



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

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SEPTEMBER 15, 2011

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

STUDY SESSION - 6:00 P.M. FOUNDERS ROOM

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

A. DISCUSS BROWN ACT

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: August 18, 2011
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

- C.1. SITE PLAN NO. SP-463-11 (REINSTATEMENT)  
VARIANCE NO. V-191-11

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

- REQUEST: A request to reinstate a previously approved Site Plan to construct an approximately 3,900 square foot multi-tenant building that includes a drive-through coffee shop with associated site improvements on a vacant lot, in conjunction with a Variance request for reduced setbacks along a street in the C-1 (Neighborhood Commercial) zone.

- STAFF RECOMMENDATION: Approval of Site Plan No. SP-463-11 and Variance No. V-191-11, subject to the recommended conditions of approval.

- C.2. SITE PLAN NO. 464-11

- APPLICANT: MCDONALD'S (WIDDICOMBE ENTERPRISES)
    - LOCATION: EAST SIDE OF HARBOR BOULEVARD, SOUTH OF LAMPSON AVENUE AT 12542 HARBOR BOULEVARD

- REQUEST: A request for Site Plan approval to reconstruct an existing McDonald's drive-through restaurant consisting of approximately 4,048 square feet. The site is in the HCSP-TZN (Harbor Corridor Specific Plan-Transition Zone North).

- STAFF RECOMMENDATION: Approval of Site Plan No. SP-464-11, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-465-11 (REINSTATEMENT)

APPLICANT: STEVEN NGUYEN

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

REQUEST: A request to reinstate a previously approved Site  
Plan to construct six three-story detached single-  
family homes. The site is in the PUD-112-06  
(Planned Unit Development) zone.

STAFF RECOMMENDATION: Approval of Site Plan No.  
SP-465-11, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT