

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

**GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING**

OCTOBER 16, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 5:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN
Vice Chair Jones absent.

1. Discussion regarding the role of Planning Commissioners.
2. Discussion regarding proposed karaoke ordinance.
3. Questions regarding Agenda items.
4. 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
Vice Chair Jones 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 18, 2003
Approved.
- C. PUBLIC HEARINGS (Authorization for the Chairman to execute Resolution shall be included in the motion.)
 - C.1. NEGATIVE DECLARATION
SITE PLAN NO. SP-332-03
TENTATIVE TRACT MAP NO. TT-16433

APPLICANT: GILBERT ESTATES GROUP, LLC
LOCATION: EAST SIDE OF GILBERT STREET BETWEEN LAMPSON AVENUE
AND STANFORD AVENUE AT 12632, 12642, 12672, AND 12692
GILBERT STREET

REQUEST: To allow the construction of 12 single-family detached two story
residential units and to subdivide the site into 14 separate lots. The

ACTION: Other than the applicant, eight people spoke in favor of the project, four people spoke against the project, and two people spoke with concerns. Also, one individual wrote a letter in support, and Stephen Raganold, representing the Central Garden Grove Homeowner's Association, wrote a letter with concerns about the design of the project. Resolution No. 5387 approved with six ayes. No further action unless appealed by November 6, 2003.

C.2. NEGATIVE DECLARATION
SITE PLAN NO. SP-331-03
CONDITIONAL USE PERMIT NO. CUP-119-03

APPLICANT: NASSER G. MUSTAFA
LOCATION: NORTH SIDE OF TRASK AVENUE EAST OF HARBOR BOULEVARD AT 12139 TRASK AVENUE

REQUEST: To allow the construction and operation of a 2,730 square foot self-service car wash located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the applicant and architect, no one spoke for or against the request. Resolution No. 5386 approved by six ayes with amendments to the conditions of approval. No further action unless appealed by November 6, 2003.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-329-03
DEVELOPMENT AGREEMENT

APPLICANT: ALLEN MEREDITH
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET AT 10120 GARDEN GROVE BOULEVARD

REQUEST: To allow the construction of a 5,489 square foot building and a 24,719 square foot building on a 2.44-acre site for commercial use. The site is located in the C-3 (Heavy Commercial) zone.

ACTION: Other than the applicant and architect, no one spoke for or against the request. Resolution No. 5388 approved by six ayes with an amendment to the conditions of approval. No further action on the site plan unless appealed by November 6, 2003. The Development Agreement requires City Council action and the recommended date is November 25, 2003.

D. MATTERS FROM COMMISSIONERS

Chair Butterfield asked whether the bowling alley on Garden Grove Boulevard has been demolished. Staff stated yes, and there are preliminary plans being reviewed for this site that were submitted by a commercial developer.

E. MATTERS FROM STAFF

None.

F. ADJOURNMENT: 9:30 p.m.