

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 21, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN
Commissioners Freze and Hutchinson absent.

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY CALLAHAN, FREZE, HUTCHINSON, NGUYEN
Commissioners Freze and Hutchinson absent.

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

A. ORAL COMMUNICATIONS - PUBLIC
None.

B. APPROVAL OF MINUTES: July 17, 2003 and August 7, 2003
Approved.

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

C.1. SITE PLAN NO. SP-325-03
DEVELOPMENT AGREEMENT

APPLICANT: G&W BUILDERS INC.
LOCATION: THE TERMINUS OF WEST STREET NORTH OF WESTMINSTER
AVENUE AT 13781 WEST STREET

REQUEST: To allow an expansion of an existing 2,570 square foot industrial warehouse by an additional 8,606 square feet on a 21,762 square foot site. The site is located in the M-1 (Industrial) zone.

ACTION: Other than the applicant, one person spoke in favor of the request; one person spoke to provide information; no one spoke against the request, and two individuals wrote letters expressing concern. Resolution No.

5374 approved 4 ayes with an amendment to the conditions of approval, with Commissioner Barry voting no, and Commissioners Freze and Hutchinson absent. No further action required on the Site Plan unless appealed by September 11, 2003. City Council action required for the Development Agreement, recommended date is October 14, 2003.

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

D.1 AMENDMENT NO. A-101-03

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITY WIDE

REQUEST: A proposal to amend the City of Garden Grove Municipal Code (Title 9), Section 9.08.050, subpart 44 (Second Units). Section 9.08.030, Table 1 (Land Use Matrix) and Section 9.16.060, Subsection D (Detached Accessory Structures). The amendment will bring the Municipal Code into compliance with the State Assembly Bill No. 1866, by eliminating the requirement for discretionary review for second unit proposals and authorizing ministerial approval. Second units will be subject to all City development standards and conditions contained in the ordinance.

ACTION: No one spoke in favor or against the request, and one person spoke with concerns about notification procedures. Resolution No. 5375 approved 5 ayes with Commissioners Freze and Hutchinson absent. City Council action required, recommended date is October 14, 2003.

D.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-326-03
DEVELOPMENT AGREEMENT

APPLICANT: CHOCO REALTY CORP.
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE EAST OF NUTWOOD STREET
AT 10602 CHAPMAN AVENUE

REQUEST: To construct a new two-story 13,760 square foot medical office building and provide related improvements on an approximate one acre site. The site is located in the OP (Office Professional) zone.

ACTION: Other than a representative for the applicant, four people spoke in favor, and no one spoke against the request. Resolution No. 5377 approved 4 ayes with Commissioners Callahan, Freze and Hutchinson absent. No further action required on the Site Plan unless appealed by September 11, 2003. City Council action required on the Development Agreement, recommended date is October 14, 2003.

D.3. SITE PLAN NO. SP-327-03
VARIANCE NO. V-104-03

APPLICANT: JOSE PALMA AND JAVIER CARRILLO
LOCATION: EAST SIDE OF NELSON STREET NORTH OF LAMPSON AVENUE
AT 12452 AND 12454 NELSON STREET

REQUEST: To add four bedrooms and an enclosed garage to an existing duplex. A Variance is requested in order to waive the 25-foot driveway width requirement and the ten-foot distance between vehicular access ways and residential units in the R-3 zone. The site is located in the R-3 (Multi-Family Residential) zone.

ACTION: Other than the applicants, no one spoke for or against the request. Resolution No. 5376 approved 5 ayes with Commissioners Freze and Hutchinson absent. No further action unless appealed by September 11, 2003.

E. MATTERS FROM COMMISSIONERS

Commissioner Barry asked about plans for the Brookhurst Triangle site. Staff stated that there have been several proposals presented to City Council.

Chair Butterfield questioned the status of the housing development site on Rockinghorse Lane. Staff noted that during remediation a plume was found that was contaminating ground water and the city is attempting to recover costs associated with this site as well as continuing to submit plans to the county and the Water Quality Board for remediation efforts.

Commissioner Callahan noted poor property maintenance on the south side of Katella east of Euclid Street between the Kentucky Fried Chicken and the McDonalds. Staff responded that Code Enforcement would be informed and staff would report back to the Commission.

F. MATTERS FROM STAFF

None.

G. ADJOURNMENT 8:25 p.m.