

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

JANUARY 5, 2006

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, LECONG, MARGOLIN, PIERCE

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC

- B. APPROVAL OF MINUTES: December 1, 2005

- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
SITE PLAN NO. SP-383-06
TENTATIVE TRACT MAP NO. TT-16935
DEVELOPMENT AGREEMENT

APPLICANT: LINDA KWONG
LOCATION: EAST SIDE OF LORNA STREET, SOUTH OF
STANFORD AVENUE AT 12782 LORNA STREET

REQUEST: Site Plan approval to construct ten (10) residential dwelling units with two-story and split-level designs, and Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend the approval of the Development Agreement to City Council, and approval of Site Plan No. SP-383-06 and Tentative Tract Map No. TT-16935, subject to the recommended conditions of approval.

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

APPLICANT: OLSON URBAN HOUSING, LLC
LOCATION: EAST SIDE OF PALM STREET, SOUTH OF THE INTERSECTION OF PALM STREET AND HARBOR BOULEVARD AT 12852 PALM STREET

REQUEST: To change the General Plan Land Use from Mixed-Use to Medium-High Residential; to rezone the site to Planned Unit Development; Site Plan approval to construct an at grade parking structure with 159 dwelling units above the parking structure on a 3.8 acre parcel of land; Tentative Tract Map approval to create the subdivision to allow the units to be sold as condominiums. A Development Agreement is proposed. The site is in the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of General Plan Amendment No. GPA-1-06(A), Planned Unit Development No. PUD-110-06 and the Development Agreement to City Council, and approve Site Plan No. SP-385-06 and Tentative Tract Map No. TT-16856, subject to the recommended conditions of Approval.

C.3. NEGATIVE DECLARATION
AMENDMENT NO. A-125-06

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 5 and Title 9 of the Garden Grove
Municipal Code relating to smoking (hookah)
lounges.

STAFF RECOMMENDATION: Adoption of the Negative
Declaration and recommend approval of Amendment No.
A-125-06 to City Council.

C.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-01-06(B)

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To change the Land Use Element for the
modification of the housing density of the "Medium
High Density Residential" land use designation from
between 32.1 and 48 units per acre to between
32.1 and 60 units per acre.

STAFF RECOMMENDATION: Adoption of the Negative
Declaration and recommend approval of General
Plan Amendment No. GPA-01-06(B) to City Council.

D. SELECTION OF CHAIR AND VICE CHAIR

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT