

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

FEBRUARY 2, 2006

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

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

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

- A. ORAL COMMUNICATIONS - PUBLIC

- B. APPROVAL OF MINUTES: January 5, 2006

- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
SITE PLAN NO. SP-387-06
TENTATIVE TRACT MAP NO. TT-17006
VARIANCE NO. V-135-06

APPLICANT: MIKE LEE
LOCATION: EAST SIDE OF JOSEPHINE STREET, SOUTH OF
LAMPSON AVENUE AT 12612 JOSEPHINE STREET.

REQUEST: Site Plan approval to construct eight (8) two-story residential dwelling units; Variance approval to deviate from the required 10'-0" separation between the driveway and the units; 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, approval of Site Plan No. SP-387-06, Tentative Tract Map No. TT-17006, and Variance No. V-135-06, subject to the recommended conditions of approval.

C.2. CONDITIONAL USE PERMIT NO. CUP-178-06

APPLICANT: KEA SUN GONG
LOCATION: SOUTH SIDE OF TRASK AVENUE, EAST OF
MAGNOLIA STREET AT 9872 GARDEN GROVE
BOULEVARD

REQUEST: To modify the conditions of approval for Conditional Use Permit No. CUP-372-97 to allow the existing restaurant to operate until 1:30 a.m. daily. Currently, the restaurant is required to close at 10:00 p.m. The site is in the C-2 (Community Commercial) zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-178-06, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-388-06

APPLICANT: TINA THAO HO
LOCATION: WEST SIDE OF JEFFERSON STREET, SOUTH OF
LARSON AVENUE AT 13171 JEFFERSON STREET

REQUEST: To construct two (2) detached, two-story, multiple-family residential units, each with an attached two-car enclosed garage. The combined living area is 4,845 square feet on a 10,125 square foot lot. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-388-06, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT