

A G E N D A
GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

May 20, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER,
NGUYEN

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER,
NGUYEN

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: May 6, 2004

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

C.1 TENTATIVE PARCEL MAP NO. PM-2003-244

APPLICANT: IRENE E. VERMEULEN c/o JAMES OKAZAKI
LOCATION: SOUTHEAST CORNER OF VALLEY VIEW STREET AND
CHAPMAN AVENUE AT 6052 CHAPMAN AVENUE

REQUEST: To allow the subdivision of a 1.53 acre lot to create a 26,302 square foot lot and a 40,687 square foot lot. The site is improved with a single-story, multi-tenant commercial building and a free-standing fast food restaurant, and is in the C-2 (Community Commercial) zone.

C.2 CONDITIONAL USE PERMIT NO. CUP-138-04

APPLICANT: JOSE LOPEZ
LOCATION: WEST SIDE OF HARBOR BOULEVARD, SOUTH OF
LAMPSON AVENUE AT 12563 HARBOR BOULEVARD

REQUEST: To allow an existing restaurant, La Barca Mariscos and Mexican Food, to operate with an original Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is Planned Unit Development No. PUD 121-98.

C.3 NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-2-04
AMENDMENT NO. A-111-04
SITE PLAN NO. SP-342-04
VARIANCE NO. V-111-04

APPLICANT: VERNON ENTERPRISES
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND
HASTER STREET AT 12972 CHAPMAN AVENUE

REQUEST: A General Plan Amendment and Zone Change to allow the property to be changed to commercial zoning; and Site Plan approval to construct a 9,500 square foot building with a Variance to deviate from the landscape setback requirements. The site is in the R-1-7 (Single Family Residential) zone.

C.4 NEGATIVE DECLARATON
CONDITIONAL USE PERMIT NO. CUP-137-04
VARIANCE NO. V-109-04

APPLICANT: LAM NGUYEN

LOCATION: NORTHWEST CORNER OF BROOKHURST WAY AND
ACACIA STREET AT 12851 BROOKHURST WAY

REQUEST: To establish a religious facility on a 22,272 square foot site that is currently occupied by a swim school; and a Variance to allow less than the required parking and minimum lot size, as well as side and front yard setbacks. The site is in the R-3 (Multiple Family Residential) zone.

C.5 VARIANCE NO. V-110-04

APPLICANT: CITY OF GARDEN GROVE

LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD
AND HARBOR BOULEVARD. AT 12251 GARDEN GROVE
BOULEVARD.

REQUEST: To allow two monument signs on a property with less than the required five acres in response to the right-of-way acquisition for intersection improvements at Garden Grove Boulevard and Harbor Boulevard. The site is in the HCSPDC (Harbor Corridor Specific Plan District Commercial) zone.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT