

**RESUME'**  
**A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 5, 2004

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,  
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, NGUYEN  
Commissioners Butterfield and Kelleher absent.

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, NGUYEN  
Commissioners Butterfield and Kelleher absent.

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: January 15, 2004  
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 Palace Chinese Restaurant) currently operating under a State Alcoholic Beverage Control Type "47" (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 in the Brookhurst Chapman Specific Plan (Light Commercial) zone.

**ACTION:** Other than the representative, no one spoke for or against the request, and four people wrote letters of support. Resolution No. 5392 approved by five ayes with Commissioners Butterfield and Kelleher absent. No further action necessary on the Site Plan or Conditional Use Permit unless appealed by February 26, 2004. City Council action required on the Development Agreement, and the recommended date is March 23, 2004.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-130-04

**APPLICANT:** MIN YOUNG & EUN SOO KIM  
**LOCATION:** SOUTHWEST CORNER OF CASA LINDA AND GARDEN GROVE BOULEVARD AT 9252 GARDEN GROVE BOULEVARD

**REQUEST:** To allow a new restaurant (Cham Soot Gol BBQ) to operate with an Alcoholic Beverage Control Type "41" (On-Sale, Beer & Wine, Public Eating Place) License. The site is in the C-2 (Community Commercial) zone.

**ACTION:** Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5405 approved by five ayes with amendments to the conditions of approval. No further action unless appealed by February 26, 2004.

D.2. CONDITIONAL USE PERMIT NO. CUP-131-04

**APPLICANT:** KEVIN TU  
**LOCATION:** SOUTHWEST CORNER OF BROOKHAVEN STREET AND CHAPMAN AVENUE AT 10082 CHAPMAN AVENUE

**REQUEST:** To allow an existing restaurant (Thien Phat) to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine – Public Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone.

**ACTION:** Other than a representative for the applicant, no one spoke for or against the request. One person sent an email opposing the request. Resolution No. 5406 approved by five ayes with amendments to the conditions of approval. No further action unless appealed by February 26, 2004.

D.3. AMENDMENT NO. A-104-04

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: CITY WIDE

REQUEST: To allow a Code Amendment to the City of Garden Grove Municipal Code, Title 9, Section 9.16.260E (Special Requirements – Compact Car Parking Spaces) to reduce the percentage of compact parking allowances.

ACTION: No one spoke for or against the request. Resolution No. 5404 approved by fives ayes. City Council action required, and the recommended date is March 23, 2004.

E. MATTERS FROM COMMISSIONERS

Commissioner Barry noted that the Club 22 located on Garden Grove Boulevard at Haster Street has a sign advertising dancing, and asked whether that was permitted. Staff stated that it would be investigated.

Commissioner Hutchinson inquired into the status of the vacant parcel on the southwest corner of Garden Grove Boulevard and Euclid Street. He commented that this parcel is not being maintained and is being used for parking. Staff stated that it will need to be improved for parking, and that this will be addressed.

Commissioner Hutchinson asked about the installation of cameras at major intersections in the City. Sergeant Fowler noted the recommendations for the red light program is that they use two approaches per intersection, i.e., either west bound or east bound. The Brookhurst and Westminster intersection was first, and after it was operating on an optimal level, a new camera was installed at Brookhurst and Chapman. Once this one is operating on an optimal level a camera will be installed at another intersection. In order to address the legal issues of the red light cameras, signs are posted at every entrance to the City in order to inform motorists; however, cameras will not be installed at every intersection.

Commissioner Hutchinson noted the bank building on Chapman west of Brookhurst was demolished and that grass was planted. He asked whether this is going to be used for parking, as it is needed for the theater, or if something would be built. Staff indicated that this pad section may not have the same ownership as the theater, and noted that a commercial building would be more advantageous than parking.

F. MATTERS FROM STAFF

None.

G. ADJOURNMENT: 8:20 p.m.