

**RESUME  
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 7, 2004

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:15 P.M.

ROLL CALL: CHAIR JONES, VICE CHAIR CALLAHAN,  
COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER,  
NGUYEN  
All present.

1. Community Forum Update –Kathy Porter, Administrative Services Director.
2. Questions regarding Agenda items.
3. 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  
All present.

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

A. ORAL COMMUNICATIONS – PUBLIC  
None.

B. APPROVAL OF MINUTES: September 16, 2004  
Approved by six ayes, with Commissioner Barry abstaining.

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

C.1. SITE PLAN NO. SP-353-04

APPLICANT: LY AND LOUIS HOANG

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

REQUEST: To construct a seven-unit apartment complex on a 22,425 square foot lot. The site is in the R-3 (Multiple Family Residential) zone.

ACTION: Other than the applicant and the designer, no one spoke in favor of or in opposition to the request. Two people asked clarification questions, and two letters were written asking clarification questions. Resolution No. 5457 was approved, with an amendment to Condition No. 30, which shall be revised to read: "Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Section 8.47.010 referred to as the county Noise Ordinance as adopted, except that:

- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
- b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
- c. Sunday and Federal Holidays – no construction shall occur."

The vote was seven ayes to approve. No further action unless appealed by October 28, 2004.

C.2. SITE PLAN SP-354-04

APPLICANT: ORANGE COUNTY TRANSPORTATION AUTHORITY

LOCATION: SOUTH SIDE OF WOODBURY ROAD, WEST OF HARBOR BOULEVARD AT 11800 WOODBURY ROAD.

REQUEST: To construct a 6,420 square foot addition to the existing 75,183 square foot OCTA bus service and storage yard. The addition will consist of a 2,400 square foot spray-paint booth, and a 4,020 square foot area for service bays. The site is in the M-1 (Limited Industrial ) zone.

ACTION: Other than the applicant's representative, and an OCTA representative, no one spoke in favor of or in opposition to the request. Resolution No. 5458 was approved by seven ayes. No further action unless appealed by October 28, 2004.

C.3. SITE PLAN NO. SP-357-04  
DEVELOPMENT AGREEMENT

APPLICANT: PACIFIC CITIES REAL ESTATE GROUP  
LOCATION: SOUTH SIDE OF KATELLA AVENUE, WEST OF GILBERT STREET AT 9212 THROUGH 9432 KATELLA AVENUE.

REQUEST: To construct 42, two-story, single-family homes on a 4.62 acre lot. For the 42 residential lot subdivision, the site has a previously approved Tentative Tract Map, No. TT-16363. The site is in the Planned Unit Development No. PUD-R-1 (PUD-142-04) zone. The previously adopted Negative Declaration will be recognized for this development.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Four persons asked clarification questions. Resolution No. 5459 was approved by five ayes with Chair Jones and Commissioner Nguyen absent. No further action on the Site Plan unless appealed by October 28, 2004. City Council action is required on the Development Agreement. The recommended date is November 23, 2004.

D. MATTERS FROM COMMISSIONERS  
None.

E. MATTERS FROM STAFF  
Staff responded to Commissioner Callahan's request for a Citywide parking study. Staff commented that residential developments, especially those with three or four bedrooms, R-3 zoned properties, and small lot subdivisions will be studied with regard to parking codes and demands, and that the study would be completed within 30 days.

Staff also commented that the City of Garden Grove is currently hosting an Extreme Makeover: Home Edition project, and that the effort is great publicity for the City.

F. ADJOURNMENT: 8:30 p.m.