

RESUME
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 17, 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 Barry.

- A. ORAL COMMUNICATIONS – PUBLIC
None.
- B. APPROVAL OF MINUTES: May 20, 2004
Approved.

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

C.1 NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-137-04
VARIANCE NO. V-109-04

APPLICANT: LAM NGUYEN
LOCATION: NORTHWEST CORNER OF BROOKHURST WAY AND ACACIA AVENUE 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 July 15, 2004 was approved by seven ayes.

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

D.1 CONDITIONAL USE PERMIT NO. CUP-128-03

APPLICANT: ROGER'S GRADING
LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND A BETTER WAY AT 11671 WESTMINSTER AVENUE

REQUEST: To establish a 71,000 square foot contractor's storage yard for a grading and trucking company, at the south end of a 2.14 acre lot. The site is in the M-1 (Limited Industrial) zone.

ACTION: Other than the property owner and the representative, no one spoke in favor of or in opposition to the request. Resolution No. 5431 was approved by seven ayes. No further action unless appealed by July 8, 2004.

D.2 CONDITIONAL USE PERMIT NO. CUP-129-03

APPLICANT: BALCACERES & DAVALOS TOWING
LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND A BETTER WAY AT 11671 WESTMINSTER AVENUE

REQUEST: To establish a 19,800 square foot vehicle storage yard for a towing company, at the north end of a 2.14 acre site. The site is in the M-1 (Limited Industrial) zone.

ACTION: Other than the property owner and the representative, no one spoke in favor of or in opposition to the request. Resolution No. 5432 was approved by seven ayes. No further action unless appealed by July 8, 2004.

D.3 SITE PLAN NO. SP-343-04
TENTATIVE TRACT MAP NO. TT-16645
DEVELOPMENT AGREEMENT

APPLICANT: CAL LAND ENGINEERING, INC.
LOCATION: EAST SIDE OF NELSON STREET, NORTH OF STANFORD STREET AT 12692 NELSON STREET

REQUEST: To construct a 10-unit condominium project. The site is in the Community Center Specific Plan, Peripheral Residential, Area 12 (CCSP-PR12) zone.

ACTION: A motion to continue the case was approved by seven ayes.

D.4 SITE PLAN SP-344-04
VARIANCE NO. V-112-04

APPLICANT: DAI NGHIEM
LOCATION: NORTH SIDE OF CROSBY AVENUE, EAST OF BROOKHURST STREET AT 10029-31 CROSBY AVENUE

REQUEST: To expand an existing duplex, and a Variance to waive the minimum parking and side setback requirements. The site is in the R-2 (Limited Multiple Family Residential) zone.

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5434 was approved by seven ayes. No further action unless appealed by July 8, 2004.

E. MATTERS FROM COMMISSIONERS

Commissioner Butterfield thanked Staff for their attention to the weed problem on the right-of-way, and expressed her concerns regarding the storage of motor homes, trailers and trucks on residential properties, asking if people are allowed to live in motor homes parked on driveways. Staff replied that living in a motor home on residential property is prohibited; however, some people may not be aware of that code.

Commissioner Butterfield asked if 50% of the frontage of residential property has to be dedicated to landscaping, noting that the visual aspect of the neighborhoods is changing. Staff stated yes, and that Code Enforcement does selectively go after the larger violators; however, Code Enforcement would be reminded to send out more notices.

Commissioner Butterfield also commented that landscaping requirements go hand in hand with the potential water shortages and that these issues should be addressed. If Code Enforcement is not enforced with regard to all issues, the City will deteriorate.

In response, Staff stated that the Community Forum date has been moved to July 24, 2004, and that a representative from each Commission is required to attend. Staff commented that the Forum will be the perfect opportunity for comments regarding Code Enforcement, and that with surveys, education, diligence to spread the word, and enforcement, matters should improve. Staff stated that there is a volunteer Code Enforcement program which could also be improved by recruiting more volunteers, and that a Code Enforcement Study Session might be in order.

Commissioner Barry asked about the tenant space, on Valley View and Cerulean, vacated by the Linda Evans Workout Center. Staff replied that no applications have come in for that property.

Commissioner Butterfield asked about the Oasis Car Wash. Staff replied that a request for status was sent, with no response, however, another request will follow.

F. MATTERS FROM STAFF
None.

G. ADJOURNMENT: 9:00 p.m.