

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 16, 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
All present.

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

A. ORAL COMMUNICATIONS - PUBLIC
None.

B. APPROVAL OF MINUTES: August 2, 2007
Approved by six ayes with Commissioner Brietigam abstaining.

Chair Chi suggested taking the Public Hearing Items out of order to hear Item D.1. prior to Item C.1.

ACTION: The motion carried with seven ayes.

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

C.1. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-119-07
SITE PLAN NO. SP-427-07
VARIANCE NO. V-161-07

APPLICANT: ALBERT GHARIBIAN
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 building, and a fast-food pad building.

ACTION: Other than the applicant and two representatives, no one spoke in favor of or in opposition to the request and two persons spoke with concerns. Two letters of concern were written by Alfonso Trozzi, and John Vairo, the owner of Perrys Pizza. Resolution Nos. 5607 (PUD) and 5608 (SP/V) were approved by five ayes, with an amendment to Condition No. 50 to provide a 10'-0" decorative split-face wall, with Commissioners Brietigam and Beard voting no. No further action unless appealed by September 6, 2007. City Council action is required on the PUD-119-07, the recommended date is September 25, 2007.

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

D.1. TENTATIVE PARCEL MAP NO. PM-2007-158

APPLICANT: BKM DEVELOPMENT COMPANY, LLC
LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND WESTERN AVENUE AT 7465 LAMPSON AVENUE

REQUEST: To convert two previously approved properties that are developed with two multi-tenant industrial buildings and that are part of a four parcel industrial complex, into industrial condominiums. 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 industrial complex. The site is in the PUD-105-71 (Rev. 90) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One letter of opposition was written by W.G. Wells Co., on behalf of four adjoining property owners (Construction Concepts, Design Services, Industrial Investors, Lanvesco). Resolution No. 5609 was approved by seven ayes. No further action unless appealed by September 6, 2007.