

**RESUME  
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 2, 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  
Commissioner Kelleher 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 BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER,  
NGUYEN  
Commissioner Kelleher absent.

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: August 5, 2004  
Approved by six ayes with Commissioner Kelleher absent.

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

C.1. 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: Other than the developer and their representatives, four people spoke in favor of the request and 14 spoke in opposition to the request. One letter was written in favor of the request, and three letters and one petition were written in opposition to the request. Resolution Nos. 5443 and 5444 were approved, as amended with exhibits identified as Option No. 1 (large booklet) incorporating changes to the Site Plan and parking garage layout, and with amendments to Condition Nos. 27, 30, 32, 33, 42, 45, 48, 49 and 55. Also, amended were Development Agreement item nos. 9.1 and 9.2. The vote was four ayes to approve, with Commissioner's Barry and Hutchinson voting no, and Commissioner Kelleher absent. No further action on the Site Plan and Tentative Tract Map unless appealed by September 23, 2004. City Council action is required on the General Plan Amendment, the Planned Unit Development and the Development Agreement. The recommended date is October 12, 2004.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-143-04

APPLICANT: XUAN THE NGUYEN

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,  
BETWEEN COAST STREET AND MONROE STREET,  
EAST OF BEACH BOULEVARD AT 8342 GARDEN  
GROVE BOULEVARD, UNITS 6-12.

REQUEST: To allow the operation of an adult day care facility within an existing commercial center. The site is in the R-3 (Multiple Family Residential) zone.

ACTION: Other than the representative and business owner, no one spoke in favor of or in opposition to the request. Resolution No. 5446, with an amendment to Condition No. 2, to read "The applicant shall comply with all applicable laws," and Condition No. 24, to read "Any exterior payphones located on the subject properties shall be limited to outgoing calls." The vote of approval was six ayes with Commissioner Kelleher absent. No further action unless appealed by September 23, 2004.

D.2. NEGATIVE DECLARATION  
AMENDMENT NO. A-115-04

APPLICANT: CITY OF GARDEN GROVE

LOCATION: PROPERTIES ON GILBERT STREET, BETWEEN  
LAMPSON AVENUE AND GARDEN GROVE BOULEVARD.

REQUEST: To rezone properties, on the east and west sides of Gilbert Street, between Lampson Avenue and Garden Grove Boulevard, from R-1 (Single Family Residential), with a minimum lot size of 7,200 square feet, to R-1 (Single Family Residential), with a minimum lot size of 11,000 square feet. The Gilbert Street addresses proposed to be included in the rezone are as follows: 12501, 12661, 12751, 12822, 12832, 12842, 12852, 12872, 12892, 12902, 12912 and 12922.

ACTION: Three people spoke in favor of the request and four people spoke in opposition to the request. Resolution No. 5450 was approved, with an amendment to reduce the minimum lot size square footage to 9000 square feet, by five ayes with Chair Jones and Commissioner Kelleher absent. No further action

unless appealed by September 23, 2004. City Council action is required on the Amendment. The recommended date is October 12, 2004.

D.3. NEGATIVE DECLARATION  
AMENDMENT NO. A-116-04

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: PROPERTIES ON GILBERT STREET, BETWEEN  
CHAPMAN AVENUE AND GARDEN GROVE  
BOULEVARD.

REQUEST: To amend Title 9 of the Garden Grove Municipal Code to adopt the Gilbert Street Overlay zone for all properties zoned R-1 (Single Family Residential), located adjacent to Gilbert Street, between Chapman Avenue and Garden Grove Boulevard.

ACTION: Three persons spoke in favor of the request and four persons spoke in opposition to the request. Resolution No. 5451 was approved by five ayes with Chair Jones and Commissioner Kelleher absent. No further action unless appealed by September 23, 2004. City Council action is required on the Amendment. The recommended date is October 12, 2004.

E. MATTERS FROM COMMISSIONERS

Commissioner Butterfield expressed concerns over City Council's rejection of establishing a casino to the City of Garden Grove, a project which would draw people to the City and bring revenue. Her main concern was that the project was discussed in closed session without any input from the Planning Commission or from further study. She considered the rejection of the casino as an opportunity lost.

F. MATTERS FROM STAFF

Staff commented that staff met with Walgreen's representatives to address roof tiles, which in an original letter were described as "harmonious and consistent." The Ralph's Center has the older clay tiles, and Walgreen's has the baked-enamel concrete tiles, which they provide for all their developments. The representative said the tiles would be "similar in appearance."

With regard to the Ralph's Center landscaping along Euclid Street, staff walked the site with the representative and understood that 125 lilies would be planted and irrigation repairs would be made. With regard to the cell tower, staff related that the tower has been modified to a 'slim' tower, which has a low profile projection.

G. ADJOURNMENT: 11:30 p.m.