

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 6, 2005

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN
Commissioner Chi absent.

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

A. ORAL COMMUNICATIONS - PUBLIC

None.

B. APPROVAL OF MINUTES:

B.1. Minutes of September 1, 2005

Approved by six ayes with Commissioner Chi absent.

B.2. Minutes of September 15, 2005

Approved by four ayes with Commissioners Kelleher and Lecong
abstaining and Commissioner Chi absent.

C. ITEM FOR CONSIDERATION

C.1 UNDERGROUND UTILITES

REQUEST: Discussion pertaining to underground utilities with
Commission direction to City Staff to prepare an
amendment to the Municipal Code.

ACTION: Vice Chair Jones moved to request staff to research
the undergrounding of utilities in such a way as to
be fair and uniform with regard to 'rental' and 'for

sale' properties. The motion was approved by six ayes with Commissioner Chi absent.

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

D.1. SITE PLAN NO. SP-371-05
CONDITIONAL USE PERMIT NO. CUP-168-05
VARIANCE NO. V-128-05

APPLICANT: ROY FURUTO
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, WEST OF
MAGNOLIA STREET AT 8851 WESTMINSTER
AVENUE.

REQUEST: Site Plan approval to construct a 2,598 square foot addition to an existing 3,800 square foot restaurant, Capital Seafood Restaurant; Variance approval to deviate from the required front setback and landscaping; Conditional Use Permit approval to allow the restaurant to continue to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the applicant, no one spoke for or against the request. Resolution No. 5506 was approved by six ayes with an amendment to the conditions of approval and Commissioner Chi absent. No further action unless appealed by October 27, 2005.

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

E.1. CONDITIONAL USE PERMIT NO. CUP-167-05

APPLICANT: HIEP XUAN PHAN
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF CYPRESS STREET AT 10582 GARDEN
GROVE BOULEVARD.

REQUEST: To allow an existing convenience store to operate with an original (new) Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is in the DC (District Commercial) zone.

ACTION: Other than the applicant and the applicant's representative, no one spoke for or against the request. The Planning Commission motioned for

staff to bring back a resolution of approval with the Conditions of Approval attached. The motion was approved by four ayes, with Commissioners Kelleher and Barry voting no, and with Commissioner Chi absent.

E.2. SITE PLAN NO. SP-376-05

APPLICANT: ANDY DO

LOCATION: SOUTHWEST CORNER OF JOSEPHINE STREET AND ACACIA AVENUE AT 12861 JOSEPHINE STREET.

REQUEST: To construct a two-story, 4,887 square foot duplex with two attached 441 square foot enclosed garages, on an 8,127 square foot lot improved with an existing single-family residence. The site is in the MU (Mixed Use) zone.

ACTION: Other than the applicant's representative, no one spoke for or against the request. Resolution No. 5513 was approved by six ayes with Commissioner Chi absent. No further action unless appealed by October 27, 2005.

E.3. SITE PLAN NO. SP-377-05
TENTATIVE TRACT MAP NO. TT-16847
(RECOGNIZE PREVIOUSLY ADOPTED NEGATIVE DECLARATION)

APPLICANT: LOUIS L. HOANG

LOCATION: EAST SIDE OF FLOWER STREET, SOUTH OF WESTMINSTER AVENUE AT 14062 FLOWER STREET.

REQUEST: To improve the 22,425 square foot site with six (6), two-story residential dwelling units, and Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each unit as a condominium. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant and a representative, one person spoke in favor of the request and no one spoke against the request. Resolution No. 5504 was approved by six ayes with Commissioner Chi absent. No further action unless appealed by October 27, 2005.

F. MATTERS FROM COMMISSIONERS

Commissioner Barry asked staff to provide a definition of 'banquet' and 'rental hall' facilities in addition to a statement as to why restaurants cannot be banquet facilities.

Chair Callahan commented that many of the changes to the Ralph's store on Euclid Avenue have not been implemented as promised, such as taller trees to buffer the parking lot light shining into residential properties to the west, and matching roof tiles with the Jack In The Box. He suggested the owner be contacted for his accountability.

Commissioner Lecong commented that a cement berm in the road on his street at 13081 Safford Street has caused a drainage problem for his neighbor. Staff replied that Code Enforcement would look into the matter.

Commissioner Margolin commented that the trash/wood pile near his house has not been removed. Staff stated that a notice had been sent out, however, another notice would be sent and the matter looked into.

G. MATTERS FROM STAFF

Staff provided an update on the 25SI Karaoke Studio and stated that the studio is in compliance with regard to the modified Conditions of Approval. Staff commented that the only exception is a broken camera in one room; however, the assumption is that the camera would be repaired in the future. Staff added that the stringent conditions were in place to decrease prostitution problems that often occur when private rooms are available.

Staff read a brief description of tentative items for the October 20, 2005 Planning Commission meeting.

Staff reminded the Commissioners to save the date for the annual Planning Commission Holiday Dinner that will take place at the Buca di Beppo restaurant on Thursday, December 15, 2005.

Staff also reminded the Commissioners that the Conditional Use Permits for ABC Licenses routed through Planning Commission would typically be recommendations for denials, and that Conditional Use Permits with staff recommending approval would typically be routed through the Zoning Administrator.

Staff offered to send copies of the Zoning Administrator decisions to the Planning Commissioners to keep the Commissioners abreast of all cases and their respective results. Staff added that the Zoning Administrator Agendas and Minutes could be found on-line at Garden Grove's website.

Commissioner Kelleher expressed that his time living in Garden Grove, his working with the City and being a Planning Commissioner was an enjoyable experience. Staff recognized Commissioner Kelleher's last Planning Commission meeting with a cake.

H. ADJOURNMENT 8:10 p.m.