



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 4, 2011

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: July 7, 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-1-11(A)
AMENDMENT NO. A-160-11
AMENDMENT NO. A-161-11

APPLICANT: CITY OF GARDEN GROVE

LOCATION: VARIOUS AREAS IN THE CITY OF GARDEN GROVE

REQUEST: A request for Planning Commission recommendation to City Council for the adoption and implementation of Mixed Use Regulations and Development Standards (Chapter 9.18 of the Land Use Code), along with focused amendments to the General Plan Land Use policy map and changes to the Zoning Map to achieve consistency with the City of Garden Grove's General Plan. The Land Use Code text amendments and zone changes are intended to implement the General Plan, which was comprehensively updated in 2008. The focused amendments to the General Plan Land Use policy map are proposed to reflect refined policy considerations that have emerged through the process of analyzing the Zoning Map in relation to the Mixed Use applications near or next to designated Mixed Use land use designations. The proposed project consists of changes to regulatory documents that guide the development of properties citywide. The project will not directly result in any new construction.

The proposed project will affect all properties with a current General Plan Land Use designation of Civic Center Mixed Use, Residential/Commercial Mixed Use 1, Residential/Commercial Mixed Use 2, Residential/Commercial Mixed Use 3, and Industrial/Residential Mixed Use 2, located in various areas throughout the City.

Additionally, the General Plan Land Use designation of specific parcels, generally located on Garden Grove Boulevard and along the north and south sides of Chapman Avenue, west of Brookhurst Street, east of Gilbert Street, are proposed to be designated as follows with the appropriate zoning applied:

General Plan Land Use designation changing from Light Commercial to Residential/Commercial Mixed Use 2:

9561 Chapman Ave.	APN#132-402-36	9845 Chapman Ave.	APN#132-402-12
9885 Chapman Ave.	APN#132-402-38	9917 Chapman Ave.	APN#132-402-34
9741 Chapman Ave.	APN#132-402-37	11971 Brookhurst St.	APN#132-402-09
9591 Chapman Ave.	APN#132-402-16		APN#132-402-20
9665 Chapman Ave.	APN#132-402-18		APN#132-402-02
9755 Chapman Ave.	APN#132-402-13	9852 Chapman Ave.	APN#133-111-20
9862 Chapman Ave.	APN#133-111-50	9872 Chapman Ave.	APN#133-111-47
12031 Brookhurst St.	APN#133-111-04	12055 Brookhurst St.	APN#133-111-51
12105 Brookhurst St.	APN#133-111-52	12152 Brookhurst St.	APN#133-111-06
12181 Brookhurst St.	APN#133-111-24,54	12221 Brookhurst St.	APN#133-111-32
	APN#133-111-42		APN#133-111-02
	APN#133-123-01		APN#133-111-34

General Plan Land Use designation changing from Light Commercial to Residential/Commercial Mixed Use 2:

9564 Garden Grove Blvd.	APN#098-222-04	9622 Garden Grove Blvd.	APN#098-222-24
9630 Garden Grove Blvd.	APN#098-222-36,39	9628 Garden Grove Blvd.	APN#098-222-35,38
9626 Garden Grove Blvd.	APN#098-222-37	9656 Garden Grove Blvd.	APN#098-222-06
9636 Garden Grove Blvd.	APN#098-222-16	9672 Garden Grove Blvd.	APN#098-206-01
13041 Galway St.	APN#098-206-02	13061 Galway St.	APN#098-206-03
13091 Galway St.	APN#098-206-04	9473 Larson Ave.	APN#098-222-13
13091 Galway St.	APN#098-222-22		
9471 Larson Ave.	APN#098-222-12	13101 Verner Dr.	APN#098-222-18
13051 Benton St.	APN#099-052-53		APN#099-052-30
10672 Garden Grove Blvd.	APN#099-052-39	10652 Garden Grove Blvd.	APN#099-052-20
10642 Garden Grove Blvd.	APN#099-052-51	10622 Garden Grove Blvd.	APN#099-052-54

General Plan Land Use designation changing from Light Commercial to Residential/Commercial Mixed Use 3:

10602 Garden Grove Blvd.	APN#099-052-56	13062 Cypress St.	APN#099-052-46
10562 Garden Grove Blvd.	APN#099-052-55	10502 Garden Grove Blvd.	APN#099-051-46
10510 Garden Grove Blvd.	APN#099-051-27	10526 Garden Grove Blvd.	APN#099-051-52
10524 Garden Grove Blvd.	APN#099-051-53	10552 Garden Grove Blvd.	APN#099-051-30
13031 Cypress St.	APN#099-051-54	13041 Cypress St.	APN#099-051-29
13051 Cypress St.	APN#099-051-08		

General Plan Land Use Designation changing from Civic Institution to Residential/Commercial Mixed Use 1:

10422 Garden Grove Blvd. APN#099-051-51

General Plan Land Use designation changing from Medium Density Residential to Residential/Commercial Mixed Use 3:

13061 Cypress St. APN#099-051-09

General Plan Land Use designation changing from Residential/Commercial Mixed Use 2 to Residential Commercial Mixed Use 3:

10702 Garden Grove Blvd.	APN#099-082-23	13011 Century Blvd.	APN#099-082-01
13032 Benton St.	APN#099-082-48	13042 Benton St.	APN#099-082-49
13031 Nelson St.	APN#099-082-02	13041 Nelson St.	APN#099-082-03

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and approval of General Plan Amendment No. GPA-1-11(A), Amendment No. A-160-11, and Amendment No. A-161-11 to City Council.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT