

**RESUME'
A G E N D A**

**GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING**

SEPTEMBER 18, 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
Chair Butterfield 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
Chair Butterfield absent.

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

A. ORAL COMMUNICATIONS - PUBLIC
None.

B. APPROVAL OF MINUTES: September 4, 2003
Approved.

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

C.1. 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 a representative for the applicant, no one spoke for or against the request. Resolution No. 5382 approved by six ayes with an amendment to the conditions. No further action unless appealed by October 9, 2003.

C.2. 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: Other than a representative for the applicant, no one spoke for or against the project. Resolution Nos. 5379 and 5380 approved by six ayes with amendments to the conditions of approval. No further action on the Site Plan, Variance, and Tentative Parcel Map unless appealed by October 9, 2003. City Council action required for the General Plan Amendment, Amendment and Development Agreement. The recommended date is October 28, 2003.

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

D.1 TENTATIVE PARCEL MAP NO. PM-2003-172

APPLICANT: JOHNNY KIM
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD BETWEEN GALWAY AND GILBERT STREET AT 9618 GARDEN GROVE BOULEVARD

REQUEST: To allow the consolidation of seven parcels contained in a 3.1-acre site into one parcel in compliance with Condition No. S of Planning Commission Resolution No. 5315 approving Site Plan No. SP-313-02. The site is located in the C-2 (Community Commercial) zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5383 approved with six ayes. No further action unless appealed by October 9, 2003.

D.2. CONDITIONAL USE PERMIT NO. CUP-114-03

APPLICANT: TARGET CORPORATION
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND
WESTMINSTER AVENUE AT 13831 BROOKHURST STREET

REQUEST: To allow an existing retail store (Target) under an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is located in the C-2 (Community Commercial) zone.

ACTION: Other than two representatives for the applicant, no one spoke for or against the request. Resolution No. 5373 approved with amendments to the conditions of approval by six ayes. No further action unless appealed by October 9, 2003.

D.3. CONDITIONAL USE PERMIT NO. CUP-117-03

APPLICANT: GIAO DANG
LOCATION: SOUTHWEST CORNER OF BROOKHURST STREET AND
WESTMINSTER AVENUE AT 9892 WESTMINSTER AVENUE

REQUEST: To allow an existing restaurant (Brodard Restaurant) to operate under an Alcoholic Beverage Control Type "41" (Beer and Wine, Bona Fide Eating Place) License. The site is located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5384 approved with amendments to the conditions of approval by six ayes. No further action unless appealed by October 9, 2003.

D.4. CONDITIONAL USE PERMIT NO. CUP-118-03

APPLICANT: MASOOD KHAN
LOCATION: SOUTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY
AT 12865 MAIN STREET SUITE 101

REQUEST: To allow a 1,065 square foot medical research school with a laboratory in an existing office building located in the MX/32 (Mixed Use District Area 32 of the Community Center Specific Plan).

ACTION: Other than the applicant, one person spoke in favor and no one spoke against the request. Resolution No. 5385 approved with six ayes. No further action unless appealed by October 9, 2003.

E. MATTERS FROM COMMISSIONERS

Vice Chair Jones presented Rosalinh Ung, Urban Planner, with a commemorative resolution for 14 years of service with the City of Garden Grove. She has accepted a position with the City of Newport Beach.

F. MATTERS FROM STAFF

Staff informed the Commission about the proposals submitted for the Brookhurst Triangle on display at City Hall and on the city Website. One proposal is from Triangle Park Development, and includes residential towers, large retail centers, a hotel, a market and a Korean cultural center. There are other development proposals from Brandywine Development, Shea Properties, Parkcrest Development, Brookfield Homes, Opus Development, Lenar Homes, and Meredith Enterprises. There are also proposals for a Vietnamese and a Korean cultural center.

G. ADJOURNMENT: 9:50 p.m.