

**RESUME  
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 5, 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: July 15, 2004  
Approved by six ayes with Commissioner Barry abstaining.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-140-04

APPLICANT: BOK SOON SIN

LOCATION: EAST SIDE OF GALWAY STREET, NORTH OF GARDEN GROVE BOULEVARD AT 12942 GALWAY STREET, UNITS B AND C.

REQUEST: To allow an existing restaurant, Hanuri Restaurant, to operate with an original Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, no one spoke for or against the request. Resolution No. 5442 was approved by six ayes with Chair Jones voting no. No further action unless appealed by August 26, 2004.

C.2. CONDITIONAL USE PERMIT NO. CUP-142-04

APPLICANT: JIM K. SEONG

LOCATION: SOUTHEAST CORNER OF KATELLA AVENUE AND GILBERT STREET AT 9510 KATELLA AVENUE.

REQUEST: To allow the transfer of ownership of an Alcoholic Beverage Control Type "21" (Off-Sale General) License for an existing liquor store, Melodia's Liquor. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the applicant, no one spoke for or against the request. Resolution No. 5445 was approved by seven ayes with amendments to the conditions: The applicant is to paint the existing light pole, and submit to an inspection one year from approval, as well as three years thereafter. No further action unless appealed by August 26, 2004.

C.3 NEGATIVE DECLARATION  
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 and a new storage tank 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: Other than the applicant and the owner, no one spoke for or against the request. One letter was written in opposition to the request. Resolution No. 5440 was approved by seven ayes with amendments to the conditions as follows: Condition No. 14 shall read 'on the premises' in lieu of 'adjacent to the premises'; Condition No. 43 shall state that the trash enclosure consist of block wall and remain in good repair; Condition No. 47, 'the maximum ceiling height for the canopy over the fueling islands shall be no more than 16'-6" in height.' No further action unless appealed by August 26, 2004.

C.4. TENTATIVE PARCEL MAP NO. PM-2004-147

APPLICANT: FOOD PARTNERS

LOCATION: NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND EUCLID STREET AT 12951 EUCLID STREET.

REQUEST: To subdivide a 79,096 square foot parcel into two lots; one 30,430 square foot lot and one 48,666 square foot lot. The site is in the CCSPMX33 (Community Center Specific Plan, Mixed Use District No. 33) zone.

ACTION: Other than the applicant, no one spoke for or against the request. Resolution No. 5441 was approved by seven ayes. No further action unless appealed by August 26, 2004.

C.5. NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT NO. GPA-4-04

PLANNED UNIT DEVELOPMENT NO. PUD-104-04

SITE PLAN NO. SP-349-04

TENTATIVE TRACT MAP NO. TT-16732

DEVELOPMENT AGREEMENT

APPLICANT: D. R. HORTON  
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF  
HARBOR BOULEVARD AT 12662 CHAPMAN AVENUE.

REQUEST: To change the General Plan Land Use designation, from Recreational Commercial to Medium High Residential, with an increase of the maximum density range from 42 to 48 dwelling units per acre, and a rezoning to Planned Unit Development. Also, a Site Plan approval to develop the 4.56 acre lot with a four story condominium development with 220 units and two-level parking. A Tentative Tract Map is also proposed for the sale of the units. The site is in the HCSP-TCB (Harbor Corridor Specific Plan- Tourist Commercial B) zone.

ACTION: A motion to continue the case to August 19, 2004 was approved by seven ayes.

D. MATTERS FROM COMMISSIONERS

Commissioner Nguyen asked if the City has authorization to enter a vacant house located at Robert and Chapman and also that there is a trailer in the backyard that may have people living in it. Staff replied that this may be an issue of sub-standard housing and that they need the address to check the property.

Commissioner Barry asked staff if one-year reviews, with reviews every three years thereafter, be a standard condition for liquor license cases. Staff replied that this condition could be incorporated.

Commissioner Hutchinson commented that the roof tiles at the Ralph's shopping center appear to match, according to Commissioner Butterfield. Staff commented that several complaints have come in regarding the center's landscaping, roof tiles, mono-pole, lighting, Cypress trees, generator, cell tower and idling trucks. A meeting has been set up with the property manager to discuss all of these issues.

E. MATTERS FROM STAFF

Staff relayed the status of the Valley View Center appeal. The project has been continued until August 10, 2004. Both parties, including staff, have met to discuss and resolve issues regarding McDonald's.

Sergeant Fowler asked the Commissioners if there were materials he could provide to clarify the Police Department's position on alcohol issues, including perhaps another study session on the topic.

ADJOURNMENT: 9:10 p.m.