

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 4, 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
All present.

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
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 21, 2003
Approved with an amendment.

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

C.1. CONDITIONAL USE PERMT NO. CUP-116-03

APPLICANT: THE ULTIMATE LIQUOR & JR. MARKET
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND HAZARD AVENUE AT 14461 BROOKHURST STREET

REQUEST: To allow an existing liquor store/mini-mart under new ownership to continue to operate with an Alcoholic Beverage Control Type "21" (Off-Sale, General) license. The site is located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than a representative and the applicant, no one spoke for or against the request. Resolution No. 5378 approved seven ayes with an

amendment to the conditions of approval. No further action unless appealed by September 25, 2003.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-328-03
DEVELOPMENT AGREEMENT

APPLICANT: DANIEL & KIM SEID
LOCATION: NORTHEAST CORNER OF 15TH STREET AND BROOKHURST
STREET AT 10001 15TH STREET

REQUEST: To allow the construction of a 10,340 square foot multi-tenant retail building. The site is located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than a representative for the applicants, no one spoke for or against the request, and one person spoke with traffic concerns. Resolution No. 5381 approved seven ayes with an amendment to the conditions of approval. No further action on the Site Plan unless appealed by September 25, 2003; City Council action required on the Development Agreement, recommended date is October 28, 2003.

C.3. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-03
AMENDMENT NO. A-102-03
SITE PLAN NO. SP-330-03
VARIANCE NO. V-106-03
TENTATIVE PARCEL MAP NO. PM-2003-127
DEVELOPMENT AGREEMENT

APPLICANT: SHIL PARK
LOCATION: NORTHEAST CORNER OF MAGNOLIA AVENUE AND GARDEN
GROVE BOULEVARD AT 9001 GARDEN GROVE BOULEVARD

REQUEST: To allow the construction of a single-story commercial building and a variance to deviate from the landscape/setback requirements. This request includes a parcel map that will subdivide an adjacent residential lot, and consolidate into one lot a portion of the subdivided residential lot with three existing commercial lots. In order to use the subdivided portion of the residential lot as part of the commercial development, a zone change and general plan amendment is required. The site is located in the C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) zone.

ACTION: Approved by seven ayes to continue this request to September 18, 2003.

C.4. NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-115-03

APPLICANT: SPRINT PCS
LOCATION: WEST SIDE OF HARBOR BOULEVARD SOUTH OF GARDEN
GROVE BOULEVARD AT 13141 HARBOR BOULEVARD

REQUEST: To allow the construction and operation of an unmanned wireless telecommunications facility disguised as a 59-foot palm tree located behind an existing single-story retail establishment. The site is located

in the HCSP-TZS (Harbor Corridor Specific Plan, Transition Zone South).

ACTION: Other than the representative, no one spoke for or against the request, and one person spoke with concerns. Approved with seven ayes to continue this item to September 18, 2003.

D. MATTERS FROM COMMISSIONERS

Commissioner Barry suggested that local nonprofit organizations volunteer time and assist with clean-up for seniors in the community that are violating municipal codes by lack of property maintenance. Staff noted that a study was done on code enforcement violations and oftentimes, code violations are found at senior's homes who may be unable to care for their property. Commissioner Nguyen noted that as she is the President of the Senior Meals Board, she would discuss this issue at the next board meeting.

E. MATTERS FROM STAFF

Staff stated that City Council has approved two additional Code Enforcement positions. Also, ten parcels have been acquired for the hotel project site south of the Crown Plaza Hotel, and the Fire Station motel will be completely demolished in approximately two weeks. A date has been arrived by City Council for a public forum to discuss proposals for the Brookhurst Triangle, and discussion of the new sports center will be held on September 11, 2003 at 6:00 p.m. at the Atlantis Play Center on Westminster Avenue. Staff announced that there would be a community meeting on October 1, 2003, to introduce a new proposal for 12 homes to be constructed on Gilbert Street.

F. ADJOURNMENT 8:50 p.m.