

RESUME
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 20, 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: May 6, 2004
Approved.

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

C.1 TENTATIVE PARCEL MAP NO. PM-2003-244

APPLICANT: IRENE E. VERMEULEN c/o JAMES OKAZAKI
LOCATION: SOUTHEAST CORNER OF VALLEY VIEW STREET AND CHAPMAN AVENUE AT 6052 CHAPMAN AVENUE

REQUEST: To allow the subdivision of a 1.53 acre lot to create a 26,302 square foot lot and a 40,687 square foot lot. The site is improved with a single-story, multi-tenant commercial building and a free-standing fast food restaurant, and is in the C-2 (Community Commercial) zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5429 approved by seven ayes. No further action unless appealed by June 10, 2004.

C.2 CONDITIONAL USE PERMIT NO. CUP-138-04

APPLICANT: JOSE LOPEZ
LOCATION: WEST SIDE OF HARBOR BOULEVARD, SOUTH OF LAMPSON AVENUE AT 12563 HARBOR BOULEVARD

REQUEST: To allow an existing restaurant, La Barca Mariscos and Mexican Food, to operate with an original Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is Planned Unit Development No. PUD 121-98.

ACTION: No action taken as the applicant withdrew the project.

C.3 NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-2-04
AMENDMENT NO. A-111-04
SITE PLAN NO. SP-342-04
VARIANCE NO. V-111-04

APPLICANT: VERNON ENTERPRISES
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND HASTER STREET AT 12972 CHAPMAN AVENUE

REQUEST: A General Plan Amendment and Zone Change to allow the property to be changed to commercial zoning; and Site Plan approval to construct a 9,500 square foot building with a Variance to deviate from the landscape setback requirements. The site is in the R-1-7 (Single Family Residential) zone.

ACTION: Other than two representatives, no one spoke for the request, and one person spoke against the request. Resolution Nos. 5425 and 5430 were approved with seven ayes. No further action on the Site Plan or Variance unless appealed by June 10, 2004. City Council action is required on the General Plan Amendment and Amendment. The recommended date is July 13, 2004.

C.4 NEGATIVE DECLARATON
CONDITIONAL USE PERMIT NO. CUP-137-04
VARIANCE NO. V-109-04

APPLICANT: LAM NGUYEN
LOCATION: NORTHWEST CORNER OF BROOKHURST WAY AND ACACIA STREET AT 12851 BROOKHURST WAY

REQUEST: To establish a religious facility on a 22,272 square foot site that is currently occupied by a swim school; and a Variance to allow less than the required parking and minimum lot size, as well as side and front yard setbacks. The site is in the R-3 (Multiple Family Residential) zone.

ACTION: A motion to postpone the case until June 17, 2004 was approved by seven ayes.

C.5 VARIANCE NO. V-110-04

APPLICANT: CITY OF GARDEN GROVE
LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND HARBOR BOULEVARD. AT 12251 GARDEN GROVE BOULEVARD.

REQUEST: To allow two monument signs on a property with less than the required five acres in response to the right-of-way acquisition for intersection improvements at Garden Grove Boulevard and Harbor Boulevard. The site is in the HCSPDC (Harbor Corridor Specific Plan District Commercial) zone.

ACTION: Other than the representative for the applicant, no one spoke in favor of the request, and one person spoke against the request. Resolution No. 5427 was approved by seven ayes. No further action unless appealed by June 10, 2004.

D. MATTERS FROM COMMISSIONERS

Commissioner Butterfield expressed concern over the infestation of rodents in the palm trees at the Wendy's fast food restaurant on Chapman. The restaurant manager agreed there was a problem and staff recommended the County Health Department investigate.

Commissioner Butterfield also stated there are unsightly weeds at Nutwood and Nelson, including the parkway, and at the post office, and an oversized home on a small lot. Staff stated the issue would be looked into.

Commissioner Hutchinson stated the need for all Commissioners to be on time for the Planning Commission meetings.

Commissioner Barry asked if the fenced-in property at Century and Euclid would be developed. Staff stated the property is privately owned and is a challenge for development due to its configuration.

Commissioner Nguyen asked if the residents at 12271 Hester Place had a permit to build inside their house. Staff stated they would check into the matter.

E. MATTERS FROM STAFF

None.

F. ADJOURNMENT: 8:25 p.m.