

RESUME
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 3, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: COMMISSIONERS BARRY, CHI, KELLEHER, MARGOLIN
All present.

1. Presentation regarding the future Sheraton Hotel of Garden Grove.
2. Questions regarding Agenda items.
3. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: COMMISSIONERS BARRY, CHI, KELLEHER, MARGOLIN
All present.

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

A. SELECTION OF CHAIR AND VICE CHAIR

A motion to select Commissioner Barry as temporary Chair was approved by four ayes. A motion to select Commissioner Kelleher as temporary Vice Chair was approved by four ayes.

B. ORAL COMMUNICATIONS – PUBLIC

None.

C. APPROVAL OF MINUTES: January 6, 2005

Acknowledged, not approved, by four ayes.

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

D.1. CONDITONAL 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's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5476 was approved by four ayes with amendments to Exhibit "A" Conditions of Approval as follows:

Condition No. 13: Delete Condition No. 13 as revised on January 6, 2005. The February 3, 2005 revised Condition No. 13 shall read:

- a. All sewer, water, gas and drain lines to the kitchen shall be disconnected and shall not be reconnected until such connection is approved by the general manager of the Sanitation District.
- b. The maximum number of toilets, urinals and sinks allowed on the premises would be: 2 toilets, 2 urinals and 2 sinks for men; 4 toilets and 2 sinks for women.
- c. Drinking fountains shall not be maintained on the premises.
- d. The applicant shall be subject to monthly inspections by City staff.

- e. An irrigation meter shall be installed by the Sanitary District to determine actual flow discharge to the sewer system. If flows are determined to be greater than calculated, an adjustment to occupancy will be required. The Adult Day Care Center shall be responsible to read and submit monthly readings to the Sanitary District.

Condition No. 21: The hours of operation for the adult day care facility shall be between 8:30 a.m. and 1:30 p.m., Monday through Friday.

Condition No. 22: There shall be no more than 120 clients enrolled at any time and there shall be no more than 20 staff persons.

Add Condition No. 33: The provisions of Condition Numbers 13, 21 and 22 can be amended and dealt with through a Director's Review after the Coast Street sewer line improvements have been completed.

No further action unless appealed by February 24, 2005.

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

E.1. VARIANCE NO. V-123-05

APPLICANT: KHUE VAN NGUYEN

LOCATION: NORTH SIDE OF CENTRAL AVENUE, WEST OF NEWLAND STREET AT 8261 CENTRAL AVENUE.

REQUEST: Variance approval to deviate from the required rear yard setback for a patio cover addition that includes a laundry room and storage room. The site is in the R-1 (Single Family Residential) zone.

ACTION: Other than the applicant and the contractor, no one spoke in favor of or in opposition to the request. Resolution No. 5481 was denied by four ayes. No further action unless appealed by February 24, 2005.

E.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-05(B)
PLANNED UNIT DEVELOPMENT NO. PUD-106-05
SITE PLAN NO. SP-362-05
TENTATIVE PARCEL MAP NO. PM-2004-291
VARIANCE NO. V-122-05
DEVELOPMENT AGREEMENT

APPLICANT: SCOTT GERRITY (ACP MANAGEMENT)
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF SUNGROVE STREET AT 12753 TO 12781 GARDEN GROVE BOULEVARD.

REQUEST: To amend the General Plan Land Use plan designation by changing the current designation to C-R (Community Residential); to rezone the site to PUD-R (Planned Unit Development-Residential); Site Plan approval to construct 93 senior apartment units; Tentative Parcel Map approval to consolidate the site into one lot; Variance approval to deviate from the minimum lot size requirement for a residential PUD; and a Development Agreement. The site is in the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One person spoke for clarification of the request. Resolution Nos. 5479 and 5480 were approved by four ayes. No further action on the Site Plan, Tentative Parcel Map or Variance unless appealed by February 24, 2005. City Council action is required on the General Plan Amendment, Planned Unit Development and Development Agreement. The recommended date is March 22, 2005.

E.3. SITE PLAN NO. SP-365-05
CONDITIONAL USE PERMIT NO. CUP-154-05

APPLICANT: DAVE HEPBURN
LOCATION: WEST SIDE OF MAGNOLIA STREET, NORTH OF LAMPSON AVENUE AT 12241 MAGNOLIA STREET.

REQUEST: Conditional Use Permit approval to expand the existing use at Magnolia Memorial Park and Site Plan approval to construct a new main mausoleum

building, a new office, and several new mausoleum/niche structures on the property. The site is in the R-1 (Single Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5484 was approved by four ayes. No further action unless appealed by February 24, 2005.

E.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-05(A)
AMENDMENT NO. A-118-05
SITE PLAN NO. SP-361-05
CONDITIONAL USE PERMIT NO. CUP-152-05
DEVELOPMENT AGREEMENT

APPLICANT: VIETNAMESE
BUDDHISM STUDY TEMPLE IN AMERICA

LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND
NUTWOOD STREET AT 10510 CHAPMAN AVENUE.

REQUEST: To amend the General Plan Land Use plan by changing the current designation to LDR (Low Density Residential), and to rezone the property to R-1-7 (Single Family Residential) to facilitate the proposed improvement, and subsequent operation, of a religious facility on the site through Site Plan and Conditional Use Permit approval. A Development Agreement is also included. The site is in the OP (Office Professional) zone.

ACTION: Other than the applicant's two representatives and the architect, six people spoke in favor of the request and eight people spoke in opposition to the request. Four letters were written in opposition to the request. Resolution Nos. 5477 and 5478 were denied as the motion failed by two ayes and two no votes, the no votes being Commissioner Barry and Commissioner Margolin. No further action unless appealed by February 24, 2005. The recommended City Council date is March 22, 2005.

E.5. NEGATIVE DECLARATION
AMENDMENT NO. A-119-05
SITE PLAN NO. SP-363-05
CONDITIONAL USE PERMIT NO. CUP-153-05
VARIANCE NO. V-124-05

APPLICANT: PRIMETIME
COMPANIES, INC.
LOCATION: SOUTHEAST CORNER OF GARDEN GROVE
BOULEVARD AND ROCKING HORSE ROAD AT 11906
GARDEN GROVE BOULEVARD.

REQUEST: To rezone the 30, 650 square foot site from PUD-R-2 (Planned Unit Development-Residential) to C-1 (Neighborhood Commercial); Site Plan approval to construct a 4,418 square foot restaurant (Los Sanchez); Conditional Use Permit approval for the restaurant to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer & Wine) License; Variance approval to deviate from the setback, landscaping and code requirements.

ACTION: Other than the applicant's representative, no one spoke in favor of the request and four people spoke in opposition to the request. Resolution Nos. 5482 and 5483 were approved by four ayes. No further action is required on the Site Plan, Conditional Use Permit and Variance unless appealed by February 24, 2005. City Council action is required on the Amendment. The recommended date is March 22, 2005.

F. MATTERS FROM COMMISSIONERS

With regard to the Vietnamese Buddhist Study Temple In America, Commissioner Chi asked staff to explain the applicant's recourse after a denial of the project. Staff replied that the applicant could appeal the Planning Commission's action to City Council or return with a revised application.

Commissioner Barry requested that staff review motorist's visibility at Nutwood Street and Chapman Avenue, and also welcomed Commissioners Chi and Margolin to the Planning Commission.

G. MATTERS FROM STAFF

Mr. Robert Fowler noted that congratulations were in order for Mr. Doug Holland, the Deputy City Attorney, as he has been appointed to be the City Attorney for the City of Palm Springs.

H. ADJOURNMENT: 10:35 p.m.