

RESUME
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

APRIL 15, 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

All present

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
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: April 1, 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-340-04
VARIANCE NO. V-108-04

APPLICANT: LAM NGUYEN

LOCATION: NORTH SIDE OF ACACIA PARKWAY EAST OF NELSON STREET
AT 10791 ACACIA PARKWAY

REQUEST: To allow the construction of three detached two-story residential units on a 15,854 square foot lot, and a Variance to deviate from the required lot size and lot width. This site is in the CCSP-CCR20 (Community Center Specific Plan-Community Center Residential District 20) zone.

ACTION: Other than the applicant (architect for the project) and the representative, no one spoke for or against the request. Resolution No. 5413 was approved by four ayes with Commissioners Kelleher, Barry, and Hutchinson voting no. No further action unless appealed by May 6, 2004.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-135-04

APPLICANT: SOUTH COAST TABERNACLE

LOCATION: SOUTHEAST CORNER OF LAMPSON AND DALE STREET AT
8552 LAMPSON AVENUE

REQUEST: To allow the operation of a charter school within an existing church facility located in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant and a representative, three persons spoke for the request, and three persons spoke against the request. Two petition letters were written in opposition to the request, one with twenty-one names, and the other with forty names. Resolution No. 5420 was denied by seven ayes. Staff was instructed to bring back a resolution for denial at the next Planning Commission meeting dated May 6, 2004.

D.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-320-03
VARIANCE NO. V-102-03
DEVELOPMENT AGREEMENT

APPLICANT: MICHAEL M. DAO, INC.

LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND
ATLANTIS WAY AT 9191 WESTMINSTER AVENUE

REQUEST: To renovate an existing 14,500 square foot medical office building by increasing the height from one story to two story and adding approximately 16,000 square feet of floor area. Also, a Variance is requested for the required front side, and rear yard landscape setbacks.

ACTION: Other than the representative for the applicant and the project architect, one person spoke for the request and one person spoke against the request. One letter was written in opposition to the request. Resolution No. 5421 was approved by seven ayes with amendments to the conditions of approval. No further action on the Site Plan or Variance unless appealed by May 6, 2004. City Council action is required on the Development Agreement. The recommended date is June 8, 2004.

D.3 NEGATIVE DECLARATION
SITE PLAN NO. SP-336-03

APPLICANT: THE PRACTICE –AJIT DIGHE
LOCATION: WEST SIDE OF VALLEY VIEW STREET SOUTH OF CHAPMAN AVENUE AT 12101 VALLEY VIEW STREET

REQUEST: To allow the construction of a 9,950 square foot commercial building located in Planned Unit Development No. PUD-104-73.

ACTION: Other than the applicant and the representative, no one spoke in favor, and one person spoke against the request. Three letters were written in opposition to the request. Resolution No. 5419 was denied by five ayes, with Chair Jones and Commissioner Hutchinson voting no. Staff was directed to bring back a resolution for denial at the next Planning Commission meeting dated May 6, 2004.

D.4. NEGATIVE DECLARATION
AMENDMENT NO. A-106-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.16.040 of Title 9 to allow ground-mounted mechanical equipment to be located in the required side or rear yard setbacks on properties in the R-1 zone and are improved with a single family residence.

ACTION: No one spoke for or against the request. Resolution No. 5414 was approved by seven ayes. City Council action is required. The recommended date is June 8, 2004.

D.5. NEGATIVE DECLARATION
AMENDMENT NO. A-107-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.08.080 of Title 9 pertaining to the requirements of a change of ownership for Alcoholic Beverage Control licensed establishments.

ACTION: No one spoke for or against the request. Resolution No. 5415 was approved by seven ayes. City Council action is required. The recommended date is June 8, 2004.

D.6. NEGATIVE DECLARATION
AMENDMENT NO. A-108-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.12.080 of Title 9 pertaining to the Flood Hazard Overlay Zone to be consistent with the Flood Disaster Protection Act and the National Flood Insurance Program.

ACTION: No one spoke for or against the request. Resolution No. 5416 was approved by seven ayes. City Council action is required. The recommended date is June 8, 2004.

D.7. NEGATIVE DECLARATION
AMENDMENT NO. A-109-04

REQUEST: The City of Garden Grove is proposing to amend Section 9.08.040 of Title 9 for new regulations affecting the construction, installation, and maintenance of major decorative improvement features to residential properties of a height greater than 36 inches, including the amortization and removal of such nonconforming improvements.

ACTION: No one spoke for or against the request. One person asked for clarification on the Amendment. Resolution No. 5417 was approved by seven ayes. City Council action is required. The recommended date is June 8, 2004.

D.8. NEGATIVE DECLARATION
AMENDMENT NO. A-110-04

REQUEST: The City of Garden Grove is proposing an addition to Section 9.16.420 of Title 9 for the limitation of installation of signs on residential properties in excess of a six-foot height, and setback restrictions for signs on residential properties including the amortization and removal of signs deemed to be in conformance by this code amendment.

ACTION: No one spoke for or against the request. Resolution No. 5418 was approved by seven ayes. City Council action is required. The recommended date is June 8, 2004.

- E. MATTERS FROM COMMISSIONERS
Commissioner Callahan noted that the dumping behind the Pep Boys at Katella and Euclid has been attended to and the area was swept clean of debris.
- F. MATTERS FROM STAFF
Staff reviewed the tentative items for the May 6, 2004 Planning Commission meeting.
- G. ADJOURNMENT: 11:05 p.m.