

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

MAY 3, 2007

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: April 19, 2007
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. VARIANCE NO. V-156-07

APPLICANT: MERLE AND MARY ANN EIDE  
LOCATION: SOUTHWEST CORNER OF DANIEL AVENUE AND  
JACALENE LANE AT 11772 DANIEL AVENUE

REQUEST: To allow a 378 square foot addition to an existing detached garage to deviate from the minimum 1,000 square foot rear yard open space requirement, and to allow the structure to exceed one-half the width of the lot. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Variance No. V-156-07, subject to the recommended conditions of approval.

C.2. NEGATIVE DECLARATION  
SITE PLAN NO. SP-387-06  
TENTATIVE TRACT MAP NO. TT-17006  
VARIANCE NO. V-135-06  
DEVELOPMENT AGREEMENT

APPLICANT: MIKE LEE

LOCATION: EAST SIDE OF JOSEPHINE STREET, SOUTH OF  
LAMPSON AVENUE AT 12612 JOSEPHINE STREET.

REQUEST: Site Plan approval to construct eight (8) two-story residential dwelling units; Variance approval to deviate from the required 10'-0" separation between the driveway and the units; and Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. A Development Agreement is also included. The site is in the R-3 (Multiple-Family Residential) zone.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of the Development Agreement to City Council, and approval of Site Plan No. SP-387-06, Tentative Tract Map No. TT-17006, and Variance No. V-135-06, subject to the recommended conditions of approval.

C.3. CONDITIONAL USE PERMIT NO. CUP-205-07

APPLICANT: TAM NGUYEN AND LINH NGUYEN

LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, EAST OF  
BROOKHURST STREET AT 10121 WESTMINSTER  
AVENUE

REQUEST: To expand an existing trade school (Advanced Beauty College) to include the entire freestanding building. The site is in the Planned Unit Development No. PUD-108-96 zone.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-205-07, subject to the recommended conditions of approval.

C.4. TENTATIVE PARCEL MAP NO. PM-2007-106

APPLICANT: BKM DEVELOPMENT

LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND  
WESTERN AVENUE AT 7465 LAMPSON AVENUE

REQUEST: To reconfigure an existing three-lot subdivision into a four-lot subdivision for the purpose of selling each property as an industrial parcel. The existing three-lot subdivision was created under Parcel Map No. PM-2004-279, and a Negative Declaration was previously adopted for this project under Site Plan No. SP-360-04.

STAFF RECOMMENDATION: Approval of Tentative Parcel Map No. PM-2007-106, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT