

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 20, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: November 6, 2003

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

C.1. NEGATIVE DECLARATION
SITE PLAN NO. SP-335-03
DEVELOPMENT AGREEMENT

APPLICANT: RAJANI FAMILY REAL ESTATE
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD EAST OF
GALWAY STREET AT 9757 GARDEN GROVE BOULEVARD

REQUEST: To allow the construction of a new 27,976 square foot multi-tenant building consisting of 22,242 square feet of retail use, 3,000 square feet of restaurant use, and 2,734 square feet of bank use. The site is located in the C-2 (Community Commercial) zone.

C.2. CONDITIONAL USE PERMIT NO. CUP-124-03

APPLICANT: FARIBORZ FARAHMAND
LOCATION: EAST SIDE OF MAIN STREET NORTH OF GARDEN GROVE
BOULEVARD AT 12926 MAIN STREET

REQUEST: To allow open-air seating and additional floor area for an existing restaurant that is operating under an Alcoholic Beverage Control Type "41" (On-Sale General, Public Eating Place Restaurant) license. The site is located in the Community Center Specific Plan Mixed Use Area 33 in the Main Street Retail Overlay zone.

C.3. CONDITIONAL USE PERMIT NO. CUP-125-03

APPLICANT: VIEN DONG INC.
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND
WESTMINSTER AVENUE AT 13861 BROOKHURST STREET

REQUEST: To allow an indoor, multi-tenant retail shopping center within an existing supermarket, and to operate under an Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine – Package store) license. The site is located in the C-2 (Community Commercial) zone.

D. MATTERS FROM COMISSIONERS

E. MATTERS FROM STAFF

E.1. Recess to the Founders Room for a power point presentation on the Brookhurst Triangle proposals.

F. ADJOURNMENT: