



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 2, 2017

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION – 7:00 P.M. - 'B' ROOM

ROLL CALL: VICE CHAIR KANZLER
COMMISSIONERS BARKER, NUYGEN, PAREDES, ZAMORA

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center B Room at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: January 12, 2017
- C. CONTINUED PUBLIC HEARING(S) FROM 1/12/17 DUE TO LACK OF QUORUM (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-032-2016

APPLICANT: TD/PH & D COMPANY, INC.

LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, WEST OF
TAFT STREET AT 10691 WESTMINSTER AVENUE

REQUEST: Site Plan Approval to construct a new approximately 3,000 square foot one-story building, for the operation of a retail meat market, on a vacant 13,259 square foot lot, located at 10691 Westminster Avenue (APN: 099-504-44), along with associated improvements, which include a parking lot and landscaping. The site is in the C-1 (Neighborhood Commercial) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-032-2016.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-091-2017

APPLICANT: VERIZON WIRELESS
LOCATION: SOUTHWEST CORNER OF LAMPSON AVENUE AND MONARCH STREET AT 7274 LAMPSON AVENUE

REQUEST: Conditional Use Permit approval to allow for the construction and operation of a 60-foot tall stealth wireless telecommunication facility disguised as a eucalyptus (mono-eucalyptus), along with related ground-mounted equipment. The site is in the MP (Industrial Park) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-091-2017.

D.2. SITE PLAN NO. SP-033-2017

APPLICANT: DOUG BERGMAN
LOCATION: EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD AT 13200-13220 HARBOR BOULEVARD

REQUEST: Site Plan approval to construct an approximately 4,954 square foot commercial pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center. The site is in the HCSP-TZS (Harbor Corridor Specific Plan-Transition Zone South) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-033-2017.

D.3. SITE PLAN NO. SP-034-2017
TENTATIVE TRACT MAP NO. TT-18708-2017
DEVELOPMENT AGREEMENT NO. DA-005-2017

APPLICANT: WILL INGRAM (FAR WEST INDUSTRIES)
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF EUCLID STREET AT 11222 GARDEN
GROVE BOULEVARD

REQUEST: Site Plan approval to construct 16 units consisting of two (2) work-live units and 14 residential units, on a vacant 25,000 square foot lot, in conjunction with a request for Tentative Tract Map approval to create the units as condominiums. A Development Agreement is also proposed. The site is in the CC-3 (Civic Center - 3) zone. This project is exempt pursuant to CEQA Section 15332 - In-Fill Development Projects.

STAFF RECOMMENDATION: Recommend approval of the Development Agreement to City Council and approve Site Plan No. SP-034-2017 and Tentative Tract Map No. TT-18708-2017.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT