

**RESUME  
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JULY 15, 2004

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,  
COMMISSIONERS BUTTERFIELD, HUTCHINSON, KELLEHER,  
NGUYEN  
Commissioner Barry absent.

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 BUTTERFIELD, HUTCHINSON, KELLEHER,  
NGUYEN  
Commissioner Barry absent.

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

- A. ORAL COMMUNICATIONS – PUBLIC  
None.
- B. APPROVAL OF MINUTES: June 17, 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 an assembly use similar to 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: Other than the applicant and a representative, two persons spoke in favor of the request and no one spoke against the request. Three letters were written in opposition to the request. Resolution No. 5428 was approved by six ayes. No further action unless appealed by August 5, 2004.

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

D.1. VARIANCE NO. V-115-04

APPLICANT: C. R. BEINLICH & SONS CONSTRUCTION CO.  
LOCATION: EAST SIDE OF TOPAZ STREET, SOUTH OF HUNTLEY  
AVENUE AT 12282 TOPAZ STREET.

REQUEST: To allow a proposed single-story addition to an existing single-family home to encroach into the required rear yard setback. The site is in the R-1 (Single Family Residential) zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5439 was approved by six ayes. No further action unless appealed by August 5, 2004.

D.2. SITE PLAN NO. SP-348-04  
CONDITIONAL USE PERMIT NO. CUP-141-04

APPLICANT: GALAXY OIL COMPANY  
LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD  
AND BANNER AVENUE, NORTH OF THE SR-22  
FREEWAY, AT 13321 HARBOR BOULEVARD.

REQUEST: To add two additional fuel dispensers to an existing convenience market, as well as increase the canopy size and add 976 square feet of market space. Also, a Conditional Use Permit to allow the convenience market to operate with an Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is in the HCSP-TZS (Harbor Corridor Specific Plan-Transition Zone South) zone.

ACTION: A motion to continue the case until August 5, 2004, was approved by six ayes.

D.3. SITE PLAN NO. SP-345-04  
CONDITIONAL USE PERMIT NO. CUP-139-04  
VARIANCE NO. V-113-04

APPLICANT: EUCHARISTIC MISSIONARIES OF THE MOST HOLY TRINITY  
LOCATION: SOUTH SIDE OF LAMPSON AVENUE BETWEEN WOODLAND LANE AND KATHY LANE AT 11862 LAMPSON AVENUE.

REQUEST: To construct a two-story convent on a 42,000 square foot site, and a Variance to deviate from the minimum lot size of one-acre for a religious facility. The site is in the R-1-7 (Single Family Residential) zone.

ACTION: Other than the representative for the applicant, one person spoke in favor of the request, and no one spoke against the request. One letter was written in opposition to the request. Resolution No. 5435 was approved by six ayes. No further action unless appealed by August 5, 2004.

D.4. NEGATIVE DECLARATION  
SITE PLAN NO. SP-346-04  
TENTATIVE TRACT MAP NO. TT-16688  
VARIANCE NO. V-114-04  
DEVELOPMENT AGREEMENT

APPLICANT: ANDY QUACH

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD  
BETWEEN COAST STREET AND MONROE STREET AT  
8252, 8280 & 8302 GARDEN GROVE BOULEVARD.

REQUEST: To construct 47 attached town homes on a 2.23  
acre site, and a Variance to waive the zoning code  
setback requirements. The site is in the R-3 (Multiple  
Family Residential) zone.

ACTION: Other than the applicant, and a representative, no  
one spoke for or against the request. One person  
asked for clarification of the alley dedication and one  
letter was written in opposition to the request.  
Resolution No. 5436, with an amendment to the  
conditions of approval, was approved by five ayes  
with Commissioner Kelleher voting no. No further  
action on the Site Plan, Tentative Tract Map or  
Variance unless appealed by August 5, 2004. City  
Council action is required on the Development  
Agreement. The recommended date is August 24,  
2004.

D.5. NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. GPA-3-04  
PLANNED UNIT DEVELOPMENT NO. PUD-103-04  
SITE PLAN NO. SP-347-04  
TENTATIVE PARCEL MAP NO. PM-2004-180  
VARIANCE NO. V-116-04  
DEVELOPMENT AGREEMENT

APPLICANT: WILLOW PARTNERS

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST  
OF SUNGROVE STREET AT 12721 AND 12739  
GARDEN GROVE BOULEVARD.

REQUEST: To amend the General Plan Land Use by changing the current designation to Community Residential, and to rezone the property to Planned Unit Development to allow a Senior Housing Development on the site. A Site Plan and Tentative Parcel Map are included to facilitate the proposed 85 unit Senior Housing Development, as well as Variance approval to deviate from the minimum lot size for a residential Planned Unit Development. The site is in the HCSP-OP (Harbor Corridor Specific Plan- Office Professional) zone.

ACTION: Other than the applicant, one person spoke for the request and two persons spoke against the request. Resolution Nos. 5437 and 5438 were approved by six ayes. No further action on the Site Plan, Tentative Parcel Map, and Variance unless appealed by August 5, 2004. City Council action is required on the General Plan Amendment, Planned Unit Development, and Development Agreement. The recommended date is September 14, 2004.

E. MATTERS FROM COMMISSIONERS

Commissioner Hutchinson expressed his concern regarding the color of the roof tiles on the new Ralph's store. The Ralph's tiles were to match the existing Walgreen's and Jack in the Box's tiles, however they do not. He also commented that the new trees and landscaping at the Jack in the Box was not of the caliber agreed upon in the Planning Commission meeting.

Staff replied they would look into both matters, and with regard to the trees, staff would see if more mature trees could be planted. Staff also commented that concerns have been raised regarding the cell tower behind Ralph's and Ralph's lighting, however, Ralph's wants to be a good neighbor and will work with the City.

Commissioner Hutchinson asked for an update on the City Council action on the old Costco. Staff replied that City Council approved an owner participation agreement with Tom Falcon, the owner of the old Costco property. The intent of the agreement is to develop residential properties. Staff was told that Hughes Investments, who owns Garden Promenade, may sue because they wanted the property for commercial development.

Commissioner Butterfield asked if the mono-pole behind Ralph's could be changed to a 'tree' pole. Staff replied that the change would be costly, but agreed the mono-pole is a blight, and the matter is being looked into.

F. MATTERS FROM STAFF

Staff commented about the Brookhurst Triangle. After two years, City Council selected Urban Pacific as the builder. A Development Agreement and acquisitions still need to be processed, but the project will move forward.

Staff discussed the Project Status Report. One item not included was the cell tower project located on Harbor Blvd. across the street from Mervyn's. The owner's improvements have been completed and this has made a big difference in the project's appearance.

Commissioner Butterfield commented that a Project Status Report is good to have as projects come and go so quickly.

Staff reminded the Commissioners of the Community Forum slated for Saturday, July 24, 2004 from 8:00 to 4:00 p.m. The information from the Community Forum will be used to develop a strategic plan for the City, and as soon as possible, a study session will be set up for the Commission to discuss the results of the surveys.

G. ADJOURNMENT: 9:30 p.m.