



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 4, 2008

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR PIERCE, VICE CHAIR PAK
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, KIRKHAM,
NGUYEN

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: July 17, 2008

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

C.1. CONDITIONAL USE PERMIT NO. CUP-230-08

APPLICANT: SATRAUP, INC.

LOCATION: EAST SIDE OF MAIN STREET, NORTH OF GARDEN GROVE BOULEVARD AT 12926 & 12932 MAIN STREET

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Main Street Pizza, with an original Alcoholic Beverage Control Type "47" (On-Sale General - Bona Fide Public Eating Place) License.

STAFF RECOMMENDATION: Planning Commission to consider all matters pertaining to Conditional Use Permit No. CUP-230-08, and take the appropriate action.

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

D.1. SITE PLAN NO. SP-443-08
TENTATIVE PARCEL MAP NO. PM-2007-152

APPLICANT: KHAI VAN TU

LOCATION: SOUTH SIDE OF CENTRAL AVENUE, EAST OF FLOWER STREET AT 10112 E. CENTRAL AVENUE

REQUEST: Site Plan and Tentative Parcel Map approval to subdivide a 25,200 square foot lot into two (2) lots, each with a total net lot size of 10,800 square feet. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-443-08 and Tentative Parcel Map No. PM-2007-152, subject to the recommended Conditions of Approval.

D.2. AMENDMENT NO. A-140-08
CONDITIONAL USE PERMIT NO. CUP-236-08

APPLICANT: THAO PHOUNG THI VU

LOCATION: NORTH SIDE OF HARBOR BOULEVARD, BETWEEN BUARO STREET AND PALM STREET AT 12821 HARBOR BOULEVARD

REQUEST: A proposed Amendment to Title 9 of the Garden Grove Municipal Code to allow a banquet facility with live entertainment and dancing as an incidental use to a full service restaurant, in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone, in conjunction with Conditional Use Permit approval to operate a new 7,532 square foot restaurant, Mon Cheri Restaurant, with an original Alcoholic Beverage Control Type "47" (On-Sale General - Bona Fide Public Eating Place) License.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-140-08 to City Council and approve Conditional Use Permit No. CUP-236-08, subject to the recommended Conditions of Approval.

D.3. CONDITIONAL USE PERMIT NO. CUP-239-08

APPLICANT: TRONG DUONG

LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN FLOWER STREET AND HOPE STREET AT 10212 WESTMINSTER AVENUE

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Ngoc Hue Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-239-08.

D.4. AMENDMENT NO. A-141-08
(REF. PLANNED UNIT DEVELOPMENT NO. PUD-112-06)

APPLICANT: 8641 GARDEN, LLC

LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND ADELLE STREET AT 8641 GARDEN GROVE BOULEVARD

REQUEST: To amend Planned Unit Development No. PUD-112-06 that governs the 26,180 square foot site. The Amendment is to allow, in addition to the previously approved six-unit residential development on this site, C-1 (Neighborhood Commercial) zone uses and applied development standards of the C-1 zone. No project is attached to this Planned Unit Development Amendment. The site is in the Planned Unit Development No. PUD-112-06 zone.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-141-08 (Ref. Planned Unit Development No. PUD-112-06) to City Council.

D.5. SITE PLAN NO. SP-422-07

APPLICANT: NEWLAND CENTRAL, LLC

LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN WILSON STREET AND NEWLAND STREET AT 8372 CENTRAL AVENUE

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-422-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-117-07 zone.

STAFF RECOMMENDATION: Approval of Time Extension.

D.6. SITE PLAN NO. SP-425-07

APPLICANT: T.K. VILLA, LLC

LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF BARNETT WAY AT 11241 AND 11251 TRASK AVENUE

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-425-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-118-07 zone.

STAFF RECOMMENDATION: Approval of Time Extension.

D.7. AMENDMENT NO. A-143-08

APPLICANT: CITY OF GARDEN GROVE

LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code to establish a ban on locating and operating medical marijuana dispensaries in the City of Garden Grove. The proposed ordinance is based upon the adverse secondary impacts associated with the operation of such dispensaries.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-143-08 to City Council.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT