, District 29) to CCSP-BC17 (Community Center Specific Plan-Business Center, District 17) to operate a new auto body shop; Site Plan approval to develop the 6,792 square foot lot with a new 1,787 square foot auto body shop, in conjunction with a request for Variance approval to deviate from the front, side, and rear setback requirements of the CCSP-BC17 zone. The site is in the CCSP-BC29 zone.

**ACTION:** Other than the applicant, no one spoke in favor of or in opposition to the request. One person requested additional time to review the staff report. The motion to continue the case to the December 4, 2008 Planning Commission meeting was approved by four ayes with Commissioner Kirkham voting no, and with Vice Chair Pak and Commissioner Bankson absent.