

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 2, 2007

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN, PAK
Commissioner Brietigam absent.

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

A. ORAL COMMUNICATIONS - PUBLIC
None.

B. APPROVAL OF MINUTES: July 19, 2007
Approved by six ayes.

C. DISCUSSION ITEM

C.1. Staff discussed Alcoholic Beverage Control licenses and undue concentration along Garden Grove Boulevard.

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

D.1. AMENDMENT NO. A-134-07
CONDITIONAL USE PERMIT NO. CUP-208-07

APPLICANT: YOUNG YI
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST
OF NEWLAND STREET AT 8610 GARDEN GROVE
BOULEVARD

REQUEST: To rezone the subject property from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) in conjunction with a Conditional Use Permit request to modify and legalize an existing nonconforming nightclub that operates with an Alcoholic Beverage Control Type "48" (On-Sale General – Public Premises) License that has been converted into an establishment with private karaoke rooms.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolutions of Denial Nos. 5600 (A) and 5601 (CUP) were approved by five ayes with Commissioners Brietigam and Chi absent. No further action unless appealed by August 23, 2007.

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

E.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-118-07
SITE PLAN NO. SP-425-07
TENTATIVE TRACT MAP NO. TT-17178
VARIANCE NO. V-160-07

APPLICANT: T.K. VILLA, LLC
LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF BARNETT WAY AT 11241 AND 11251 TRASK AVENUE

REQUEST: To rezone the subject 45,512 square foot lot from R-1 (Single-Family Residential) to Residential Planned Unit Development for the allowance to create a small-lot subdivision consisting of eight (8) lots; a Variance request to deviate from the minimum three-acre lot size for Residential Planned Unit Developments; a Site Plan to construct eight (8) detached two-story single-family homes; and a Tentative Tract Map to create the eight (8) lot subdivision for the proposed development. The site is in the R-1 (Single-Family Residential) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution Nos. 5602 (PUD) and 5603 (SP/V/TT) were approved by six ayes, with one correction to the staff report, and with Commissioner Brietigam absent. No further action on SP-425-07, TT-17178 or V-160-07 unless appealed by August 23, 2007. City Council action is required on PUD-118-07 and the Negative Declaration. The recommended date is September 25, 2007.

E.2. SITE PLAN NO. SP-426-07
TENTATIVE PARCEL MAP NO. PM-2007-135

APPLICANT: RALPH HASTINGS (RLH ARCHITECTS)
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE, EAST OF CLINTON STREET AT 12600, 12610, 12620, 12630, AND 12640 WESTMINSTER AVENUE

REQUEST: To subdivide an existing industrial multi-tenant complex into an industrial condominium development. The site is 5.286 acres and has five existing industrial buildings with 29 tenant spaces. The purpose is to allow the individual ownership of the tenant spaces and to have

the complex continue to operate as an integrated multi-tenant complex. The site is in the Planned Unit Development No. PUD-102-86 (Rev. 87) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5606 was approved by six ayes, with an amendment to Condition No. 33, and with Commissioner Brietigam absent. No further action unless appealed by August 23, 2007.

E.3. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-119-07
SITE PLAN NO. SP-427-07
VARIANCE NO. V-161-07

APPLICANT: ALBERT GHARABIAN
LOCATION: NORTHWEST CORNER OF THE INTERSECTION OF KNOTT STREET AND CHAPMAN AVENUE AT 6961 AND 6941 CHAPMAN AVENUE

REQUEST: To rezone a commercial development from C-1 (Neighborhood Commercial) to a Commercial Planned Unit Development to allow an automatic car wash operation, a Site Plan to construct the car wash facility, and a Variance to allow a commercial PUD on less than five acres. The site consists of two lots that include a corner building used for automotive businesses, a multi-tenant commercial building, and a fast food pad building.

ACTION: The case was continued to the August 16, 2007 Planning Commission meeting by a vote of six ayes with Commissioner Brietigam absent.

E.4. CONDITIONAL USE PERMIT NO. CUP-205-07

APPLICANT: TAM NGUYEN AND LINH NGUYEN
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, EAST OF BROOKHURST STREET AT 10121 WESTMINSTER AVENUE

REQUEST: To expand an existing trade school (Advanced Beauty College) to include the entire freestanding building. The site is in the Planned Unit Development No. PUD-108-96 zone.

ACTION: Other than the applicants, five people spoke in favor of the request and four people spoke with concerns or were in opposition to the request. Resolution No. 5610 was approved by five ayes, with Commissioners Brietigam and Pak absent, and with amendments to the Conditions of Approval to omit Condition No. 30 and add an indemnification clause.