



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

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JANUARY 19, 2012

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL  
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA

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: December 1, 2011
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-1-12(A)  
AMENDMENT NO. A-163-12  
SITE PLAN NO. SP-466-12  
VARIANCE NO. V-195-12  
TENTATIVE PARCEL MAP NO. PM-2011-107

APPLICANT: SHAKIL PATEL AIA  
LOCATION: NORTHWEST CORNER OF 11<sup>TH</sup> STREET AND KERRY STREET AT 9721 E. 11<sup>TH</sup> STREET

REQUEST: General Plan Amendment to change the land use designation of a 24,000 square foot parcel from Low Medium Residential to Low Density Residential, and to rezone the parcel from R-3 (Multi-Family Residential) to R-1-6 (Single-Family Residential) with a minimum lot size of 6,000 square feet, in conjunction with a Site Plan and Tentative Parcel Map request to subdivide the lot into four (4) parcels for the purpose of constructing a single-family home on each lot. Also, a Variance request to allow each parcel to deviate from the minimum lot width requirement, and to allow one of the parcels to deviate from the 6,000 square foot minimum lot size requirement. The site is in the R-3 (Multi-Family Residential) zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of General Plan Amendment No. GPA-1-12(A) and Amendment No. A-163-12 to City Council, and approval of Site Plan No. SP-466-12, Variance No. V-195-12, and Tentative Parcel Map No. PM-2011-107, subject to the recommended conditions of approval.

C.2. TENTATIVE TRACT MAP NO. TT-17095 TIME EXTENSION  
(REFERENCE SITE PLAN NO. SP-407-06)

APPLICANT: LNT LORNA PROPERTY MANAGEMENT, LLC  
LOCATION: WEST SIDE OF LORNA STREET BETWEEN LAMPSON AVENUE AND STANFORD AVENUE AT 12571 LORNA STREET

REQUEST: To approve a one-year time extension for a previously approved Tentative Tract Map to create a one-lot subdivision for a previously approved, and recently completed, condominium development in order to sell each unit as a condominium. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Time Extension.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT