

RESUME
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 17, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: ACTING CHAIR BARRY, ACTING VICE CHAIR KELLEHER,
COMMISSIONERS CALLAHAN, CHI, JONES, LECONG, MARGOLIN
All present.

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

A. ORAL COMMUNICATIONS – PUBLIC
None.

B. SELECTION OF CHAIR AND VICE CHAIR

Vice Chair Kelleher moved to select Chair Barry as Chair for the next year. The motion failed.

Commissioner Jones moved to select Commissioner Callahan as Chair, seconded by Commissioner Chi. The motion was approved by five ayes with Commissioners Kelleher and Barry voting no.

Commissioner Chi moved to select Commissioner Jones as Vice Chair, seconded by Chair Callahan. The motion was approved by five ayes with Commissioners Kelleher and Lecong voting no.

- C. APPROVAL OF MINUTES: January 6, 2005 and February 3, 2005
The approval of the Minutes of January 6, 2005 and February 3, 2005 is continued to the April 21, 2005 Public Hearing.
- D. APPROVAL OF MINUTES: March 3, 2005
The approval of the Minutes of March 3, 2005 is continued to the April 21, 2005 Public Hearing.
- E. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

E.1. CONDITIONAL USE PERMIT NO. CUP-155-05

APPLICANT: CHAU PHAN

LOCATION: WEST OF BROOKHURST STREET, SOUTH OF
CHAPMAN AVENUE AT 12141 BROOKHURST STREET,
SUITE B.

REQUEST: To allow the operation of a 6,000 square foot adult computer trade school on the second floor of an existing two-story building. The school will operate from 9:00 a.m. to 10:00 p.m. Monday through Saturday. The site is in the BCSP-BCC zone (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial).

ACTION: Other than the applicant, and the representative, no one spoke in favor of or in opposition to the request.
Condition No. 32 to be revised to read, "No areas of the premises may be rented out, used for private parties, or for day care services at any time."
Condition No. 33 to be revised to read, "The computers in the school shall be used only for educational programs provided by the school."
Resolution No. 5486 was approved by seven ayes.
No further action unless appealed by April 7, 2005.

E.2. CONDITIONAL USE PERMIT NO. CUP-157-05

APPLICANT: RAKESH ARVIND PATEL

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF
HARBOR BOULEVARD AT 12542 CHAPMAN AVENUE.

REQUEST: To change the type of an Alcoholic Beverage Control License (ABC) from a Type "20" (Off-Sale Beer and Wine) to a Type "21" (Off-Sale General) for an existing drive-through dairy, Alta Dena Express Dairy.

The site is in the HCSP-TCB zone (Harbor Corridor Specific Plan-Tourist Commercial "B").

ACTION: Other than the applicant, one person spoke in favor of the request and no one spoke in opposition of the request. One letter was written in opposition to the request. Resolution No. 5489 was approved by seven ayes, with an amendment to Condition No. 23, that shall read, "Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community Development Department, Planning Division. No advertising material shall be placed thereon." No further action unless appealed by April 7, 2005.

E.3. CONDITIONAL USE PERMIT NO. CUP-156-05

APPLICANT: ALWAYS
TOWING, INC.

LOCATION: EAST SIDE OF HARBOR BOULEVARD, SOUTH OF TRASK AVENUE AT 13700 HARBOR BOULEVARD.

REQUEST: To allow the operation of a 17,689 square foot vehicle storage area for a towing company. The storage area would be located at the rear of a 44,555 square foot lot of which the primary use is a used car sales lot. The site is in the C-3 zone (Heavy Commercial).

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5487 was approved by seven ayes, with an amendment to Condition No. 24 that shall read, "No drainage of fluids onto the site is permitted. Any fluids remaining in the vehicles upon arrival to the site shall be properly disposed of per the requirement of all affected governing agencies. The tow-yard operator shall ensure that any vehicle found leaking any fluid be provided with a drip pan and the fluid disposed of properly." No further action unless appealed by April 7, 2005.

E.4. SITE PLAN NO. SP-366-05

APPLICANT: HOANG VAN
PHAM

LOCATION: EAST SIDE OF LUCILLE AVENUE, NORTH OF GARDEN GROVE BOULEVARD AT 12861 LUCILLE AVENUE.

REQUEST: To construct a second residential dwelling unit on an R-2 zoned lot that is currently improved with a single-family residence. The site is in the R-2 zone (Limited Multiple Family Residential).

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5488 was approved by seven ayes, with an amendment to Condition No. 11 that shall read, " The applicant shall, as consistent with the City's rules and policies, develop Best Management Practices that shall be used to deter and abate graffiti and vandalism." No further action unless appealed by April 7, 2005.

E.5. NEGATIVE DECLARATION
AMENDMENT NO. A-120-05

APPLICANT: CITY OF
GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Title 9 of the Garden Grove Municipal Code, Section 9.16.040 General Requirements and Section 9.16.050 General Development Standards for single family residential properties amending lot coverage requirements and setbacks for garage structures.

ACTION: No one spoke in favor of or in opposition to the request. Resolution 5490 was approved by seven ayes. City Council action is required. The recommended date is April 26, 2005.

E.6. NEGATIVE DECLARATION
AMENDMENT NO. A-121-05

APPLICANT: CITY OF
GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: To amend Chapter 8.47, entitled "Noise Control", of Title 8 "Public Peace, Safety, and Morals" of the Garden Grove Municipal Code, in its entirety.

ACTION: No one spoke in favor of or in opposition to the request. Resolution 5491 was approved by seven ayes. City Council action is required. The recommended date is April 26, 2005.

F. MATTERS FROM COMMISSIONERS

Commissioner Barry asked staff what type of development would replace the Ford Dealer. Staff replied the development would be an expansion of the Toyota Dealer.

Commissioner Barry asked staff who is responsible for the confusing street markings at Haster Street and the Garden Grove Freeway? Staff replied the Engineering staff would contact Cal Trans regarding the matter.

Chair Callahan suggested 'updated' training for Commissioners, especially the new Commissioners, who would benefit from a seminar similar to the event held in Monterey, CA.

Staff replied that with a \$900 budget, all of the Commissioners could not attend seminars, though possibly two could attend each fiscal year. Another option would be for the budget to go toward registration and Commissioners would pay their other expenses. Staff further commented that the matter would be looked into and the results would be presented as soon as possible.

G. MATTERS FROM STAFF

Mr. Doug Holland, Deputy City Attorney, introduced Mr. Jason Retterer who will assist Mr. Holland with Planning Commission attorney duties.

Ms. Susan Emery, Community Development Director, congratulated Commissioner Nick Lecong on his appointment to the Planning Commission. Commissioner Lecong, in turn, gave a brief history of his career highlights and accomplishments.

Ms. Susan Emery briefed the Commissioners on the next meeting which would be a Study Session covering topics such as Traffic, Sewer and ABC Licenses. Also, Ms. Emery introduced Ms. Kim Huy, the Community Development Neighborhood Improvement Manager who is in charge of Housing and Code Enforcement programs.

H. ADJOURNMENT: 8:50 p.m.