

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 21, 2004

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

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

1. Questions regarding Agenda items.
2. 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 Commissioner Barry.

A. ORAL COMMUNICATIONS – PUBLIC

None.

B. APPROVAL OF MINUTES: October 7, 2004

Approved by seven ayes.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-144-04

APPLICANT: TOM BUI

LOCATION: SOUTHWEST CORNER OF EUCLID STREET AND GARDEN GROVE BOULEVARD AT 13055 EUCLID STREET.

REQUEST: To allow an existing restaurant, Pho Thanh Restaurant, to operate with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine, Eating Place) License. The site is in the CCSP-CC4 (Community Center Specific Plan-Community Center) zone.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5462 was approved by seven ayes, with an amendment to Condition No. 40 to read: "The Conditional Use Permit shall be reviewed within 120 days and one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance." No further action unless appealed by November 11, 2004.

C.2. SITE PLAN NO. SP-356-04

APPLICANT: TIMOTHY VO & TRANG LE

LOCATION: EAST SIDE OF LORNA STREET, SOUTH OF LAMPSON AVENUE AT 12552 LORNA STREET.

REQUEST: To construct a second residential dwelling unit on an R-3 zoned lot that is currently improved with a single-family residence. The site is in the R-3 (Multiple Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5461 was approved by seven ayes. No further action on the Site Plan unless appealed by November 11, 2004.

C.3. NEGATIVE DECLARATION  
SITE PLAN NO. SP-355-04  
DEVELOPMENT AGREEMENT

APPLICANT: GARDEN GROVE GATEWAY, LLC  
LOCATION: SOUTH SIDE OF KATELLA AVENUE, WEST OF EUCLID STREET AT 10842 KATELLA AVENUE.

REQUEST: To construct a 14,820 square foot one-story retail building with a drive-thru, and a 7,522 square foot one-story retail building on an approximately 2.14 acre site. The site is in the C-2 (Community Commercial) zone.

ACTION: Other than the developer, one person spoke in favor of the request and three persons spoke in opposition to the request. Resolution No. 5460 was approved by seven ayes with amendments to the conditions as follows:

Condition No. 14: This condition states that a grease interceptor is required; however, with no food uses on the property, the condition will be revised to read that should food use be introduced, a grease interceptor is required.

Condition No. 24: With regard to driveways, Item Nos. 24a. and 24d. shall be omitted.

Condition No. 26: The word 'original' shall be replaced with 'prior'.

Condition No. 34: The landscape plan required applies only to the applicant's 2.14 acre site, not the entire shopping center property.

Condition No. 35: This condition shall be omitted as it is a repetition of Condition No. 34d.

Condition No. 45: This condition shall also state that a 'phasing plan' shall be submitted, and should construction not begin on the second phase (Autozone pad) within four months of the start of the Walgreens, the vacant pad area shall be landscaped or capped with asphalt.

No further action on the Site Plan unless appealed by November 11, 2004. City Council action is required on the Development Agreement. The recommended date is December 14, 2004.

C.4 CONDITIONAL USE PERMIT NO. CUP-145-04

APPLICANT: A. R. RADFORD AND ASSOCIATES, INC.  
DBA: CRC TOWING

LOCATION: SOUTH SIDE OF LAMPSON AVENUE, EAST OF  
WESTERN AVENUE AT 7614 LAMPSON AVENUE.

REQUEST: To operate a vehicle storage yard on a one-acre site for the primary purpose of temporary storage of impounded vehicles. The site is in the OP (Open Space) zone.

ACTION: The request for a Conditional Use Permit was withdrawn.

D. MATTERS FROM COMMISSIONERS

Commissioner Butterfield attended the Public Works Open House on October 9<sup>th</sup>, 2004 and commented on a job well done.

E. MATTERS FROM STAFF

None.

F. ADJOURNMENT: 8:15 p.m.