

**RESUME  
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 6, 2005

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,  
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER  
All present.

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

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,  
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER  
All present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Vice Chair Callahan.

- A. ORAL COMMUNICATIONS – PUBLIC  
None.
- B. APPROVAL OF MINUTES: December 2, 2004  
Approved by six ayes.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-149-04

APPLICANT: GREG CHASE  
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, BETWEEN A BETTER WAY AND NEWHOPE STREET AT 11611 WESTMINSTER AVENUE.

REQUEST: To allow a contractor's storage and equipment yard on an approximately 1.83 acre site. The property is in the M-1 (Limited Industrial) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5474 was approved by six ayes. No further action unless appealed by January 27, 2005.

C.2. CONDITIONAL USE PERMIT NO. CUP-151-05

APPLICANT: DAVID S. KIM  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF BEACH BOULEVARD AT 8100 GARDEN GROVE BOULEVARD.

REQUEST: To operate an adult day care center on a 1.85 acre site. The property is currently improved with two, 6,765 square foot single-story buildings that the applicant proposes to occupy and operate as the adult day care business. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the applicant, two people spoke in favor of the request and no one spoke in opposition to the request. Exhibit "A" Conditions of Approval Item No. 13 was revised to read:

Water Services Division Conditions

13. "The Santa Ana Regional Water Quality Control Board mandates that additional flows cannot be added to sewer systems that have known sewer capacity deficiencies. In addition, the Garden Grove Sanitary District has the authority to suspend, condition, or deny any or all applications for connections or permits for sewer connections where the District's General Manager determines that such action is necessary to ensure that the aggregate

operation capacity of the sanitary sewer system available to the affected property, for which the connection or permit is sought, will meet the discharge standards of the sanitary sewer system imposed by the Santa Ana Regional Water Quality Control Board. The General Manager has determined that the project site is in an area where the existing sewer is at or over capacity. Therefore, occupancy and related operational improvements on the site shall be subject to review and approval by the General Manager of the District. The applicant shall work with the District and the Water Services Division to mitigate any potential impacts on the existing sewer system. In order to ensure compliance with the District's regulations, the applicant may be required to limit occupancy load, restrict operating conditions, modify plumbing fixtures, and implement and maintain any other restrictions or requirements as may be prescribed by the General Manager of the District. All restrictions, requirements, or limitations that may be imposed by the General Manager shall be deemed a part of, and incorporated within, the Conditions of Approval for this Conditional Use Permit. The applicant shall also fully comply with such restrictions, requirements, and limitations prior to occupancy of the site, issuance of a business license, and the commencement of the operation of the adult day care facility."

A motion to continue the case to February 3, 2005 was approved by six ayes.

D. ELECTION OF CHAIR AND VICE CHAIR

A motion to continue the election to February 3, 2005 was approved by six ayes.

E. MATTERS FROM COMMISSIONERS

Vice Chair Callahan commented that the trash dumping continues behind the Pep Boys store. To assist in curtailing this activity, he suggested that surveillance cameras might help as well as posting signs in both English and Spanish stating that fines would be issued for dumping. Staff replied that cameras and frequent security patrols would help and that the matter is being looked into.

Chair Jones complimented Staff on their responsiveness concerning a Chinese restaurant located on the northeast corner of Brookhurst St. and Westminster Ave. The owner suggested painting a 'keep clear' striping in the street and the request was implemented a few days later.

Commissioner Butterfield commented that a traffic island, located at Nelson St. and Stanford Ave., interferes with the traffic lane and that drivers must steer to the right to miss hitting it. She suggested reflectors for night travelers. Staff replied that the matter would be looked into.

F. MATTERS FROM STAFF  
None.

G. ADJOURNMENT: 8:10 p.m.