

**RESUME'**  
**A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 15, 2003

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES  
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN  
Vice Chair Jones and Commissioner Nguyen absent.

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES  
COMMISSIONERS BARRY CALLAHAN, FREZE, HUTCHINSON, NGUYEN  
Vice Chair Jones absent.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Chair Butterfield.

A. ORAL COMMUNICATIONS - PUBLIC  
None.

B. APPROVAL OF MINUTES: May 1, 2003  
Approved.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-109-03

APPLICANT: BP WEST COAST PRODUCTS LLC  
LOCATION: NORTHEAST CORNER OF BROOKHURST STREET AND TRASK AVENUE AT 13482 BROOKHURST STREET

REQUEST: To allow an existing Arco Service Station to continue to operate under an Alcoholic Beverage Control Type "20" (Off-Sale, Beer & Wine) license under new ownership. The site is located in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant's representative, no one spoke in favor and one person spoke against the request. Resolution No. 5362 approved six ayes with Vice Chair Jones absent. No further action unless appealed by June 5, 2003.

C.2. NEGATIVE DECLARATION  
AMENDMENT NO. A-100-03  
SITE PLAN NO. SP-322-03  
DEVELOPMENT AGREEMENT

APPLICANT: ORANGE COUNTY VECTOR CONTROL  
LOCATION: NORTHEAST CORNER OF HASTER STREET AND GARDEN GROVE BOULEVARD AT 13001 GARDEN GROVE BOULEVARD

REQUEST: To allow the removal of an existing 4,037 square foot vehicle maintenance facility and construct a new 6,327 square foot single-story vehicle maintenance and fish-rearing facility; also a proposal to change the zone to OP (Office Professional). The site is located in the HCSP-OP (Harbor Corridor Specific Plan, Office Professional) zone.

ACTION: Other than two representatives, no one spoke for or against the request. Resolution Nos. 5360 and 5361 approved six ayes with Vice Chair Jones absent. No further action on the Site Plan unless appealed by June 5, 2003; City Council action required on the Amendment and Development Agreement, recommended date is June 24, 2003.

C.3. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-102-03  
SITE PLAN NO. SP-324-03  
TENTATIVE TRACT MAP NO. TT-16433  
VARIANCE NO. V-105-03  
DEVELOPMENT AGREEMENT

APPLICANT: BRANDYWINE DEVELOPMENT CORPORATION  
LOCATION: EAST SIDE OF GILBERT STREET NORTH OF STANFORD AVENUE AT 12632, 12642, 12672 AND 12692 GILBERT STREET

REQUEST: To allow a rezone to Planned Unit Development and a Variance to deviate from the minimum lot size for a residential planned unit development; subdivide 2.7 acres into 14 single-family lots with one common lot, and construct 14 single family homes. The site is located in the R-1-7 (Single Family Residential) zone.

ACTION: Other than three representatives, two people spoke in favor and 26 people spoke against the project. Also, there were two letters opposing the project, and one letter of support. Resolution Nos. 5363 and 5364 approved by six ayes, with amendments to the conditions and Vice Chair Jones absent. No further action required on the Site Plan, Tentative Tract Map and Variance unless appealed by June 5, 2003. City Council action required for the Planned Unit Development and Development Agreement; recommended date is June 24, 2003.

D. MATTERS FROM COMMISSIONERS  
Commissioner Barry commented on the poor appearance of a car dealership, located on the south side of Garden Grove Boulevard east of Gilbert Street, because of numerous banner type flags. Staff stated that the site would be investigated.

- E. MATTERS FROM STAFF  
None.
- F. ADJOURNMENT 10:35 p.m.