



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 4, 2010

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR BEARD, VICE CHAIR (VACANT)
COMMISSIONERS BONIKOWSKI, BUI, CABRAL, ELLSWORTH,
TRAN

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 Council Chambers 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 21, 2010

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

C.1. SITE PLAN NO. SP-436-08 TIME EXTENSION 2
VARIANCE NO. V-169-08
STREET VACATION NO. SV-117-08

APPLICANT: STANFORD TRIANGLE, LLC
LOCATION: A TRIANGLE-SHAPED PROPERTY ON NORTH SIDE OF STANFORD AVENUE BETWEEN BROOKHURST STREET AND BROOKHURST WAY AT 12711 AND 12731 BROOKHURST STREET

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-436-08, Variance No. V-169-08, and Street Vacation No. SV-117-08 for the construction of an approximately 3,900 square foot multi-tenant building that includes a drive-through coffee shop with associated site improvements on a vacant lot, along with a Variance request for reduced setbacks along a street. In addition, the project approval included a request for the Planning Commission to make the determination that the Vacation of the easterly portion of the Brookhurst Way right-of-way is consistent with the City's adopted General Plan. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Time Extension.

C.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-124-10
SITE PLAN NO. SP-455-10
TENTATIVE TRACT MAP NO. TT-17353
DEVELOPMENT AGREEMENT NO. DA-180-10

APPLICANT: BRANDYWINE HOMES
LOCATION: WEST SIDE OF FAIRVIEW STREET, SOUTH OF TRASK AVENUE AT 13531, 13551, 13581, AND 13585 FAIRVIEW STREET

REQUEST: To rezone a 2.48-acre site from R-1 (Single-Family Residential) to Planned Unit Development for the allowance to create a 20-unit single-family residential small lot subdivision; a Site Plan to construct the 20 single-family homes with associated site improvements that include on-street parking and open space areas; and a Tentative Tract Map to create the 20-unit

subdivision. A Development Agreement is also included.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration, and approval of Planned Unit Development No. PUD-124-10 and Development Agreement No. DA-180-10 to City Council, and approval of Site Plan No. SP-455-10 and Tentative Tract Map No. TT-17353, subject to the recommended Conditions of Approval.

C.3. AMENDMENT NO. A-154-10

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: Planning Commission to recommend to City Council, approval of an amendment to Title 9 of the Garden Grove Municipal Code (Land Use Code) to add Chapter 9.48 pertaining to the undergrounding of utilities, and to make conforming revisions to the existing provisions in Chapter 9.40 pertaining to the required undergrounding in subdivisions.

STAFF RECOMMENDATION: Recommend to City Council, approval of Amendment No. A-154-10.

D. MATTERS FROM COMMISSIONERS

D.1. Selection of Vice Chair

E. MATTERS FROM STAFF

F. ADJOURNMENT