

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 16, 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**

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**

**PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
Led by Commissioner Hutchinson.**

A. ORAL COMMUNICATIONS - PUBLIC

Ms. Janine Fowler approached the Commission. She commented that there have been a number of small-lot residential developments approved by the City, and she is concerned about the impacts of overcrowding.

Vice Chair Jones noted that Orange County has a housing shortage, which forces many people to commute. New housing developments give people more choices and opportunities to purchase homes.

- B. APPROVAL OF MINUTES: November 21, 2002 and December 5, 2002
Approved.**

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

C.1. CONDITIONAL USE PERMIT NO. CUP-627-02

APPLICANT: AMINUL ISLAM

LOCATION: SOUTHEAST CORNER OF HARBOR BOULEVARD AND TRASK AVENUE AT 13518 HARBOR BOULEVARD

REQUEST: To allow an existing convenience market (D&B Food Store) to operate under an Alcoholic Beverage Control Type "21" (Off-Sale General) license. The store is located in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, no one spoke for or against the request. Resolution No. 5341 approved 6 ayes. No further action required unless appealed by February 6, 2003.

C.2. CONDITIONAL USE PERMIT NO. CUP-626-02

APPLICANT: DAVID KIM (GOSPEL FIRST KOREAN BAPTIST CHURCH)

LOCATION: EAST SIDE OF COAST STREET SOUTH OF GARDEN GROVE BOULEVARD AT 13040 COAST STREET

REQUEST: To operate a childcare center at an existing religious facility located in the R-3 (Multi-Family Residential) zone.

ACTION: Other than the applicant and a representative, no one spoke for or against the request. Resolution No. 5339 approved 6 ayes with an amendment to the conditions. No further action required unless appealed by February 6, 2003.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-317-02

APPLICANT: VIACOM OUTDOOR

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD EAST OF FAIRVIEW STREET AT 11311-13341 GARDEN GROVE BOULEVARD

REQUEST: To allow the construction of a 50 foot high, 672 square foot billboard on an approximately 5.29 acre site in the Planned Unit Development No. PUD-103-77 (Commercial) zone.

ACTION: Other than a representative for the applicant, no one spoke in favor and two people spoke against the request. The request was denied by 3 ayes, with Vice Chair Jones and Commissioner Callahan voting no, and Chair Butterfield abstaining. Staff was directed to return with a Resolution for denial at the next meeting scheduled February 6, 2003.

C.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-4-02
PLANNED UNIT DEVELOPMENT NO. PUD-146-02
SITE PLAN NO. SP-318-02
VARIANCE NO. V-296-02
TENTATIVE TRACT MAP NO. TT-16449
DEVELOPMENT AGREEMENT

APPLICANT: JOHNSTON REAL ESTATE
LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD STREET AT 10510 CHAPMAN AVENUE

REQUEST: To allow a change of the General Plan designation from OP (Office Professional) to LMDR (Low Medium Density Residential) and to rezone an approximate 1.78 acre site from OP to Residential Planned Unit Development. Also a request for a Variance to deviate from the required minimum lot size of three acres for a Planned Unit Development, a Site Plan to construct 16 single-family homes, and a Tentative Tract Map for a 20-lot subdivision.

ACTION: Other than the applicant, one person spoke in favor, one person wrote a letter of opposition, ten people spoke against the request, and two people spoke with concerns. The Commission voted with 6 ayes to continue this request off-calendar.

D. ITEMS FOR CONSIDERATION

D.1. GENERAL PLAN CONFORMITY

APPLICANT: COUNTY OF ORANGE
LOCATION: SOUTH SIDE OF CERULEAN STREET EAST OF OWEN STREET AT 6202 CERULEAN STREET

REQUEST: To lease approximately 4,500 square feet of office space for a Medical Therapy Unit to serve special needs children.

ACTION: Three people spoke with concerns. Resolution No. 5342 approved 6 ayes. No further action unless appealed by February 6, 2003.

D.2. ADOPTION OF RESOLUTION NO. 5323

Five ayes to adopt Resolution No. 5323 with Vice Chair Jones abstaining.

D.3. SELECTION OF CHAIR AND VICE CHAIR

Approved 6 ayes for Chair Butterfield to serve as Chair.
Approved 6 ayes for Vice Chair Jones to serve as Vice Chair.

E. MATTERS FROM COMMISSIONERS

Commissioner Freze asked if it is required for people who give testimony during the public hearing portion of the Commission meeting to state their home address. Doug Holland stated that it is not a requirement and some people may be concerned with protecting their privacy.

Chair Butterfield questioned whether the housing development that was proposed by Western Pacific Housing on Katella Avenue was moving forward. Staff stated that due to the increase in land costs, the project was not moving forward.

Chair Butterfield commented on the amount of trash and debris that is in the parking lot for the residential development adjacent to the church property on Coast Street. Staff stated that Code Enforcement would be informed.

Commissioner Freze asked if the property at Chapman Avenue and Brookhurst Street is zoned for medical use. Staff stated yes.

F. MATTERS FROM STAFF

Staff announced that Janet Nguyen, who served as Vice Chair on the city's Traffic Commission, has been appointed to the Planning Commission and will begin at the next meeting.

Staff reviewed the tentative agenda items for the February 6, 2003 Planning Commission meeting.

G. ADJOURNMENT 10:20 p.m.