



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

DECEMBER 16, 2010

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

STUDY SESSION – 6:00 P.M. FOUNDERS ROOM

ROLL CALL: CHAIR BEARD, VICE CHAIR BUI
COMMISSIONERS BONIKOWSKI, CABRAL, ELLSWORTH, PAK
Commissioners Bonikowski and Cabral absent with one vacancy.

A. YEAR IN REVIEW

ACTION: Discussed.

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBERS

ROLL CALL: CHAIR BEARD, VICE CHAIR BUI
COMMISSIONERS BONIKOWSKI, CABRAL, ELLSWORTH, PAK
Commissioner Bonikowski and Cabral absent with one vacancy.

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

A. ORAL COMMUNICATIONS - PUBLIC
None.

B. APPROVAL OF MINUTES: November 4, 2010
Approved by four ayes with Commissioners Bonikowski and Cabral absent
with one vacancy.

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

C.1. MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-10(A)
PLANNED UNIT DEVELOPMENT NO. PUD-126-10
TENTATIVE PARCEL MAP NO. PM-2010-1178
CONDITIONAL USE PERMIT NO. CUP-303-10
DEVELOPMENT AGREEMENT NO. DA-183-10

APPLICANT: MCWHINNEY
LOCATION: WEST SIDE OF HARBOR BOULEVARD, SOUTH OF LAMPSON AVENUE, NORTH OF GARDEN GROVE BOULEVARD AT 12581, 12591, 12681, 12721 HARBOR BOULEVARD, AND 12062 AND 12601 LEDA LANE

REQUEST: To establish a Planned Unit Development zoning with development standards for the development of a water park hotel on an approximately 12.1-acre site along with a General Plan Amendment to change the General Plan Land Use designations of two properties from Low Density Residential to International West Mixed Use, a Conditional Use Permit to allow for the on-site sale of alcoholic beverages in the hotel and hotel restaurants, and a Tentative Parcel Map to reconfigure the existing six properties into three separate properties. The proposed water park hotel project will include the water park hotel that consists of an approximately 605 room hotel, an approximately 130,000 square foot water park, approximately 18,000 square feet of retail, approximately 30,000 square feet of meeting space, restaurants within the hotel facility, a five-level parking structure, and an approximately 9,500 square foot restaurant space on a detached, approximately 14,850 square foot restaurant pad. A Development Agreement is also included. The site is in the Planned Unit Development No. PUD-121-98 and R-1 (Single-Family Residential) zones.

ACTION: No one spoke in favor of or in opposition to the request. Two people spoke with concerns regarding Leda Lane and Buaro Street. Resolution Nos. 5719 (GPA/PUD/DA) and 5720 (PM/CUP) were approved by four ayes with amendments, with Commissioners Bonikoswki and Cabral absent and one vacancy. No further action unless appealed by January 6, 2011. City Council action is required on the Mitigated Negative Declaration, General Plan Amendment No. GPA-1-10(A), Planned Unit Development No. PUD-126-10, and Development Agreement No. DA-183-10, the recommended date is January 25, 2011.

C.2. CONDITIONAL USE PERMIT NO. CUP-309-10

APPLICANT: SONG WON YI
LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND WILSON STREET AT 8516 GARDEN GROVE BOULEVARD

REQUEST: To operate a new restaurant, Ice Kiss Restaurant, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The applicant also requests the hours of operation to be from

10:00 a.m. to 1:00 a.m., seven days a week. The site is in the C-1 (T) (Neighborhood Commercial) zone.

ACTION: No one spoke in favor of or in opposition to the request. Resolution of Denial No. 5730-10 was revised to Resolution of Approval No. 5730-10 with conditions of approval that included standard hours of operation to be from 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 11:00 p.m., Friday and Saturday.

Chair Beard motioned to approve the revised Resolution of Approval with staff's recommendation for standard hours.

Prior to a second to the motion, a substitute motion by Commissioner Pak, to amend the standard hours of operation to be from 10:00 a.m. to 11:00 p.m. seven days a week, was seconded by Vice Chair Bui and subsequently denied, with Commissioners Beard and Ellsworth voting no, and with Commissioners Bonikowski and Cabral absent, with one vacancy.

Chair Beard's motion was then seconded by Commissioner Ellsworth and approved by four ayes with Commissioners Bonikowski and Cabral absent and one vacancy. No further action unless appealed by January 6, 2011.

C.3. SITE PLAN NO. SP-458-10
VARIANCE NO. V-187-10

APPLICANT: NGHI CHU
LOCATION: NORTH SIDE OF LAMPSON AVENUE, JUST WEST OF ARROWHEAD STREET AT 8295 LAMPSON AVENUE

REQUEST: To construct a two-story, 2,480 square foot, residential dwelling unit on a lot improved with an existing single-family home to create a duplex. Also, a Variance approval to allow the project to deviate from the Open Space requirement for minimum interior dimensions of 15'-0" x 15'-0", for the required private recreation area provided for the existing Unit 1. The site is in the R-2 (Limited Multiple Residential) zone.

ACTION: No one spoke in favor of or in opposition to the request. One letter of concern regarding a fence was written by Paul and Ellen Fields McLeod. Resolution No. 5729-10 was approved by four ayes with Commissioners Bonikowski and Cabral absent and one vacancy. No further action unless appealed by January 6, 2010.

