



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

DECEMBER 4, 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
None absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
None.
- B. APPROVAL OF MINUTES: November 20, 2008
Approved by five ayes with Vice Chair Pak and Commissioner Bankson
abstaining.
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute
Resolution shall be included in the motion.)

C.1. CONDITIONAL USE PERMIT NO. CUP-239-08

APPLICANT: TRONG DUONG
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN
FLOWER STREET AND HOPE STREET AT 10212
WESTMINSTER AVENUE

REQUEST: Conditional Use Permit approval to operate an existing
restaurant, Ngoc Hue Restaurant, with an original
Alcoholic Beverage Control Type "41" (On-Sale, Beer and
Wine) License. The site is in the C-1 (Neighborhood
Commercial) zone.

ACTION: Other than the applicant's representative, the business
owner, the property owner, and a translator, seven
people spoke in opposition to the denial request and no
one spoke in favor to approve the denial request. The
motion to direct staff to bring back a Resolution of

Approval for a Conditional Use Permit subject to review in six months and with Conditions of Approval attached, was approved by four ayes. Commissioners Kirkham, Brietigam, and Bankson voted no. The Planning Commission public hearing date is yet to be determined.

C.2. 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 letter of opposition was written by the neighbor adjacent to the property. Resolution Nos. 5660 (A) and 5661 (SP/V) were approved by seven ayes. No further action on SP-446-08 and V-180-08 unless appealed by December 25, 2008. City Council action is required on the Negative Declaration and Amendment No. A-145-08, the recommended date is February 10, 2009.

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

D.1. SITE PLAN NO. SP-429-07
VARIANCE NO. V-163-07

APPLICANT: JESSICA MYERS
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD
AND EUCLID STREET AT 11162 GARDEN GROVE
BOULEVARD

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-429-07 and Variance No. V-163-07. The site is in the CCSP-CC44 (Community Center Specific Plan-Community Center 44) zone.

ACTION: Due to a prior commitment, the applicant excused himself from the public hearing prior to his agenda item.

No one spoke in favor of or in opposition to the request. Resolution No. 5664 was approved by seven ayes. No further action unless appealed by December 25, 2008.

D.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-110-06 (REV. 08)
GENERAL PLAN AMENDMENT NO. GPA-1-06(A)
SITE PLAN NO. SP-385-06
TENTATIVE TRACT MAP NO. TT-16856
DEVELOPMENT AGREEMENT

APPLICANT: IN-TOWN COMMUNITIES, INC.
LOCATION: EAST SIDE OF PALM STREET, SOUTH OF THE INTERSECTION OF PALM STREET AND HARBOR BOULEVARD AT 12852 PALM STREET

REQUEST: To modify approved plans, PUD-110-06 (Rev. 08), to reduce the total number of residential units approved under PUD-110-06, from 159 dwelling units to 118; a reduction of 41 units. The proposed modification will have 62 townhome units that are three-story with attached two-car garages, and will retain the two residential podium buildings with 56 units at the entrance to the development. The overall layout will have guest parking, active and passive recreation areas, and perimeter landscaping in the same configuration as originally approved. The site is in the Planned Unit Development No. PUD-110-06 zone.

ACTION: Other than the applicant's representative, no one spoke in favor of the request, one person spoke in opposition to the request, and three persons spoke with concerns. Resolution No. 5663 was approved by seven ayes. No further action unless appealed by December 25, 2008. City Council action is required on the Planned Unit Development No. PUD-110-06 (Rev. 08). The recommended date is January 27, 2009.

D.3. CONDITIONAL USE PERMIT NO. CUP-253-08

APPLICANT: CITY OF GARDEN GROVE
LOCATION: NORTH OF BUSINESS CENTER PARKWAY, SOUTH OF FORBES AVENUE ON WEST SIDE OF EUCLID STREET AT 14241 EUCLID STREET, SUITE C-101

REQUEST: A request from the City of Garden Grove to revise the 'conditions of approval' for an existing restaurant with entertainment (The Can Restaurant and Club) that operates with a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License. The conditions of approval shall be revised through the approval of a new Conditional Use Permit No. CUP-253-08, that replaces the existing Conditional Use Permit No. CUP-285-96. The proposed conditions will clarify the operational requirements of the business and

add new strategies to reduce criminal activity, problems, and CUP violations. The site is in the PUD-104-81 Rev. 86, 90, 91/ Planned Unit Development-Euclid Business Park zone.

ACTION: The motion to continue the case to the Thursday, January 15, 2009 Planning Commission meeting was approved by seven ayes.