

**RESUME
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 3, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BARRY, VICE CHAIR KELLEHER,
COMMISSIONERS CALLAHAN, CHI, JONES, MARGOLIN
Vice Chair Kelleher absent.

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

A. ORAL COMMUNICATIONS – PUBLIC
None.

B. APPROVAL OF MINUTES: February 3, 2005
Action will be taken on these Minutes on March 17, 2005.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-133-04

APPLICANT: STELLA JUN
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST
OF MAGNOLIA STREET AT 8851 GARDEN GROVE
BOULEVARD.

REQUEST: A review of Conditional Use Permit No. CUP-133-04 to evaluate compliance with the prescribed Conditions of Approval. CUP-133-04 allows for an existing karaoke facility, Karaoke 25SI, to operate with a State Alcoholic Beverage Control Type "42" License (On-Sale Beer and Wine-Public Premises, Bar, Tavern). The Planning Commission may modify, suspend, or revoke CUP-133-04. The site is in the C-2 zone (Community Commercial).

ACTION: Other than the applicant/owner and the manager, no one spoke in favor of or in opposition to the request. Exhibit "A" Conditions of Approval Item Nos. 9 and 43, under Planning Commission Resolution No. 5408, were modified to read:

"9. Individual karaoke studio rooms shall be equipped with doors that have a minimum 18"x32" un-obscured glass windows fitted into the top half of the doors. The doors of the rooms shall not be equipped with locks."

"43. The applicant shall be in total compliance with the Conditions of Approval within 45 days from the day of this approval, March 3, 2005. This Conditional Use Permit shall be reviewed within four months after the 45-day period, and every year thereafter, to determine continued compliance with the Conditions of Approval."

The Amendments to the existing Conditions of Approval were approved by Minute action by five ayes with Vice Chair Kelleher absent. No further action unless appealed by March 24, 2005.

C.2. SITE PLAN NO. SP-364-05
VARIANCE NO. V-125-05

APPLICANT: MAIER FAMILY LTD. PARTNERS
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE
BOULEVARD AND MAGNOLIA STREET AT 13031
MAGNOLIA STREET.

REQUEST: To construct a 680 square foot automatic car wash and a Variance approval to deviate from the required front landscape setback to accommodate the proposed car wash structure. The site is in the C-2 zone (Community Commercial).

ACTION: Other than the applicant and his wife, no one spoke in favor of or in opposition to the request. Resolution No. 5485 was approved by five ayes with Vice Chair Kelleher absent. The Commission recommended that staff investigate the possibility of a "No Right Turn On Red" sign at the Garden Grove Boulevard and Magnolia Street intersection, and amended Exhibit "A" Conditions of Approval Item No. 8 as follows:

"8. In the event an increase in traffic accidents occurs at the Garden Grove Boulevard/Magnolia Street intersection as a result of the car wash installation at the subject service station site, the City's Traffic Engineer, at his discretion, may return the project to the Planning Commission to recommend the removal of the northernmost driveway approach along Magnolia Street to improve traffic safety."

No further action unless appealed by March 24, 2005.

D. MATTERS FROM COMMISSIONERS

Chair Barry asked staff about the construction on Trask between Brookhurst Street and Newhope Street. Staff replied the construction was a Brandywine seven home development.

E. MATTERS FROM STAFF

Staff read a brief description of future agenda items.

Staff also announced the resignations of assistant planner, Noemi Bass and Planning Manager, Glen Krieger. In addition, staff stated that the Planning Department has a new Volunteer Planning Intern, Sarah Yoo, who will be introduced at the next meeting.

Staff also brought back the results of investigating the motorist's "sight distance" at Nutwood Street and Chapman Avenue and stated that per the Municipal Code, hedges located on private property can be trimmed back provided the landscaping is located on a corner cut-off. The vegetation in question, however, is approximately 50 feet away from the corner, therefore staff has no recourse. Staff agreed that one option would be to write a neighborly letter that would ask if the property owner would trim the hedges.

Commissioner Margolin commented that at Newhope Street and Garden Grove Boulevard a similar "sight distance" problem exists when motorists attempt to turn right against the light.

Commissioner Callahan noted that parked cars are also a part of the visibility problem at Nutwood Street and Chapman Avenue.

Deputy City Attorney, Doug Holland, stated that Jason Redder, the individual who has been attending the Planning Commission Work Sessions and Public Hearings, is an associate who has been with the firm for three years. Mr. Redder has a background in environmental and developmental work and will assist Mr. Holland with Planning Commission attorney duties.

F. ADJOURNMENT: 8:30 p.m.