



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

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

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DECEMBER 3, 2009

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BEARD, VICE CHAIR KIRKHAM  
COMMISSIONERS BONIKOWSKI, BUI, CABRAL, ELLSWORTH, TRAN  
None absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: November 19, 2009  
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-372-05 TIME EXTENSION  
TENTATIVE TRACT MAP NO. TT-16894  
VARIANCE NO. V-129-05  
DEVELOPMENT AGREEMENT

APPLICANT: MAHMOUD BDAIWI  
LOCATION: SOUTHEAST CORNER OF STANFORD AVENUE AND  
ADELLE STREET AT 8642 STANFORD AVENUE

REQUEST: To approve a two-year time extension for the approved entitlements under Site Plan No. SP-372-05 and Variance No. V-129-05 included in a Development Agreement approved in 2005, to construct 12 semi-detached three-story homes. A Tentative Tract map (TT-16894) to subdivide the units into condominiums, was also approved as part of the Development Agreement. Tentative Tract Map No. TT-16894 was extended by Assembly Bill No. AB333, which automatically grants a two-year time extension for all tentative maps valid as of July 15, 2009. The two-year time extension will align the Site Plan and Variance approval with the automatic

extension of the Tract map until November 11, 2011. The site is currently developed with six residential units.

**ACTION:** Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5702 was approved by seven ayes. No further action unless appealed by Tuesday, January 5, 2010, due to City Hall holiday closures. City Council action is required on the Development Agreement governing the approved entitlements under SP-372-05, V-129-05, and TT-16894, the recommended date is January 26, 2010.

**C.2. AMENDMENT NO. A-152-09**

**APPLICANT:** CITY OF GARDEN GROVE  
**LOCATION:** CITYWIDE

**REQUEST:** To amend Title 9 of the Garden Grove Municipal Code (Zoning Ordinance, Title 9, Reorganized October 2009) to incorporate landscape water efficiency requirements amending:

Chapter 9.08: SINGLE FAMILY RESIDENTIAL REQUIREMENTS, Sections:

9.08.40.040: Landscaping: Purpose

9.08.40.050: Landscaping: General Provisions

9.08.40.060: Landscaping Requirements

Chapter 9.12: MULTI-FAMILY REQUIREMENTS, Sections:

9.12.40.070: Landscaping: Purpose

9.12.40.080: Landscaping: General Provisions

9.12.40.090: Landscaping Requirements

Chapter 9.16: COMMERCIAL/INDUSTRIAL/OPEN SPACE REQUIREMENTS, Sections:

9.16.40.050: Landscaping: Purpose

9.16.40.060: Landscaping: General Provisions

9.16.40.070: Landscaping Requirements

The City of Garden Grove is amending the Municipal Code to comply with the requirements of State of California Assembly Bill 1881 that amended the Water Conservation in the Landscape Act. The changes will result in a reduction in water use for new landscapes. The Amendment is found to be exempt from CEQA based on a Category 7 Exemption (14 California Code of Regulations Section 15307) for activities that enhance or protect a natural resource.

**ACTION:** No one spoke in favor of or in opposition to the request. Resolution No. 5698 was approved by seven ayes. No further action unless appealed by Tuesday, January 5, 2010, due to City Hall holiday closures. City Council action is required on Amendment No. A-152-09, the recommended date is January 26, 2010.