



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

OCTOBER 18, 2012

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

JOINT STUDY SESSION – 6:30 P.M. FOUNDERS ROOM

ROLL CALL: PLANNING COMMISSION
CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA
Vice Chair Cabral absent.

Chair Bui joined the meeting at 6:40 p.m. and Commissioner Dovinh joined the meeting at 6:47 p.m.

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION
CHAIR HANNA, VICE CHAIR FREER
COMMISSIONERS FOSTER, MILLER, KILL, RUBIN, POPE
Commissioners Kill and Foster absent.

1. Oral Communications – Public: None.
2. Staff gave a presentation on the Garden Grove 2014-2021 Housing Element Update.
3. No Public comment was given on the Garden Grove 2014-2021 Housing Element Update.
4. The Commissions commented on the Garden Grove 2014-2021 Housing Element Update

REGULAR SESSION - 7:00 P.M. (OR IMMEDIATELY FOLLOWING COMPLETION OF STUDY SESSION) COUNCIL CHAMBERS

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA
Commissioner Cabral absent.

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

- A. ORAL COMMUNICATIONS - PUBLIC
Mr. Josh McIntosh expressed his support of the project on Twintree Lane noting that the developer had a vision of green and responsible building.

B. APPROVAL OF MINUTES: October 4, 2012
Approved by four ayes with Commissioners Lazenby and Pak abstaining and Vice Chair Cabral absent.

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

C.1. NEGATIVE DECLARATION
SITE PLAN NO. SP-471-12
VARIANCE NO. V-197-12
CONDITIONAL USE PERMIT NO. CUP-359-12

APPLICANT: ESMAT ELHILU
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND VALLEY VIEW STREET AT 12001 VALLEY VIEW STREET

REQUEST: Site Plan approval to demolish an existing convenience store, on a lot developed with an existing service station, to construct a new 1,920 square foot convenience store, a new 690 square foot automatic car wash, and a new 378 square foot smog station, along with site improvements. In addition, a request for Variance approval to deviate from the minimum setback along Chapman Avenue, in order to construct a new trash enclosure within the required setback area. Also, a request for Conditional Use Permit approval to allow a new 1,920 square foot convenience store to operate with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, and the applicant's representative, no one spoke in favor of or in opposition to the request. One person asked if City residents were burdened with project costs such as soil testing and encouraged developers to seek local construction workers. One person spoke with concerns regarding noise from delivery and fuel trucks and the car wash. And, one letter of concern was written regarding potential car wash noise. Resolution No. 5782-12 was adopted, with amendments, by six ayes, with Vice Chair Cabral absent. No further action unless appealed by November 8, 2012.

