

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

MARCH 18, 2004

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, NGUYEN
All present.

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.
3. Garden Grove Sports Complex.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, NGUYEN
All present.

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

A. ORAL COMMUNICATIONS - PUBLIC
None.

B. APPROVAL OF MINUTES: February 5, 2004 and February 19, 2004
February 5, 2004 minutes approved.
February 19, 2004 minutes approved with an amendment.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-134-04

APPLICANT: SI KYONG KIM

LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND GALWAY STREET AT 9672 GARDEN GROVE BOULEVARD

REQUEST: To allow for a modification to Conditional Use Permit No. CUP-520-00 to replace an existing auto repair garage with a vehicle display area for an existing car dealership. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, no one spoke for or against the request. Resolution No. 5409 approved by seven ayes. No further action unless appealed by April 8, 2004.

C.2. ALLEY VACATION NO. AV-104-04

APPLICANT: TZU-CHIANG CHEN

LOCATION: WEST OF FLOWER STREET AND SOUTH OF PARK STREET LOCATED AT 12811, 12851 FLOWER STREET AND 10282 PARK AVENUE

REQUEST: To vacate a portion of an alley that is adjacent to Multiple-Family Residential properties. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant, no one spoke for or against the request. Resolution No. 5410 approved by seven ayes with an amendment to the conditions. City Council action is required.

C.3. ALLEY VACATION NO. AV-105-04

APPLICANT: CHOCO REALTY CORPORATION

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE EAST OF NUTWOOD STREET AT 10602 CHAPMAN AVENUE

REQUEST: To vacate a portion of an alley as required under Site Plan No. SP-326-03, Planning Commission Resolution No. 5377. The site is in the OP (Office Professional) zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5411 approved by seven ayes. City Council action is required.

D. MATTERS FROM COMMISSIONERS

Commissioner Butterfield commented that she was horrified when she realized that there were a total of five street trees removed in front of the Jack in the Box on Euclid Street. Staff noted that a landscaping plan from the developer was reviewed last week, and the trees will be replaced in the landscape setback.

Commissioner Butterfield noted that the landscape setback appears to be a small area. She commented on an article written about development sites replacing larger trees with varieties that don't provide the same environmental benefit.

Chair Jones asked about the property on Chapman Avenue and Nutwood Street. Staff stated that there is a buyer for the property that plans on using it for offices for a religious facility.

Commissioner Callahan noted there is a dumping problem behind the Pep Boys store that abuts an apartment building located on Euclid Street at Katella Avenue.

Commissioner Butterfield commented that this is always a problem area, and suggested that residents be informed about large item pick-up service.

Staff noted that this area is an ongoing problem that is difficult to monitor, and Code Enforcement has addressed the property management company with this issue.

E. MATTERS FROM STAFF

None.

F. ADJOURNMENT: 7:20 p.m.