

**RESUME
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 2, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN
Vice Chair Jones absent.

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

A. ORAL COMMUNICATIONS – PUBLIC
None.

B. APPROVAL OF MINUTES – May 19, 2005
Approved by five ayes with Commissioner Barry abstaining and Vice
Chair Jones absent, and with the following amendments:

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Commissioner Chi favored the project; however, he had significant concerns including the possibility of the neighboring Meredith property being incorporated into the PUD, the traffic study with reference to signal locations and coordination, traffic circulation with regard to resident's safety, and the height and integrity of both the delivery truck entrance and the main parking entrance.

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Commissioner Chi moved to continue the case so as to further study traffic and circulation concerns.

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

C.1. VARIANCE NO. V-126-05

APPLICANT: DANIEL & DARLENE HARTSON
LOCATION: SOUTHEAST CORNER OF TUNSTALL STREET AND VANGUARD AVENUE AT 12062 TUNSTALL STREET.

REQUEST: To allow a single-story attached addition to an existing single-family residence to deviate from the required rear yard setback, the rear yard setback open-space requirement, and the required street setback for the new garage. The site is in the R-1 (Single Family Residential) zone.

ACTION: Other than the applicant and his wife, no one spoke in favor of the request, and two people spoke in opposition to the request. The Planning Commission motioned for staff to bring back a resolution of approval to the next meeting with the Conditions of Approval attached. The motion was approved by four ayes, with Chair Callahan and Commissioner Chi voting no, and with Vice Chair Jones absent.

C.2. CONDITIONAL USE PERMIT NO. CUP-161-05
INTERPRETATION OF USE NO. IOU-101-05

APPLICANT: REBORNE SALES, INC. (CHARLES H. LIM)
LOCATION: SOUTHWEST CORNER OF BROOKHURST AND CHAPMAN AVENUE AT 12081 BROOKHURST STREET.

REQUEST: To determine if the proposed use of an indoor multi-tenant retail mall is a compatible and permitted use subject to Conditional Use Permit approval within the BCSP-BCC zone; and subsequent Conditional Use Permit approval to operate an indoor multi-tenant retail mall with an overall floor area of 37,000 square feet. The area was formerly occupied by the Newberry's retail store and the site is in the BCSP-BCC (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial) zone.

ACTION: Other than the applicant, and the chief financial officer of Reborne Sales, Inc., no one spoke in favor of the request and one person spoke in opposition to the request. Resolution No. 5499 was approved by six

eyes with Vice Chair Jones absent. The following amendments to the Conditions of Approval were included:

Condition No. 11: The first sentence shall be revised to read, "All food uses, if any, shall have a properly sized grease interceptor installed on the sewer lateral and maintained by the property owner."

Condition No. 21: The last sentence shall be revised to read, "The small tenant spaces combined square footage shall not exceed 19 percent of the gross floor area."

No further action unless appealed by June 23, 2005.

C.3. NEGATIVE DECLARATION (RECOGNIZE PREVIOUSLY ADOPTED)
MINOR MODIFICATION NO. MM-101-05
REV. SITE PLAN NO. SP-313-02

APPLICANT: JOHN KIM

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
BETWEEN GALWAY STREET AND GILBERT STREET AT
9618 GARDEN GROVE BOULEVARD.

REQUEST: The previously approved Site Plan No. SP-131-02 consisted of a 60,400 square foot two-story commercial building above a subterranean parking garage, and a 6,350 one-story pad building. The request is to reduce the square footage of the large two-story building to 51,050 square feet, and in place of the subterranean parking garage, construct a three-level above ground parking structure at the rear of the property. The pad building, parking layout, vehicle access, and landscaping on the northern half of the site will remain as originally approved. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One person expressed concerns regarding the project's parking spaces and the reciprocal parking agreement. Resolution No. 5500 was approved by five ayes with Vice Chair Jones and Commissioner Chi absent. The following amendments to the Conditions of approval were also included:

Condition No. 5 – Items b. and c. shall be revised to read:

b. "For any construction work, no roof-mounted mechanical equipment, including but not limited to satellite dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Planning Division prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties."

c. "For any construction work, all ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site."

Add Condition Nos. 63, 64 and 65:

Condition No. 63: All businesses shall operate between the hours of 7:00 a.m. and 11:00 p.m. seven days a week.

Condition No. 64: Sound mitigation measures shall be designed and incorporated into the parking structure in order to mitigate vehicular noise intrusion into surrounding properties. Additional considerations shall be given to restricting upper level parking in the evening hours, and the measures shall be done to the satisfaction of the Community Development Director.

Condition No. 65: At time of construction drawing submittal, the applicant/developer shall submit verification of reciprocal access agreements with the adjoining easterly property that takes access from Larson Street. In the event this agreement(s) does not exist, then the applicant/developer shall obtain such easement agreements in order to ensure reciprocal access and parking as part of the overall project development prior to obtaining building permits.

No further action unless appealed by June 23, 2005.

D. MATTERS FROM COMMISSIONERS

Commissioner Margolin asked staff for clarification regarding speaking to clients prior to a Planning Commission hearing. Staff stated that the preferred action is to urge people to attend the Planning Commission meetings as the Commissioner's goal is to make decisions based on evidence at the hearings.

E. MATTERS FROM STAFF

None.

F. ADJOURNMENT: 9:45 p.m.