

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

E.1. CONDITIONAL USE PERMIT NO. CUP-155-05

APPLICANT: CHAU PHAN
LOCATION: WEST OF BROOKHURST STREET, SOUTH OF
CHAPMAN AVENUE AT 12141 BROOKHURST
STREET, SUITE B.

REQUEST: To allow the operation of a 6,000 square foot adult computer trade school on the second floor of an existing two-story building. The school will operate from 9:00 a.m. to 10:00 p.m. Monday through Saturday. The site is in the BCSP-BCC zone (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial).

STAFF RECOMMENDATION: Approve Conditional Use Permit No. CUP-155-05, subject to the recommended conditions of approval.

E.2. CONDITIONAL USE PERMIT NO. CUP-157-05

APPLICANT: RAKESH ARVIND PATEL
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF
HARBOR BOULEVARD AT 12542 CHAPMAN
AVENUE.

REQUEST: To change the type of an Alcoholic Beverage Control License (ABC) from a Type "20" (Off-Sale Beer and Wine) to a Type "21" (Off-Sale General) for an existing drive-through dairy, Alta Dena Express Dairy. The site is in the HCSP-TCB zone (Harbor Corridor Specific Plan-Tourist Commercial "B").

STAFF RECOMMENDATION: Approve Conditional Use Permit No. CUP-157-05, subject to the recommended conditions of approval.

E.3. CONDITIONAL USE PERMIT NO. CUP-156-05

APPLICANT: ALWAYS TOWING, INC.
LOCATION: EAST SIDE OF HARBOR BOULEVARD, SOUTH OF
TRASK AVENUE AT 13700 HARBOR BOULEVARD.

REQUEST: To allow the operation of a 17,689 square foot vehicle storage area for a towing company. The storage area would be located at the rear of a 44,555 square foot lot of which the primary use is a used car sales lot. The site is in the C-3 zone (Heavy Commercial).

STAFF RECOMMENDATION: Approve Conditional Use Permit No. CUP-156-05, subject to the recommended conditions of approval.

E.4. SITE PLAN NO. SP-366-05

APPLICANT: HOANG VAN PHAM
LOCATION: EAST SIDE OF LUCILLE AVENUE, NORTH OF GARDEN GROVE BOULEVARD AT 12861 LUCILLE AVENUE.

REQUEST: To construct a second residential dwelling unit on an R-2 zoned lot that is currently improved with a single-family residence. The site is in the R-2 zone (Limited Multiple Family Residential).

STAFF RECOMMENDATION: Approve Site Plan No. SP-366-05, subject to the recommended conditions of approval.

E.5. NEGATIVE DECLARATION
AMENDMENT NO. A-120-05

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code, Section 9.16.040 General Requirements and Section 9.16.050 General Development Standards for single family residential properties amending lot coverage requirements and setbacks for garage structures.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-120-05 to City Council.

E.6. NEGATIVE DECLARATION
AMENDMENT NO. A-121-05

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Chapter 8.47, entitled "Noise Control", of
Title 8 "Public Peace, Safety, and Morals" of the
Garden Grove Municipal Code, in its entirety.

STAFF RECOMMENDATION: Recommend approval of
Amendment No. A-121-05 to City Council.

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT