

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 16, 2007

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

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: August 2, 2007

- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-119-07
SITE PLAN NO. SP-427-07
VARIANCE NO. V-161-07

APPLICANT: ALBERT GHARIBIAN
LOCATION: NORTHWEST CORNER OF THE INTERSECTION OF
KNOTT STREET AND CHAPMAN AVENUE AT 6961
AND 6941 CHAPMAN AVENUE

REQUEST: To rezone a commercial development from C-1 (Neighborhood Commercial) to a Commercial Planned Unit Development to allow an automatic car wash operation, a Site Plan to construct the car wash facility, and a Variance to allow a commercial PUD on less than five acres. The site consists of two lots that include a corner building used for automotive businesses, a multi-tenant commercial building, and a fast-food pad building.

STAFF RECOMMENDATION: Adoption of the Negative Declaration, recommend approval of Planned Unit Development No. PUD-119-07 to City Council, and approval of Site Plan No. SP-427-07 and Variance No. V-161-07, subject to the recommended conditions of approval.

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

D.1. TENTATIVE PARCEL MAP NO. PM-2007-158

APPLICANT: BKM DEVELOPMENT COMPANY, LLC
LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND WESTERN AVENUE AT 7465 LAMPSON AVENUE

REQUEST: To convert two previously approved properties, that are developed with two multi-tenant industrial buildings and that are part of a four parcel industrial complex, into industrial condominiums. The purpose is to allow the individual ownership of the tenant spaces and to have the complex continue to operate as an integrated multi-tenant industrial complex. The site is in the PUD-105-71 (Rev. 90) zone.

STAFF RECOMMENDATION: Approval of Tentative Parcel Map No. PM-2007-158, subject to the recommended conditions of approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT