

A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 15, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 5:30 P.M.

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

1. Power Point Presentation on Proposed Cell Tower Master Plan.
2. Questions regarding Agenda items.
3. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

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

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

A. ORAL COMMUNICATIONS - PUBLIC

None.

B. APPROVAL OF MINUTES: December 4, 2003

Approved.

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

C.1. SITE PLAN NO. SP-334-03
CONDITIONAL USE PERMIT NO. CUP-120-03
DEVELOPMENT AGREEMENT

APPLICANT: DE HUA JR.

LOCATION: WEST SIDE OF BROOKHURST STREET, NORTH OF BIXBY AVENUE AT 12171 AND 12181 BROOKHURST STREET

REQUEST: To allow an existing restaurant (Seafood Place Chinese Restaurant) currently operating under a State Alcoholic Beverage Control Type "A7" (On-Sale General Eating Place) license, to expand from 4,470

square feet to 15,190 square feet, and to have live entertainment and dancing. The site is located in the Brookhurst Chapman Specific Plan (Light Commercial) zone.

ACTION: Other than the representative for the applicant, no one spoke in favor and two people spoke against the request. One person wrote a letter of opposition that included a petition from several neighbors. An attorney representing the adjacent property owner wrote a letter of concern regarding parking. Approved six ayes to continue this item to February 5, 2004, in order for the applicant to reach an agreement for parking.

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 to expand the floor area to an existing restaurant operating under an Alcoholic Beverage Control Type "41" (On-Sale General, Public Eating Place) License, located in the Community Center Specific Plan Mixed Use Area 33 (Main Street Historical Overlay) zone.

ACTION: Other than the applicant, one person spoke in favor and one person spoke against the request. Resolution No. 5394 approved by six ayes with amendments to the conditions of approval. No further action unless appealed by February 5, 2004.

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

D.1. NEGATIVE DECLARATION
AMENDMENT NO. A-105-04

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITY WIDE

REQUEST: The City of Garden Grove is proposing to amend Title 9 of the Garden Grove Municipal Code to create Section 9.08.100 Wireless Telecommunications Facilities. This amendment to Title 9 will establish a review process and specific development standards for telecommunication wireless facilities within the City of Garden Grove.

ACTION: No one spoke for or against the proposal; however, one person had questions. Resolution No. 5401 approved by six ayes. City Council action required, and the recommended date is February 10, 2004.

D.2. NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-111-03

APPLICANT: NEXTEL COMMUNICATIONS

LOCATION: WEST SIDE OF HARBOR BOULEVARD, NORTH OF CHAPMAN AVENUE AT 11747 HARBOR BOULEVARD

REQUEST: To allow the installation and operation of an unmanned telecommunications facility at an existing hotel (Hampton Inn & Suites). The proposed facility will consist of a new equipment room adjacent to the pool equipment room, and panel antennas mounted onto the façade of the hotel, disguised as architectural features. The project is located in Planned Unit Development No. PUD-118-98 zone.

ACTION: Other than a representative for the project, one person spoke in favor and no one spoke against the request. Resolution No. 5370 approved by six ayes with an amendment to the conditions. No further action unless appealed by February 5, 2004.

D.3. SITE PLAN NO. SP-337-03

APPLICANT: CUONG NGUYEN

LOCATION: EAST SIDE OF MONROE STREET, SOUTH OF GARDEN GROVE BOULEVARD AT 13052 MONROE STREET

REQUEST: To allow the construction of a new two-story residential duplex with two detached garages on a 10,231 square foot lot. The project site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant, one person spoke in favor and no one spoke against the request. Resolution No. 5402 approved by six ayes with amendments to the conditions. No further action unless appealed by February 5, 2004.

D.4. SITE PLAN NO. SP-338-04
VARIANCE NO. V-107-04
DEVELOPMENT AGREEMENT

APPLICANT: ARCHITECTURE M INC.

LOCATION: WEST SIDE OF HASTER STREET, NORTH OF GARDEN GROVE BOULEVARD AT 12881 HASTER STREET

REQUEST: To allow the construction of an approximate 5,000 square foot multi-tenant commercial building, with a Variance to allow a drive-through aisle in the required rear and side yard landscape setbacks, located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than a representative for the applicant and the property owner, one person spoke in favor and no one spoke against the request. Resolution No. 5403 approved by six ayes with amendments to the conditions. No further action on the Site Plan or Variance unless appealed by February 5, 2004; City Council action required on the Development Agreement, and the recommended date is February 24, 2004.

E. ELECTION OF CHAIR AND VICE CHAIR

Approved by 6 ayes to elect Vice Chair Jones as Chair.

Approved by 6 ayes to elect Commissioner Callahan as Vice Chair.

F. MATTERS FROM COMMISSIONERS

Commissioner Nguyen thanked staff for providing a Project Status Report.

Chair Butterfield asked whether Code Enforcement could monitor the dumping problem behind Main Street. She asked why three street trees that were on Euclid Street, south of Chapman Avenue in front of the Jack in the Box restaurant, had been sawed down. She also requested that staff address resident concerns about the Hawaii Cafeteria located on Brookhurst Street. Police staff responded that they are aware of the concerns about the restaurant and are investigating. Planning staff responded that information would be obtained about the dumping and the trees.

G. MATTERS FROM STAFF

Staff noted that there are two new submittals for the Brookhurst Triangle that are on display at City Hall.

H. ADJOURNMENT: 10:10 p.m.