

RESUME
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

APRIL 21, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES,
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN
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

B.1 Approval of Minutes from January 6, 2005 (previously 'accepted')
Approved by four ayes with Commissioners Chi, Lecong and Margolin abstaining.

B.2 Approval of Minutes from February 3, 2005
Approved by four ayes with Commissioners Callahan, Jones and Lecong abstaining.

B.3 Approval of Minutes from March 3, 2005
Approved by five ayes with Commissioners Kelleher and Lecong abstaining.

B.4 Approval of Minutes from March 17, 2005
Approved by seven ayes.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-158-05

APPLICANT: MICHAEL TO (TRAN LEGACY, INC.)

LOCATION: EAST SIDE OF BROOKHURST STREET, SOUTH OF
CHAPMAN AVENUE AT 12158 BROOKHURST STREET

REQUEST: To allow an existing restaurant, Legacy Seafood & Steakhouse (previously Hawaii Cafeteria) to operate with an Alcoholic Beverage Control Type "47" License (On-Sale General-Eating Place). The site is in the BCSP-BCC zone (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial).

ACTION: Other than the applicant, one person spoke in favor of the request and two people spoke in opposition to the request. Resolution No. 5493 was approved by seven ayes with the Planning Commission acting on and approving a Type "41" (On-Sale Beer and Wine-Eating Place) License. The following amendments to the Conditions of Approval were also included:

1. Condition No. 15 – Amend the second sentence to read: "The rear doors shall be kept closed at all times, except for use in emergencies and to permit employee ingress/egress that would allow employees to park in the rear."
2. Condition No. 29 – Add the sentence that "No storage items shall be visible above the height of the screening material."
3. Condition No. 35 – Revise the first sentence to read: "No **new** satellite dish antennas..."
4. Add Condition No. 47 – "The Conditional Use Permit shall be reviewed six months from the restaurant's start of operation with its revised Type "41" ABC License."

No further action unless appealed by May 12, 2005.

C.2. SITE PLAN NO. SP-367-05

APPLICANT: JIM TSOU

LOCATION: SOUTHWEST CORNER OF LAMPSON AVENUE AND
MANLEY STREET AT 5262 LAMPSON AVENUE

REQUEST: To construct a new 8,300 square foot two-story commercial building on a half-acre lot that includes a Parking Management Plan for shared parking with the adjacent commercial center. The property was previously improved with a service station and is currently vacant. The site is in the C-1 zone (Neighborhood Commercial).

ACTION: Other than the applicant, no one spoke in favor of the request and two people spoke in opposition to the request. One letter was written in opposition to the request. Resolution No. 5492 was approved by four ayes with Commissioners Barry, Kelleher and Margolin voting no, with the following amendments:

1. Condition No. 24 – Add this sentence to the end of the paragraph: “The report shall also make recommendations for pavement design of the interior drive aisle and parking spaces.”
2. Condition No. 27 – Revise the first sentence to read: “Prior to the issuance of any grading or **building permits** or prior to...”

Add these bullet items:

- Incorporates Treatment Control BMPs as defined in the DAMP.
- Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
- Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

No further action unless appealed by May 12, 2005.

C.3. CONDITIONAL USE PERMIT NO. CUP-160-05

APPLICANT: THERESA NGUYET DAO

LOCATION: NORTH SIDE OF BOLSA AVENUE, EAST OF WARD STREET AT 10561 BOLSA AVENUE

REQUEST: To allow an existing restaurant, Pho Ga-Bo Bolsa, to operate with an original Alcoholic Beverage Control Type “41” License (On-Sale Beer and Wine, Bona Fide Eating Place). The site is in the C-1 zone (Neighborhood Commercial).

ACTION: Other than the applicant and the applicant's representative, one person spoke in favor of the request and no one spoke in opposition to the request. One letter was written in opposition of the request. The Planning Commission motioned for staff to bring back a resolution of approval with the Conditions of Approval attached. The motion was approved by seven ayes.

D. ITEMS FOR CONSIDERATION

D.1 ADOPTION OF CODE OF ETHICS
Acknowledged.

E. MATTERS FROM COMMISSIONERS

Commissioner Margolin commented that according to several building contractors, Garden Grove has a slow turn around on plan checks. He wondered if the City of Garden Grove was locked into the San Diego plan check firm.

Staff commented that the City of Garden Grove is committed to the San Diego firm due to a contractual agreement, and that the City uses this firm for two reasons; San Diego does plan checks only and they are within the City's budget. Staff suggested they would investigate the lead-time issue when the San Diego contract comes due.

F. MATTERS FROM STAFF

Regarding Commissioner Chi's Gilbert Street improvements concerns, staff investigated and did not see any problems. Staff suggested Commissioner Chi accompany a staff member on another trip to point out any problems.

A brief description of tentative items was read, noting that items scheduled for the May 5, 2005 public hearing have been moved to May 19, 2005.

G. ADJOURNMENT: 10:45 p.m.