

**RESUME
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 16, 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 Barry 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 Barry absent.

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

A. ORAL COMMUNICATIONS – PUBLIC
None.

B. APPROVAL OF MINUTES: September 2, 2004
Approved by five ayes, with Commissioner Kelleher abstaining, and
Commissioner Barry absent.

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

C.1. NEGATIVE DECLARATION
AMENDMENT NO. A-113-04

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE

REQUEST: A Code Amendment to delete the requirement for mini-storage facilities to be located adjacent to freeways.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5454 was approved by six ayes with Commissioner Barry absent. No further action unless appealed by October 7, 2004. City Council action is required on the Amendment. The recommended date is November 9, 2004.

C.2. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-5-04

APPLICANT: CITY OF GARDEN GROVE
LOCATION: PROPERTIES LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF PARSONS PLACE.

REQUEST: To amend the General Plan Land Use Map changing the land use designation of an approximately 2.25 acre area, from Light Commercial to Industrial. Also proposed, is to provide an Industrial land use designation to an adjacent land-locked, 27,522 square foot parcel of land to be annexed from the City of Santa Ana to the City of Garden Grove.

ACTION: Other than the applicant, no one spoke in favor of the request, one person spoke in opposition, and one letter was written in opposition to the request. Resolution No. 5455 was approved by six ayes with Commissioner Barry absent. No further action unless appealed by October 7, 2004. City Council action is required on the General Plan Amendment. The recommended date is November 9, 2004.

C.3. NEGATIVE DECLARATION
AMENDMENT NO. A-112-04
SITE PLAN NO. SP-350-04
VARIANCE NO. V-119-04
DEVELOPMENT AGREEMENT

APPLICANT: ARD KEUILIAN

LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF
PARSONS PLACE AT 11284 WESTMINSTER AVENUE.

REQUEST: To construct a new 115,377 square foot self-storage facility on a 74,407 square foot lot, and a Variance to deviate from the required front yard setback. Also, a request for a Pre-zone to M-1 (Limited Industrial) to provide a zoning designation for a portion of the site proposed to be annexed into the City of Garden Grove. The site is in the M-1 (Limited Industrial) zone.

ACTION: Other than the applicant, no one spoke in favor of the request and one person asked for clarification of the request. Resolution Nos. 5452 and 5456 were approved, with an amendment to Condition No. 21, by which the applicant shall record on the property, an 'irrevocable offer of dedication' to dedicate ten (10) feet of right-of-way along the property frontage for a total street half-width of 60 feet; and to Condition No. 40, which shall add that in the event the widening of Westminster Avenue occurs, the property owner is responsible for relocating any signage, including any monument sign, located within the required ten (10) foot dedication; and to Condition No. 44, which shall be revised to read, "The hours of operation for the business shall be limited to the following in order to limit any possible noise disruptions to the abutting residences: not before 7:00 a.m., and not after 7:00 p.m., seven days a week." The vote was six ayes to approve, with Commissioner Barry absent. No further action unless appealed by October 7, 2004. City Council action is required on the Amendment. The recommended date is November 9, 2004.

C.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-6-04

AMENDMENT NO. A-114-04
SITE PLAN NO. SP-351-04
VARIANCE NO. V-117-04
TENTATIVE TRACT MAP NO. TT-16689

APPLICANT: LINH NGOC NGUYEN
LOCATION: NORTHWEST CORNER OF 11TH STREET AND KERRY STREET, AT 9721 EAST 11TH STREET.

REQUEST: To change the land use designation to Low Medium Density Residential, and to rezone the site to an R-3 (Multiple Family Residential) zone; Also, a Site Plan and Tentative Tract Map to develop the 24,000 square foot site with eight (8) town homes, including a Variance for the recreation areas to encroach into the front setback, and the required parking to encroach into the street side-yard setback. The site is in the R-1-7 (Single Family Residential) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of the request, and one person spoke in opposition to the request. Resolution Nos. 5448 and 5449 were approved by four ayes, with the two noes being Commissioner Kelleher and Commissioner Nguyen, with Commissioner Barry absent. No further action unless appealed by October 7, 2004. City Council action is required on General Plan Amendment No. GPA-06-04 and Amendment No. A-114-04. The recommended date is November 9, 2004.

C.5. SITE PLAN NO. SP-352-04
TENTATIVE TRACT MAP NO. TT-16607

APPLICANT: WESTERN PACIFIC CAPITAL, INC.
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF YOCKEY STREET, AT 8800 GARDEN GROVE BOULEVARD.

REQUEST: To convert an existing 39-unit apartment complex into condominiums. The site is in the R-3 (Multiple Family Residential) zone.

ACTION: Other than the representative of the property owner, one person spoke in favor of the request, and one person asked for clarification of resident's rights. Resolution No. 5453 was approved, with an amendment to Condition No. 10, by which the applicant shall modify the existing driveway approach along Garden Grove Boulevard so that the driveway is constructed in accordance with City Standard Plan

B-120; and to Condition No. 25, which shall be revised to read, "The flat roofs on the garages shall be re-inspected. If it is determined that the life of the roof is less than 25 years, the garages shall be re-roofed prior to recordation of the tract map." The vote was six ayes to approve, with Commissioner Barry absent. No further action unless appealed by October 7, 2004.

D. MATTERS FROM COMMISSIONERS

Vice Chair Callahan suggested the Planning Department follow City Council's example of celebrating the Planning Commissioner's birthdays by way of noting the dates on the agendas, and serving cake prior to the Planning Commission meetings. The Commissioners agreed.

Commissioner Butterfield commented that along Euclid Avenue and other major streets that have walls, the trash on the sidewalks needs to be cleaned up, as well the trash on the fence and sidewalk at the Ralston Elementary School. She suggested volunteer groups, such as the Boy Scouts, Girl Scouts, and other service organizations, be sent out to pick up the trash. Staff replied that due to budget cuts, sidewalks are cleaned on a complaint basis only, and that most volunteer effort is spent for graffiti removal; however, a crew will be sent out for a special clean-up.

E. MATTERS FROM STAFF

Staff invited the Planning Commissioners to reserve the evening of Thursday, December 16, 2004, as the date for the annual Planning Commission Holiday Dinner. The occasion will be celebrated at Carolina's Italian Cuisine restaurant in Garden Grove, and the event will replace the regular Planning Commission meeting scheduled for that evening. Formal invitations will be sent out.

F. ADJOURNMENT: 9:00 p.m.