

A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

OCTOBER 6, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES:

B.1. September 1, 2005 Minutes

B.2. September 15, 2005 Minutes

C. ITEM FOR CONSIDERATION

C.1 UNDERGROUND UTILITES

REQUEST: Discussion pertaining to underground utilities with Commission direction to City Staff to prepare an amendment to the Municipal Code.

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

D.1. SITE PLAN NO. SP-371-05
CONDITIONAL USE PERMIT NO. CUP-168-05
VARIANCE NO. V-128-05

APPLICANT: ROY FURUTO
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, WEST OF
MAGNOLIA STREET AT 8851 WESTMINSTER
AVENUE.

REQUEST: Site Plan approval to construct a 2,598 square foot addition to an existing 3,800 square foot restaurant, Capital Seafood Restaurant; Variance approval to deviate from the required front setback and landscaping; Conditional Use Permit approval to allow the restaurant to continue to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-371-05, Conditional Use Permit No. CUP-168-05, and Variance No. V-128-05, subject to the recommended conditions of approval.

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

E.1. CONDITIONAL USE PERMIT NO. CUP-167-05

APPLICANT: HIEP XUAN PHAN
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF CYPRESS STREET AT 10582 GARDEN
GROVE BOULEVARD.

REQUEST: To allow an existing convenience store to operate with an original (new) Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is in the DC (District Commercial) zone.

STAFF RECOMMENDATION: Denial of Conditional Use Permit No. CUP-167-05.

E.2. SITE PLAN NO. SP-376-05

APPLICANT: ANDY DO

LOCATION: SOUTHWEST CORNER OF JOSEPHINE STREET AND
ACACIA AVENUE AT 12861 JOSEPHINE STREET.

REQUEST: To construct a two-story, 4,887 square foot duplex
with two attached 441 square foot enclosed
garages, on an 8,127 square foot lot improved with
an existing single-family residence. The site is in
the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No.
SP-376-05, subject to the recommended conditions of approval.

E.3. SITE PLAN NO. SP-377-05

TENTATIVE TRACT MAP NO. TT-16847

(RECOGNIZE PREVIOUSLY ADOPTED NEGATIVE DECLARATION)

APPLICANT: LOUIS L. HOANG

LOCATION: EAST SIDE OF FLOWER STREET, SOUTH OF
WESTMINSTER AVENUE AT 14062 FLOWER
STREET.

REQUEST: To improve the 22,425 square foot site with six
(6), two-story residential dwelling units, and
Tentative Tract Map approval to create a one-lot
subdivision for the purpose of selling each unit as a
condominium. The site is in the R-3 (Multiple-
Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No.
SP-377-05 and Tentative Tract Map No. TT-16847, subject to
the recommended conditions of approval.

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

G.1. UPDATE ON 25SI KARAOKE STUDIO REVIEW

H. ADJOURNMENT